

# CORAL SPRINGS

BUILDING DEPARTMENT  
[www.CoralSprings.gov/building](http://www.CoralSprings.gov/building)



**Building Department**  
9500 W Sample Road, Coral Springs, FL 33065  
**Mon-Thurs: 7:30AM - 5PM, Fri: 7:30AM - 2:30PM**  
**Phone: 954-344-1025**  
**Fax: 954-344-5948 or 954-344-5909**

## NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

8/10/2023

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.  
C/O CONSOLIDATED COMMUNITY MANAGEMENT  
7124 NORTH NOB HILL ROAD  
TAMARAC, FL 33321

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

### Re: Building Safety Inspection Program

**Project Number:** BSIP23-0512  
**Property Address:** 3200 3226 CORAL RIDGE DR CORAL SPRINGS FL CS  
**Year Built:** 1984  
**Inspection Required:** BSIP - INITIAL

Dear Owner:

In accordance with Florida Building Code 110.15, Broward County Administrative Provisions and BORA Policy 05-05, structures and buildings that have been in existence for a period of 25 years or longer and are 3,500 square feet or more must comply with the Building Safety Inspection Program. The above-referenced property has been identified by the Broward County Board of Rules and Appeals as meeting the requirements of this program.

The property owner must furnish the required structural and electrical safety inspection reports to the Building Official by **Wednesday, November 8, 2023** on the forms provided by the Broward County Board of Rules and Appeals. Safety inspection reports must be prepared, signed, and sealed by a Florida licensed professional (engineer or architect) in accordance with BORA Policy 5-5, III, D. BORA Policy states that if the building or structure is not a Threshold Building as defined by the Florida Building Code, the Florida licensed professional is to be qualified by training and experience in the specific technical field involved in the inspection and report. If the building or structure is a Threshold Building, the structural portion of such report shall be prepared by a Florida licensed professional specializing in structural engineering and licensed as a Special Inspector under F.S. 471 and 481. The Electrical Safety Inspection Report form shall be completed by a qualified Florida licensed professional specializing in electrical design.

Reports may be submitted as follows:

1. Submit original signed and sealed Safety Inspection Reports on the forms provided by the Broward County Board of Rules and Appeals, accompanied by the City of Coral Springs submittal form **and** payment by delivering to the Building Department located at City Hall, or mailed to City of Coral Springs, Building Department, 9500 W. Sample Road, Coral Springs, FL 33065.
2. Submit reports electronically in valid PDF format (cannot be scanned copy of report) with the Coral Springs submittal form **and** payment at [www.coral springs.gov/building](http://www.coral springs.gov/building). Electronic submittals **must be** digitally signed and sealed; the digital signature must be verifiable.

Copies of the program forms and guidelines can be obtained at our web site at:  
[www.coral springs.gov/building](http://www.coral springs.gov/building).

The following must be included at the time of submittal:

- Coral Springs Building Safety Inspection Submittal Form
- Broward County Board of Rules and Appeals Building Safety Inspection Report with detailed narrative and color photos, per building, for both Structural and Electrical
- Payment of \$329.02 *per building* for Building Department review of reports
- Copy of Florida licensed professional's specialized certification (Structural or Electrical)
- Copy of Special Inspector License for Threshold Buildings

If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. When repairs have been completed, the responsible licensed professional who performed the initial inspection must submit, to the Building Official, an amended Safety Inspection Report(s) with a signed and sealed letter stating that all of the required repairs and corrections have been completed and the building or structure is acceptable for continued use under the present occupancy.

Failure to submit the required safety inspection reports within 90 days or failure to complete the required repairs and submit an amended safety inspection report(s) indicating no repairs are required within 180-days of the date of the initial building safety inspection report will be subject to the following:

1. A notice of violation/notice of hearing to appear before a special magistrate which could result in a fine amount up to one thousand dollars (\$1,000.00) per day for a first violation for each day of non-compliance with the Code and up to five thousand dollars (\$5,000.00) per day for a repeat violation and could result in a lien being recorded against the property.
2. If a lien is recorded against the property, it may result in the case being brought before the Unsafe Structures Board, which may result in an order to vacate the premises until all deficiencies are corrected.

