



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA
JANUARY 28, 2025
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
JANUARY 28, 2025
9:00 AM

NEW BUSINESS

CASE NO: BE23080317
CASE ADDR: 900 NE 16 ST
OWNER: JB SFL INVESTMENTS LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2020) 111.1.1
TRIPLEX WAS SUBDIVIDED AND ADDITIONAL UNITS CREATED WITHOUT OBTAINING A CERTIFICATE OF USE.

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:
SUBDIVISION OF EXISTING UNITS AND INSTALLATION OF NEW KITCHENS.

CASE NO: BE24040211
CASE ADDR: 1410 NW 19 AVE
OWNER: VEILLARD, JOSIE
THEODORE, LEONARD
INSPECTOR: PRESTON MARK

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:
KITCHEN RENOVATION, PLUMBING FIXTURES REPLACEMENT IN BATHROOMS.

CASE NO: BE24010123
CASE ADDR: 6500 NE 21 AVE
OWNER: JANE BARBARA BOROWY REV TR
INSPECTOR: ALEXANDER ALBORES

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:
DEMOLITION OF A PORTION OF GROUND FLOOR SLAB ADJACENT TO MAIN ENTRY DOOR.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24040109
CASE ADDR: 1136 WYOMING AVE
OWNER: LUGO, ANGEL J
INSPECTOR: ALEXANDER ALBORES

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 ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS, ALL WINDOWS AND DOORS REPLACEMENT, NEW CONCRETE DRIVEWAY AT FRONT OF PROPERTY, NEW CONCRETE DECK AT THE REAR OF PROPERTY, NEW ACCESSORY STRUCTURE/PERGOLA AT THE REAR WEST SIDE OF THE PROPERTY.

CASE NO: BE24040147
CASE ADDR: 443 HENDRICKS ISLE
OWNER: YINDCO GROUP LLC
INSPECTOR: ALEXANDER ALBORES

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 WOOD FENCE ON THE NORTH SIDE OF BUILDING/WEST SIDE OF CARPORT. THREE SHED/ACCESSORY STRUCTURES AT NORTH SIDE OF PROPERTY.

CASE NO: BE24050073
CASE ADDR: 600 BREAKERS AVE
OWNER: SEAWIND PLAZA LLC
INSPECTOR: ALEXANDER ALBORES

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 GAS LINE FOR OVEN AND NEW VENT HOOD IN GROUND FLOOR KITCHEN (WINE GARDEN), SECOND FLOOR UNIT CONVERTED INTO ADDITIONAL KITCHEN AREA.

VIOLATIONS: FBC(2023) 111.1.1
THE USE OF SOME UNITS IN THE BUILDING HAS BEEN CHANGED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY, SECOND FLOOR UNIT CONVERTED INTO ADDITIONAL KITCHEN AREA FOR WINE GARDEN RESTAURANT.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24050167
CASE ADDR: 771 SW 24 AVE
OWNER: BETANCOURT, LAZARO YOSNELSYS
INSPECTOR: ALEXANDER ALBORES

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:
FLAT ROOF RE ROOF

CASE NO: BE24050045
CASE ADDR: 5921 NE 15 AVE
OWNER: MONASTERIO, KARINA A
INSPECTOR: ALEXANDER ALBORES

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:
ONE EXTERIOR DOOR AT THE NORTH SIDE OF THE PROPERTY AND KITCHEN SINK/FAUCET

CASE NO: BE24060163
CASE ADDR: 745 NW 7 TER
OWNER: C & B 745 NW 7 TERRACE LLC
INSPECTOR: ALEXANDER ALBORES

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:
HYDRAULIC CAR LIFT INSTALLED, CMU PARTITION BLOCK PARTIALLY DEMOLISHED AND CAST IN PLACE HEADER AND COLUMNS INSTALLED.

CASE NO: BE24020160
CASE ADDR: 1041 W COMMERCIAL BLVD
OWNER: TAXDOCTOR.BIZ 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:
BALCONY WALLS AND SOFFIT REPAIRS.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24050169
CASE ADDR: 1227 NW 3 AVE
OWNER: NAVARRA, RUDI E
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, NEW A/C SPLIT UNIT.

VIOLATIONS: FBC(2023) 111.1
NEW STUDIO WITHOUT PERMITS ON RECORDS. CHANGE OF USE IN THIS PROPERTY.

CASE NO: BE24060063
CASE ADDR: 1324 NW 5 AVE
OWNER: ISHWAR, SASENARINE JR
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:
COVERED PATIO WITH TRELLIS AND A/C INSTALLED.

