



**BUILDING AND CONSTRUCTION  
ENFORCEMENT**

**CODE ENFORCEMENT BOARD  
HEARING AGENDA  
OCTOBER 24, 2023  
9:00 AM**

**Marine Industries Association of Florida,  
221 SW 3 Avenue,  
Fort Lauderdale, FL 33312**

To watch and listen to the meeting, please visit [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale).

**CODE ENFORCEMENT BOARD**

**Code of Ordinances: Sec. 11-3.**

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

**PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.**

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**Board Members:** • Chris Evert, Chairperson • Terry Nolen, Vice Chairperson • William Marx • Justin Beachum  
• Lakhi Mohnani (alternate) • Donald Ray Karney III • Carlos Lang • Alexander Schneider  
• Board Attorney: Kymberlee Curry Smith

**DEVELOPMENT SERVICES DEPARTMENT**  
521 NE 4<sup>TH</sup> AVE, FORT LAUDERDALE 33301  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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NEW BUSINESS

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**CASE NO:** BE23040008  
**CASE ADDR:** 1801 SW 11 CT  
**OWNER:** HARVEY J ADELSON FAM TR  
ADELSON, HARVEY J TRSTEE ETAL  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

FOUR NEW SPLIT A/C; TWO NEW WINDOWS.

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**CASE NO:** BE23050058  
**CASE ADDR:** 1432 NE 2 AVE  
**OWNER:** NOVA, RONALDO W & AUSTIN, JEFFREY R  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

TWO SHADE STRUCTURES, ONE TIKI HUT AND TWO SHEDS.

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**CASE NO:** BE22120018  
**CASE ADDR:** 1524 NW 15 ST  
**OWNER:** ORTIZ, EDDIE  
VASILIOU ORTIZ, CHRISTINE  
**INSPECTOR:** ALEJANDRO DEL RIO

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INTERIOR OPENING TO TV ROOM WAS ENCLOSED AND A BATHROOM AND CLOSET WERE BUILT CONVERTING THE ROOM INTO AN EFFICIENCY.

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**CASE NO: CE23010124  
CASE ADDR: 1350 SW 32 AVE  
OWNER: AGATON, MARIA  
GARAY, WILLIAM  
INSPECTOR: ALEJANDRO DEL RIO**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**EXTERIOR WALL REMOVED AND REPLACED.**

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**CASE NO: BE23040044  
CASE ADDR: 2830 NE 30 ST 7  
OWNER: KRESSBACH, CHARLEE A  
INSPECTOR: ALEJANDRO DEL RIO**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**NEW AIR CONDITIONING SYSTEM AND ELECTRICAL DISCONNECT.**

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**CASE NO: BE23010185  
CASE ADDR: 2671 E COMMERCIAL BLVD  
OWNER: SOFIKO 14 LLC  
INSPECTOR: ALEJANDRO DEL RIO**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**REMODEL OF SECOND FLOOR INCLUDING NEW PARTITION WALLS, NEW KITCHEN, AND BATHROOM.**

**VIOLATIONS: FBC(2020) 111.1.1  
SECOND FLOOR CONVERTED FROM OFFICE SPACE TO LIVING QUARTERS, WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY**

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**CASE NO: BE22080245  
CASE ADDR: 4040 GALT OCEAN DR 716  
OWNER: OCEAN MANOR SUITES LLC  
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**NEW DOOR INSTALLED**

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**CASE NO: BE22120016  
CASE ADDR: 962 NW 53 ST  
OWNER: ACS 960 LLC  
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**INTERIOR WALL BEING BUILT**

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**CASE NO: BE23020147  
CASE ADDR: 509 MIDDLE RIVER DR  
OWNER: D MATTHEW VOORHEES MGMT TR  
VORHEES, D MATTHEW TRSTEE  
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**INSTALLATION OF A GENERATOR**

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**CASE NO: BE23060048  
CASE ADDR: 929 PENNSYLVANIA AVE  
OWNER: REMEDIO, LEONARDO AGUILERA  
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:**

**NEW FRONT DOOR AND CARPORT HAS BEEN ENCLOSED.**

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CASE NO: BE23060089  
CASE ADDR: 5240 NE 14 TER  
OWNER: 5240 NE 14TH INC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

PLUMBING WORK ON THE FRONT AND SIDE PATIO

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OLD BUSINESS

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CASE NO: BE22090118  
CASE ADDR: 2609 SW 6 CT  
OWNER: ALCHIVILCHE, DAVID BRUNO H/E  
SUSANIVAR, VIVIAN  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INSTALLATION OF NEW WINDOWS AND DOORS.

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CASE NO: BE22100036  
CASE ADDR: 2520 E MARINA BAY DR  
OWNER: FALLS AT MARINA BAY LP  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

VINYL DECK, RAILING WITH POSTS AND STEEL CABLES, ALSO POSTS REINFORCEMENT PARTS.