Please note that the Building Safety Inspection Program shall not be required for single-family residences, duplexes, fee-simple townhouses, U.S. Government and State of Florida Buildings, schools under the jurisdiction of Broward County School Board, buildings built on Indian Reservations, and all buildings under 3,500 square feet (with certain exceptions as noted under Bora Policy 05-05, IIB.) If you feel Broward County has misclassified your building and it falls within an exemption, please notify us in writing stating the exemption for your building.

If you have any questions, please contact Assistant Building Official John Heller at 954-344-1061.

Sincerely,  
Alexander Hernandez  
Chief Building Official  
City of Coral Springs

# CORAL SPRINGS

BUILDING DEPARTMENT  
[www.CoralSprings.gov/building](http://www.CoralSprings.gov/building)



Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Mon-Thurs: 7:30AM - 5PM, Fri: 7:30AM - 2:30PM  
Phone: 954-344-1025  
Fax: 954-344-5948 or 954-344-5909

## NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

8/10/2023

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.  
C/O CONSOLIDATED COMMUNITY MANAGEMENT  
7124 NORTH NOB HILL ROAD  
TAMARAC, FL 33321

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

### Re: Building Safety Inspection Program

**Project Number:** BSIP23-0513  
**Property Address:** 3228 3242 CORAL RIDGE DR CORAL SPRINGS FL CS  
**Year Built:** 1984  
**Inspection Required:** BSIP - INITIAL

Dear Owner:

In accordance with Florida Building Code 110.15, Broward County Administrative Provisions and BORA Policy 05-05, structures and buildings that have been in existence for a period of 25 years or longer and are 3,500 square feet or more must comply with the Building Safety Inspection Program. The above-referenced property has been identified by the Broward County Board of Rules and Appeals as meeting the requirements of this program.

The property owner must furnish the required structural and electrical safety inspection reports to the Building Official by **Wednesday, November 8, 2023** on the forms provided by the Broward County Board of Rules and Appeals. Safety inspection reports must be prepared, signed, and sealed by a Florida licensed professional (engineer or architect) in accordance with BORA Policy 5-5, III, D. BORA Policy states that if the building or structure is not a Threshold Building as defined by the Florida Building Code, the Florida licensed professional is to be qualified by training and experience in the specific technical field involved in the inspection and report. If the building or structure is a Threshold Building, the structural portion of such report shall be prepared by a Florida licensed professional specializing in structural engineering and licensed as a Special Inspector under F.S. 471 and 481. The Electrical Safety Inspection Report form shall be completed by a qualified Florida licensed professional specializing in electrical design.

Reports may be submitted as follows:

1. Submit original signed and sealed Safety Inspection Reports on the forms provided by the Broward County Board of Rules and Appeals, accompanied by the City of Coral Springs submittal form **and** payment by delivering to the Building Department located at City Hall, or mailed to City of Coral Springs, Building Department, 9500 W. Sample Road, Coral Springs, FL 33065.
2. Submit reports electronically in valid PDF format (cannot be scanned copy of report) with the Coral Springs submittal form **and** payment at [www.coralsprings.gov/building](http://www.coralsprings.gov/building). Electronic submittals **must be** digitally signed and sealed; the digital signature must be verifiable.

Copies of the program forms and guidelines can be obtained at our web site at:  
[www.coral Springs.gov/building](http://www.coral Springs.gov/building).

**The following must be included at the time of submittal:**

- **Coral Springs Building Safety Inspection Submittal Form**
- **Broward County Board of Rules and Appeals Building Safety Inspection Report with detailed narrative and color photos, per building, for both Structural and Electrical**
- **Payment of \$329.02 *per building* for Building Department review of reports**
- **Copy of Florida licensed professional's specialized certification (Structural or Electrical)**
- **Copy of Special Inspector License for Threshold Buildings**

If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. When repairs have been completed, the responsible licensed professional who performed the initial inspection must submit, to the Building Official, an amended Safety Inspection Report(s) with a signed and sealed letter stating that all of the required repairs and corrections have been completed and the building or structure is acceptable for continued use under the present occupancy.

