



BUILDING AND CONSTRUCTION ENFORCEMENT

CODE ENFORCEMENT BOARD HEARING AGENDA SEPTEMBER 24, 2024 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.

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
• Donald Ray Karney III • Carlos Lang • Alexander Schneider • Olivier Cale
• Board Attorney: Kymberlee Curry Smith

DEVELOPMENT SERVICES DEPARTMENT
521 NE 4TH AVE, FORT LAUDERDALE 33301
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV



CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

NEW BUSINESS

CASE NO: BE23100117
CASE ADDR: 1820 SW 22 AVE
OWNER: ANDREWS, ANNALEE M
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:
TIKI HUT AND ELEVATED DECK.

VIOLATIONS: 47 19.2.P
ACCESSORY BUILDING TIKI HUT AND ELEVATED DECK BUILD CLOSER THAN 5 FEET FROM THE REAR PROPERTY LINE.

CASE NO: BE24040142
CASE ADDR: 1315 SW 22 TER
OWNER: COOPER, WILLIAM JOSEPH III SMALLS, KETURAH NICOLE
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 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 KITCHEN IN ADDITION

CASE NO: BE23100010
CASE ADDR: 2505 SW 18 ST
OWNER: WALSH, TIMOTHY
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 MASONRY FENCE. ELECTRICAL WORK IN AN OPEN TRENCH ALONG NEIGHBOR FENCE.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM**

CASE NO: BE23100214
CASE ADDR: 301 SW 2 ST
OWNER: 1129 VAN BRUNT LLC
129 VAN BRUNT GP LLC ETAL
INSPECTOR: ALEJANDRO DELRIO

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 AT THE FRONT OF THE PROPERTY ALONG SECOND STREET.

CASE NO: BE24030134
CASE ADDR: 1301 NW 2 AVE
OWNER: ITEX CONSULTING INC
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2023) 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:
BUILDING INTERIOR COMPLETELY GUTTED, REPLACEMENT OF ROOF STRUCTURAL MEMBERS IN CARPORT AND PORCH.

CASE NO: BE24060132
CASE ADDR: 1849 MIDDLE RIVER DR
OWNER: PBS ENGINEERING PROCUREMENT
& CONSTRUCTION LLC
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2023) 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 FOUNDATION AND COLUMNS FOR NEW MULTIFAMILY BUILDING.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: CE24040860
CASE ADDR: 1249 NW 18 ST
OWNER: I LOVE FLORIDA REAL ESTATE 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:
INTERIOR RENOVATION, REMOVAL OF KITCHEN WALL.

CASE NO: BE24020105
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEENS 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:
NEW TIKKI HUT WITH ELECTRICAL AND PLUMBING.
NEW FIRE SUPPRESSION SYSTEM AND NEW KITCHEN HOOD.

CASE NO: BE24020166
CASE ADDR: 1030 IROQUOIS AVE
OWNER: HUGHLEY, STANLEY A
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 FENCE

CASE NO: BE24020181
CASE ADDR: 2441 NE 26 AVE
OWNER: FISHER, ANDREA
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 SHADE STRUCTURE.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE24020183
CASE ADDR: 1400 RIVERLAND RD
OWNER: PEREZ, INDIANA
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:
CARPORT WAS ENCLOSED WITH DUROCK

CASE NO: BE24040040
CASE ADDR: 1521 NW 3 AVE
OWNER: 1521 NW 3RD AVE HOLDINGS 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 WINDOWS

CASE NO: BE24040108
CASE ADDR: 2325 NE 8 ST
OWNER: DOWDING, TED
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 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 AWNING

CASE NO: BE24040111
CASE ADDR: 1478 SW 19 AVE
OWNER: SCHUTZ KATZ, NATALIE
KATZ, JEREMY
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:
CONCRETE WAS INSTALLED ON THE SWALE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM**

CASE NO: BE24040112
CASE ADDR: 1474 SW 19 AVE
OWNER: ADAMS, DANIEL J
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 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:
CONCRETE WAS INSTALLED ON THE SWALE

CASE NO: BE24040187
CASE ADDR: 1236 NW 16 ST
OWNER: IAG FOUNDATION INC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 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 REMODEL, INTERIOR WALLS, ROOF STRUCTURE, BATHROOMS, KITCHEN, ELECTRICITY ETC.INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL.