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CASE NO: BE22090125  
CASE ADDR: 1530 NW 18 CT  
OWNER: CITADELLE GROUP LLC  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

EXTERIOR FRONT WALL REPAIR AND NEW DOOR INSTALLATION.  
NEW EXTERIOR CLOSE IN OF BREEZEWAY

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CASE NO: BE22110101  
CASE ADDR: 330 CAROLINA AVE  
OWNER: PADILLA, DAVID  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

TWO SHADE STRUCTURES, ADDITION IN THE FRONT AND IN THE BACK OF THE PROPERTY. ALSO WOOD ACCESSORY STRUCTURE.

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CASE NO: BE23030167  
CASE ADDR: 1645 NE 7 PL  
OWNER: ZANDIKARIMI, HEDIEH  
MIZANI, SHAMSEDDIN  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

CARPORT CONVERSION.

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CASE NO: BE22120108  
CASE ADDR: 1714 W LAS OLAS BLVD  
OWNER: RUBINOV, REGINA  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

POOL DECK, GAZEBO STRUCTURE WITH ELECTRIC INSTALLATION AND ALUMINUM OVERHANG INSTALLED WITHOUT OBTAINING A PERMIT

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CASE NO: BE23010053  
CASE ADDR: 2855 W COMMERCIAL BLVD  
OWNER: LAUDERDALE COMMERCIAL BLVD PARTNERS LLC  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

RE STRIPING OF PARKING LOT AND RECONFIGURATION OF THE ADA PARKING SPACES.

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CASE NO: BE22100008  
CASE ADDR: 720 SE 15 ST  
OWNER: PERITORE, FRANK  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
COMPLIED

VIOLATIONS: FBC(2020) 111.1.1  
DUPLEX HAS BEEN SUBDIVIDED AND CONVERTED INTO A TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF USE.

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CASE NO: BE23040001  
CASE ADDR: 5820 NE 15 AVE  
OWNER: WATT, DAVID & REBECCA  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW POOL IN THE BACKYARD.

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CASE NO: CE22100090  
CASE ADDR: 804 SW 2 CT 1 3  
OWNER: 1190507 TIFOMELO LLC  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

INSTALLATION OF FIVE SPLIT A/C UNITS, ADDITION OF FOUR BATHROOMS AND FOUR KITCHENS.

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CASE NO: BE22110097  
CASE ADDR: 1415 E LAS OLAS BLVD  
OWNER: LUCKY 14 LLC  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW OUTDOOR DINING AREA.

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CASE NO: BE22120028  
CASE ADDR: 900 SW 31 ST  
OWNER: TAL SHIAR PROPERTIES LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

COMPLETE RENOVATION INCLUDING:

- 1 BATHROOMS
  - 2 KITCHEN
  - 3 INTERIOR WALLS
  - 4. A/C
  - 5. LIGHTING
  - 6 FENCE
-

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CASE NO: BE23020142  
CASE ADDR: 2717 YACHT CLUB BLVD  
OWNER: SUNRISE BAY ASSN INC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

ELECTRICAL ,GAS AND PLUMBING CONECTION TO BARBEQUE.

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CASE NO: CE22070395  
CASE ADDR: 2512 LAGUNA DR  
OWNER: PATTEN, FOREST  
FOREST E PATTEN REV TR  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW ADDITION ON EAST SIDE OF THE PROPERTY.

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CASE NO: BE21070288  
CASE ADDR: 2160 SW 16 CT  
OWNER: BENATAR, YIZHAK  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

FULL RENOVATION, INCLUDING BUT NOT LIMITED TO: CLOSING OF DOOR AND WINDOW OPENINGS, ROOF TRUSSES, MECHANICAL, ELECTRICAL AND PLUMBING.

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CASE NO: BE22060021  
CASE ADDR: 2809 NE 24 CT  
OWNER: PALMISANO, JOHN H/E  
INDRE, BERNADETTE  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW WOOD FENCE (complied),  
JACUZZI (complied) ,  
TIKKI HUT (complied)  
DOCK

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CASE NO: BE22080140  
CASE ADDR: 1521 SW 5 CT  
OWNER: DEPERRO, DARRA  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

1 KITCHEN  
2 CONCRETE BLOCKS IN BACK PATIO  
3 2 MINI SPLITS  
4 OUTDOOR SHOWER (COMPLIED)  
5 SINK IN FLORIDA ROOM

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CASE NO: BE22080271  
CASE ADDR: 1648 SW 28 TER  
OWNER: MACHADO, RODOLFO  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

CONSTRUCTION OF FLORIDA ROOM  
CONSTRUCTION OF ACCSSESORY STRUCTURE  
CANOPY IN DRIVEWAY

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HEARING TO IMPOSE

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CASE NO: CE22040638  
CASE ADDR: 6801 NW 26 TER  
OWNER: PONCE DE LEON, JUAN RODOLFO  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

NEW SHED, WOOD FENCE, POOL DECK

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CASE NO: CE22060092  
CASE ADDR: 513 NE 4 ST  
OWNER: 515 INC  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

NEW METAL FENCE

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<b>MARY RICH</b>	<b>-</b>
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