Failure to submit the required safety inspection reports within 90 days or failure to complete the required repairs and submit an amended safety inspection report(s) indicating no repairs are required within 180-days of the date of the initial building safety inspection report will be subject to the following:

1. A notice of violation/notice of hearing to appear before a special magistrate which could result in a fine amount up to one thousand dollars (\$1,000.00) per day for a first violation for each day of non-compliance with the Code and up to five thousand dollars (\$5,000.00) per day for a repeat violation and could result in a lien being recorded against the property.
2. If a lien is recorded against the property, it may result in the case being brought before the Unsafe Structures Board, which may result in an order to vacate the premises until all deficiencies are corrected.

Please note that the Building Safety Inspection Program shall not be required for single-family residences, duplexes, fee-simple townhouses, U.S. Government and State of Florida Buildings, schools under the jurisdiction of Broward County School Board, buildings built on Indian Reservations, and all buildings under 3,500 square feet (with certain exceptions as noted under Bora Policy 05-05, IIB.) If you feel Broward County has misclassified your building and it falls within an exemption, please notify us in writing stating the exemption for your building.

If you have any questions, please contact Assistant Building Official John Heller at 954-344-1061.

Sincerely,  
Alexander Hernandez  
Chief Building Official  
City of Coral Springs



## NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

8/10/2023

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.  
C/O CONSOLIDATED COMMUNITY MANAGEMENT  
7124 NORTH NOB HILL ROAD  
TAMARAC, FL 33321

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

### Re: Building Safety Inspection Program

**Project Number:** BSIP23-0514  
**Property Address:** 3244 3254 CORAL RIDGE DR CORAL SPRINGS FL CS  
**Year Built:** 1984  
**Inspection Required:** BSIP - INITIAL

Dear Owner:

In accordance with Florida Building Code 110.15, Broward County Administrative Provisions and BORA Policy 05-05, structures and buildings that have been in existence for a period of 25 years or longer and are 3,500 square feet or more must comply with the Building Safety Inspection Program. The above-referenced property has been identified by the Broward County Board of Rules and Appeals as meeting the requirements of this program.

The property owner must furnish the required structural and electrical safety inspection reports to the Building Official by **Wednesday, November 8, 2023** on the forms provided by the Broward County Board of Rules and Appeals. Safety inspection reports must be prepared, signed, and sealed by a Florida licensed professional (engineer or architect) in accordance with BORA Policy 5-5, III, D. BORA Policy states that if the building or structure is not a Threshold Building as defined by the Florida Building Code, the Florida licensed professional is to be qualified by training and experience in the specific technical field involved in the inspection and report. If the building or structure is a Threshold Building, the structural portion of such report shall be prepared by a Florida licensed professional specializing in structural engineering and licensed as a Special Inspector under F.S. 471 and 481. The Electrical Safety Inspection Report form shall be completed by a qualified Florida licensed professional specializing in electrical design.

Reports may be submitted as follows:

1. Submit original signed and sealed Safety Inspection Reports on the forms provided by the Broward County Board of Rules and Appeals, accompanied by the City of Coral Springs submittal form **and** payment by delivering to the Building Department located at City Hall, or mailed to City of Coral Springs, Building Department, 9500 W. Sample Road, Coral Springs, FL 33065.
2. Submit reports electronically in valid PDF format (cannot be scanned copy of report) with the Coral Springs submittal form **and** payment at [www.coral springs.gov/building](http://www.coral springs.gov/building). Electronic submittals **must be** digitally signed and sealed; the digital signature must be verifiable.

Copies of the program forms and guidelines can be obtained at our web site at:  
[www.coral Springs.gov/building](http://www.coral Springs.gov/building).