CASE NO: BE24040208
CASE ADDR: 1617 SW 5 ST
OWNER: BROWARD LUXURY PROPERTIES LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 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:
CONCRETE POOL DECK, NEW DOCK, WINDOWS, DOORS, ELECTRICAL, BATHROOMS, KITCHEN, CHAINLINK FENCE.

CASE NO: BE24050036
CASE ADDR: 2841 N OCEAN BLVD
OWNER: VANTAGE VIEW INC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 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: SHORING ON THE GARAGE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM**

CASE NO: BE24080077
CASE ADDR: 208 SW 21 WAY
OWNER: GONZALEZ, TAYLOR
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. CONCRETE ON BACK PATIO
2. SHADED STRUCTURE
3. DRIVEWAY
4. BATHROOM AND KITCHEN REMODELED
5. MINI SPLITS
6. GARAGE CONVERSION TO INLAW QUARTERS

VIOLATIONS: FBC(2020) 111.1.1
GARAGE CONVERTED INTO IN LAW QUARTERS WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

OLD BUSINESS

CASE NO: BE23080399
CASE ADDR: 1620 NE 20 AVE
OWNER: 1620 NE 20TH AVE LLC
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:
ELECTRICAL PANEL RELOCATION IN UNIT ONE. ASPHALT DRIVEWAY EXTENDED TO THE SOUTH SIDE. NEW ELECTRIC WATER HEATER. NEW FENCE AT WEST ELEVATION.

CASE NO: BE23030202
CASE ADDR: 1312 NW 15 TER
OWNER: U&S INVESTMENT GROUP 1 INC
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:
ADDITION AND NEW WINDOWS.

CASE NO: BE23030256
CASE ADDR: 2325 NW 15 CT
OWNER: CASTILLO, DARIO HUMBERTO
GUZMAN, FABIANA
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:
WOOD FENCE ON THE SIDE OF THE PROPERTY.

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23120107
CASE ADDR: 2185 IMPERIAL POINT DR
OWNER: ALTUS IG REAL ESTATE 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:
PARTITION WORK IN LIVING AND BATHROOM, ELECTRICAL WORKS FOR HIGH HAT ALL AROUND, MECHANICAL, TWO BATHROOM RENOVATION WITH NEW PLUMBING FIXTURES. WOOD FENCE.

CASE NO: BE23110172
CASE ADDR: 2460 BIMINI LN
OWNER: FELICIANO, NEIL
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:
RAISED SEAWALL, NEW POOL DECK, NEW PVC FENCE WITH TWO GARAGE GATES, NEW SPRINKLER SYSTEM, NEW DRIVEWAY AND ACCESS AREA. EXISTING SHADE.

CASE NO: BE24010095
CASE ADDR: 5820 NE 22 WAY 601
OWNER: ANGEL, VALERY
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 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 BATHROOM RENOVATIONS, NEW KITCHEN AND HIGH HATS.

CASE NO: BE24030016
CASE ADDR: 2710 NE 49 ST
OWNER: A49ST LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 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: PARTITION WORK TO A CARPORT CONVERSION.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE24020193
CASE ADDR: 2610 E MARINA BAY DR
OWNER: FALLS AT MARINA BAY LP
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 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:
SLIDING GLASS DOOR REPLACEMENT, UNIT 506.

CASE NO: BE24020195
CASE ADDR: 3516 SW 6 CT
OWNER: LOUIS, CHRISNOUDE L
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 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 WINDOWS AND DOORS AT THE FRONT OF THE PROPERTY INCLUDING THE MODIFICATION OF OPENINGS. CARPORT ENCLOSURE.