**The following must be included at the time of submittal:**

- **Coral Springs Building Safety Inspection Submittal Form**
- **Broward County Board of Rules and Appeals Building Safety Inspection Report with detailed narrative and color photos, per building, for both Structural and Electrical**
- **Payment of \$329.02 *per building* for Building Department review of reports**
- **Copy of Florida licensed professional's specialized certification (Structural or Electrical)**
- **Copy of Special Inspector License for Threshold Buildings**

If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. When repairs have been completed, the responsible licensed professional who performed the initial inspection must submit, to the Building Official, an amended Safety Inspection Report(s) with a signed and sealed letter stating that all of the required repairs and corrections have been completed and the building or structure is acceptable for continued use under the present occupancy.

Failure to submit the required safety inspection reports within 90 days or failure to complete the required repairs and submit an amended safety inspection report(s) indicating no repairs are required within 180-days of the date of the initial building safety inspection report will be subject to the following:

1. A notice of violation/notice of hearing to appear before a special magistrate which could result in a fine amount up to one thousand dollars (\$1,000.00) per day for a first violation for each day of non-compliance with the Code and up to five thousand dollars (\$5,000.00) per day for a repeat violation and could result in a lien being recorded against the property.
2. If a lien is recorded against the property, it may result in the case being brought before the Unsafe Structures Board, which may result in an order to vacate the premises until all deficiencies are corrected.

Please note that the Building Safety Inspection Program shall not be required for single-family residences, duplexes, fee-simple townhouses, U.S. Government and State of Florida Buildings, schools under the jurisdiction of Broward County School Board, buildings built on Indian Reservations, and all buildings under 3,500 square feet (with certain exceptions as noted under Bora Policy 05-05, IIB.) If you feel Broward County has misclassified your building and it falls within an exemption, please notify us in writing stating the exemption for your building.

If you have any questions, please contact Assistant Building Official John Heller at 954-344-1061.

Sincerely,  
Alexander Hernandez  
Chief Building Official  
City of Coral Springs

# CORAL SPRINGS

BUILDING DEPARTMENT  
[www.CoralSprings.gov/building](http://www.CoralSprings.gov/building)



Building Department  
9500 W Sample Road, Coral Springs, FL 33065  
Mon-Thurs: 7:30AM - 5PM, Fri: 7:30AM - 2:30PM  
Phone: 954-344-1025  
Fax: 954-344-5948 or 954-344-5909

## NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

8/10/2023

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.  
C/O CONSOLIDATED COMMUNITY MANAGEMENT  
7124 NORTH NOB HILL ROAD  
TAMARAC, FL 33321

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

### Re: Building Safety Inspection Program

**Project Number:** BSIP23-0515  
**Property Address:** 3272 3286 CORAL RIDGE DR CORAL SPRINGS FL CS  
**Year Built:** 1984  
**Inspection Required:** BSIP - INITIAL

Dear Owner:

In accordance with Florida Building Code 110.15, Broward County Administrative Provisions and BORA Policy 05-05, structures and buildings that have been in existence for a period of 25 years or longer and are 3,500 square feet or more must comply with the Building Safety Inspection Program. The above-referenced property has been identified by the Broward County Board of Rules and Appeals as meeting the requirements of this program.

The property owner must furnish the required structural and electrical safety inspection reports to the Building Official by **Wednesday, November 8, 2023** on the forms provided by the Broward County Board of Rules and Appeals. Safety inspection reports must be prepared, signed, and sealed by a Florida licensed professional (engineer or architect) in accordance with BORA Policy 5-5, III, D. BORA Policy states that if the building or structure is not a Threshold Building as defined by the Florida Building Code, the Florida licensed professional is to be qualified by training and experience in the specific technical field involved in the inspection and report. If the building or structure is a Threshold Building, the structural portion of such report shall be prepared by a Florida licensed professional specializing in structural engineering and licensed as a Special Inspector under F.S. 471 and 481. The Electrical Safety Inspection Report form shall be completed by a qualified Florida licensed professional specializing in electrical design.

Reports may be submitted as follows:

1. Submit original signed and sealed Safety Inspection Reports on the forms provided by the Broward County Board of Rules and Appeals, accompanied by the City of Coral Springs submittal form **and** payment by delivering to the Building Department located at City Hall, or mailed to City of Coral Springs, Building Department, 9500 W. Sample Road, Coral Springs, FL 33065.
2. Submit reports electronically in valid PDF format (cannot be scanned copy of report) with the Coral Springs submittal form **and** payment at [www.coral Springs.gov/building](http://www.coral Springs.gov/building). Electronic submittals **must be** digitally signed and sealed; the digital signature must be verifiable.