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM**

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

VIOLATIONS: FBC(2020) 105.1
COMPLIED

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

CASE NO: BE23080198
CASE ADDR: 200 S BIRCH RD #906
OWNER: AYDIN, LUTFI N
INSPECTOR: ALEJANDRO DELRIO

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 DEMOLITION, FLOOR COVERING, KITCHEN AND BATHROOMS CABINETS, AND LARGE AREAS
OF DRYWALL WERE REMOVED

CASE NO: BE23080336
CASE ADDR: 403 SW 17 ST
OWNER: BOYENGA, TRISTA
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:
KITCHEN AND BATHROOM RENOVATION.

CASE NO: BE23120059
CASE ADDR: 709 SW 4 CT
OWNER: DBAK INVESTMENTS IV LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 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 RENOVATION OF ALL UNITS INCLUDING STRUCTURAL, PLUMBING, AND ELECTRICAL WORK.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE24020112
CASE ADDR: 2308 SE 18 ST
OWNER: RUS'S PROPERTY LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 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:
ADDITION AT THE FRONT OF THE PROPERTY, CARPORT ENCLOSURE, MODIFICATION OF WINDOW AND DOOR OPENINGS, INTERIOR REMODEL.

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.

CASE NO: BE24030004
CASE ADDR: 807 SW 25 ST
OWNER: MCSWAIN, BRYAN
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 CEILING AND NEW GABLE END

CASE NO: BE24030139
CASE ADDR: 2554 WHALE HARBOR LN
OWNER: WALDROOP, PETER MICHAEL
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 NEW FENCE. (COMPLIED)
2 A/C ON THE NORTH SIDE

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23090199
CASE ADDR: 139 SW 21 WAY
OWNER: THEN, JANETT
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:
ENCLOSING CARPORT, NEW WINDOW AND AWNING.

CASE NO: BE23100123
CASE ADDR: 3106 SW 14 ST
OWNER: VILLAN, JULIEVER
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:
OPENING OF THE SLAB, PLUMBING WORK, NEW ELECTRICAL WATERHEATER CONECTION.

CASE NO: BE23060147
CASE ADDR: 1116 W BROWARD BLVD
OWNER: 1116 BROWARD BLVD BC 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:
3 NEW MINI-SPLITS, ELECTRICAL OUTLETS, TWO BATHROOMS AND ONE EXTERIOR DOOR.

CASE NO: BE23070183
CASE ADDR: 1820 NW 3 CT
OWNER: SWANSON, LEVORIA H/E
JONES, ALBERT LEE
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 REMODEL,
2- DRYWALL INSTALLATION,
3- ELECTRICAL OUTLETS
4- CEILING IN PROGRESS
NEEDS PLUMBING, ELECTRICAL AND STRUCTURAL PERMITS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23080288
CASE ADDR: 1737 NE 1 ST
OWNER: WEHBY, JEREMY & JENON
JACKSON, EDWARD P & KIMBERLY R
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. NEW WINDOWS
2. ACCESORY BUILDING AT THE BACK OF THE PROPERTY

CASE NO: BE23080362
CASE ADDR: 891 W COMMERCIAL BLVD
OWNER: MERSINA HOLDING 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 A/C UNIT

CASE NO: BE23090259
CASE ADDR: 2654 GULFSTREAM LN
OWNER: LUGO, AMELIS & JESSY
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. FRONT PATIO COVERED WITH CONCRETE
2. NEW FENCE

CASE NO: BE23110081
CASE ADDR: 651 NE 19 AVE
OWNER: PYLE, THERESA & VINCENT F JR
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 SHADED STRUCTURE(CARPORT) BUILT AT THE NORTH SIDE OF THE PROPERTY

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23120111
CASE ADDR: 37 CASTLE HARBOR ISLE
OWNER: WADE, JUD
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- THREE SHADED STRUCTURES TWO IN THE BACK AND ONE IN THE FRONT
2- COVERED THE BACK PATIO WITH PAVERS.

CASE NO: CE22080063
CASE ADDR: 729 SW 14 TER
OWNER: CODREA, IOAN LIVIU
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: A SECOND FLOOR WAS ADDED TO THE ORIGINAL PROPERTY.