Copies of the program forms and guidelines can be obtained at our web site at:  
[www.coral Springs.gov/building](http://www.coral Springs.gov/building).

**The following must be included at the time of submittal:**

- **Coral Springs Building Safety Inspection Submittal Form**
- **Broward County Board of Rules and Appeals Building Safety Inspection Report with detailed narrative and color photos, per building, for both Structural and Electrical**
- **Payment of \$329.02 *per building* for Building Department review of reports**
- **Copy of Florida licensed professional's specialized certification (Structural or Electrical)**
- **Copy of Special Inspector License for Threshold Buildings**

If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. When repairs have been completed, the responsible licensed professional who performed the initial inspection must submit, to the Building Official, an amended Safety Inspection Report(s) with a signed and sealed letter stating that all of the required repairs and corrections have been completed and the building or structure is acceptable for continued use under the present occupancy.

Failure to submit the required safety inspection reports within 90 days or failure to complete the required repairs and submit an amended safety inspection report(s) indicating no repairs are required within 180-days of the date of the initial building safety inspection report will be subject to the following:

1. A notice of violation/notice of hearing to appear before a special magistrate which could result in a fine amount up to one thousand dollars (\$1,000.00) per day for a first violation for each day of non-compliance with the Code and up to five thousand dollars (\$5,000.00) per day for a repeat violation and could result in a lien being recorded against the property.
2. If a lien is recorded against the property, it may result in the case being brought before the Unsafe Structures Board, which may result in an order to vacate the premises until all deficiencies are corrected.

Please note that the Building Safety Inspection Program shall not be required for single-family residences, duplexes, fee-simple townhouses, U.S. Government and State of Florida Buildings, schools under the jurisdiction of Broward County School Board, buildings built on Indian Reservations, and all buildings under 3,500 square feet (with certain exceptions as noted under Bora Policy 05-05, IIB.) If you feel Broward County has misclassified your building and it falls within an exemption, please notify us in writing stating the exemption for your building.

If you have any questions, please contact Assistant Building Official John Heller at 954-344-1061.

Sincerely,  
Alexander Hernandez  
Chief Building Official  
City of Coral Springs



**CORAL**  
BUILDING  
www.Coral

8/10/2023

VICTORIA SQUARE CO  
C/O CONSOLIDATED C  
7124 NORTH NOB HIL  
TAMARAC, FL 33321

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, F

Re: Building Safety In

Project Number:

Property Address:

Year Built:

Inspection Required

Dear Owner:

In accordance with F  
05-05, structures an  
square feet or more  
has been identified  
program.

The property owne  
Official by **Wednes**  
Appeals. Safety ins  
(engineer or archit  
structure is not a T  
to be qualified by t  
the building or str  
Florida licensed pr  
471 and 481. The  
professional speci

Reports may be s

1. Submit or  
County B  
payment  
Springs, I
2. Submit re  
Springs s  
digitally

**CORAL SPRINGS**  
EVERYTHING UNDER THE SUN  
**BUILDING DEPARTMENT**  
9500 West Sample Road  
Coral Springs, Florida 33065



FIRST-CLASS

VALANCY & REED, P.A.  
310 SE 13TH ST  
FORT LAUDERDALE, FL 33316

**RECEIVED**  
AUG 12 2023  
BY: .....

991681924 005

ns and BORA Policy  
ger and are 3,500  
-referenced property  
quirements of this

reports to the Building  
y Board of Rules and  
nsed professional  
t if the building or  
icensed professional is  
nspection and report. If  
all be prepared by a  
cial Inspector under F.S.  
fied Florida licensed

ded by the Broward  
ubmittal form and  
ed to City of Coral

eport) with the Coral  
onic submittals must be

ngs, FL 33065  
10AM - 2:30PM