CASE NO: CE23090713
CASE ADDR: 2831 E OAKLAND PARK BLVD, 8
OWNER: FAT DEPOT 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:
3 NEW A/C UNITS AND DUCT WORK ON UNITS 7, 9, AND 10

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM**

CASE NO: BE23010070
CASE ADDR: 1632 NW 7 AVE
OWNER: ST FLEUR, FRANCIS & CLARIMENE
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:
ROOF (complied)
WINDOWS AND DOORS (complied)
NEW ACCESSORY STRUCTURE FOR LAUNDRY.

CASE NO: BE23100156
CASE ADDR: 922 NW 4 AVE B
OWNER: 922 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:
COMPLETE RENOVATION INCLUDING STRUCTURE, PLUMBING, ELECTRICAL.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

HEARING TO IMPOSE

CASE NO: BE22110056
CASE ADDR: 11 SW 24 ST
OWNER: 11 W STATE RD 84 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:
MASONRY AND DRYWALL REPAIR NEXT TO THE ENTRANCE STORE.

CASE NO: BE23080395
CASE ADDR: 5321 NE 24 TER 502A
OWNER: SZLOBODA, ZACHARY
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:
6 NEW BATHROOMS (2) AND NEW FLOORING
NEW TANK LESS WATER HEATER

CASE NO: BE23120079
CASE ADDR: 181 SW 37 TER
OWNER: ESTIME, ANALDO C & TAMMI-ANN C
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

CASE NO: BE23120073
CASE ADDR: 1301 NW 7 TER
OWNER: COOPER, ROBIN D
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:
METAL GATE

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23080390
CASE ADDR: 1440 SW 30 ST
OWNER: TAH 2017-2 BORROWER LLC
INSPECTOR: ALEJANDRO DELRIO

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:
STORAGE AREA WAS CONVERTED INTO BEDROOM AND BATHROOM, FLORIDA ROOM WAS CONVERTED INTO BEDROOM

VIOLATIONS: FBC(2020) 111.1.1
STORAGE ROOM AND FLORIDA ROOM WERE CONVERTED INTO LIVING AREA WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

CASE NO: BE23050089
CASE ADDR: 1470 NW 21 ST 1-2
OWNER: WAISOME, BERNADETTE
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:
CREATION OF OPENING ON UNITS SEPARATION WALL, REMOVAL OF KITCHEN IN ONE UNIT TO CONVERT SPACE INTO BEDROOM.

CASE NO: BE23060135
CASE ADDR: 1624 NW 17 LN
OWNER: DUEX CAPITAL GROUP LLC
INSPECTOR: ALEJANDRO DELRIO

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:
CONVERSION OF SINGLE FAMILY HOME INTO FOURPLEX, NEW KITCHENS AND BATHROOMS, WINDOWS AND DOORS REPLACEMENT, INSTALLATION OF SEVEN A/C MINI SPLIT SYSTEMS.

VIOLATIONS: FBC(2020) 111.1.1
SINGLE FAMILY HOME CONVERTED INTO A FOURPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 24, 2024
9:00 AM

CASE NO: BE23120071
CASE ADDR: 840 NE 17 TER
OWNER: SN REEVES PROPERTIES LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 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:
SEVERAL UNITS HAVE BEEN SUBDIVIDED, REPLACEMENT OF AIR CONDITIONING UNITS.

VIOLATIONS: FBC(2023) 111.1.1
SOME UNITS ON THIS ELEVEN UNIT BUILDING WERE SUBDIVIDED, INCREASING THE NUMBER OF UNITS WITHOUT OBTAINING A CERTIFICATE OF USE.

**CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
 CODE ENFORCEMENT BOARD AGENDA
 SEPTEMBER 24, 2024
 9:00 AM**

INSPECTORS	PAGES
ALEJANDRO DELRIO	1-3, 9-11, 17, 18
ALEXANDER ALBORES	7
ANDREW GEBBIA	-
JORGE MARTINEZ	3-6, 11-16
JOSE SARAGUSTI	1, 7, 8, 15,16
KATIE WILLIAMS	-
LEONARDO MARTINEZ	-
LINDA HOLLOWAY	-
MARY RICH	-
PRESTON MARK	-
WILSON QUINTERO JR	-
NEW BUSINESS	1-6
OLD BUSINESS	7-15
HEARING TO IMPOSE FINES	16-18