CASE NO: BE24070159
CASE ADDR: 245 SW 20 ST
OWNER: CROISSANT 245 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:
COMPLETE RENOVATION INCLUDING STRUCTURAL, M.E.P; WINDOWS AND DOORS, SHADE STRUCTURE; NEW EFFICIENCY WITH KIT. AND BATH.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24070161
CASE ADDR: 232 SW 22 ST
OWNER: FOSSAS, BENITA
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:
SHED AND EFFICIENCY.

CASE NO: BE24070170
CASE ADDR: 3410 SW 16 ST
OWNER: KEENAN, ANTONIA LUPARI H/E
KEENAN, FRANCIS JR
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:
GARAGE CONVERSION INTO A/C AREA, NEW DRIVEWAY.

CASE NO: BE24070056
CASE ADDR: 5911 NE 15 AVE
OWNER: EDEL HOLDING 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:
TIKI HUT

VIOLATIONS: ULDR Sec 47-19.2.P.
TIKI HUT GRATER THAN 200 GROSS AREA SQUARE FEET AND MORE THAN 12 FEET HEIGHT.
TWO STRUCTURES IN THE SET BACK.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24070300
CASE ADDR: 5211 NE 26 AVE
OWNER: LENNON, LINDSEY ELIZABETH
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 PVC FENCE AND GATES, AND PRECAST DRIVEWAY.

CASE NO: BE24070406
CASE ADDR: 1400 NE 57 CT 302
OWNER: CAICEDO, WILLIAM & JENNIFER
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:
APARTMENT RENOVATION INCLUDING NEW BATHROOMS, KITCHEN, VINYL FLOORING, ELECTRICAL PANEL, HIGH HATS, AND NEW TUB. RAILING WORKS.

CASE NO: BE24080046
CASE ADDR: 1810 NE 16 TER
OWNER: D'ALESSIO, MICHAEL
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:
BATHROOM AND KITCHEN RENOVATION, NEW A/C AND POOL SYSTEMS, GRAVEL INSTALLED IN THE FRONT YARD.

CASE NO: BE24080079
CASE ADDR: 1616 NE 16 AVE
OWNER: COTOPERI REALTY 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:
KITCHEN RENOVATED, NEW ELECTRICAL PANEL AND NEW A/C SYSTEM.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24080103
CASE ADDR: 1901 NE 17 TER
OWNER: BARNES, TIMOTHY H/E
THANI,NASSER JASSIM AL
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:
PVC FENCE AND ALUMINUM SHADE STRUCTURE.

VIOLATIONS: 47 21.15.A
TREES REMOVED WITHOUT PERMIT (2)

CASE NO: BE24060095
CASE ADDR: 701 CAROLINA AVE
OWNER: NICOLAS, YAIR E ACEVEDO
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 DRIVEWAY, NEW DOOR AND WINDOW IN CARPORT, NEW BLOCK WALL IN CARPORT.

CASE NO: BE24060120
CASE ADDR: 3613 SW 12 PL
OWNER: ARENAS, JACK DEMPSEY
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 RENOVATION, INCLUDING ELECTRICAL AND STRUCTURAL.

VIOLATIONS: Sec. 18 7(b)
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

CASE NO: BE24070009
CASE ADDR: 5711 NE 21 DR
OWNER: SANDOLA, JONATHAN D H/E
SANDOLA, TALIA G
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 SHED

VIOLATIONS: 9 280(C)
THE DRIVEWAY IS IN DESREPAIR AND NOT MAINTAINED.

CASE NO: BE24070060
CASE ADDR: 1333 NE 1 AVE
OWNER: BRATES, JONATHAN EDWARD
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:
DRIVEWAY IN PROCESS

CASE NO: BE24070249
CASE ADDR: 1401 SW 20 ST
OWNER: MARIA, MIGUEL
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:
KITCHEN AND BATHROOMS REMODEL, NEW MINI SPLIT

CASE NO: BE24070286
CASE ADDR: 5110 NE 26 AVE
OWNER: TOKATLIAN, ARA
TOKATLIAN, SEVAJ
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:
1 NEW POOL DECK 2 NEW PAVERS IN DRIVEWAY 3 ARTIFICIAL TURF IN RIGHT OF WAY.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE23050117
CASE ADDR: 1212 NW 15 ST
OWNER: FANESIE, ANGELO
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:
INTERIOR OF THE BUILDING WAS COMPLETELY GUTTED AND RENOVATION WORK WAS STARTED, INCLUDING NEW FRAMING, PLUMBING AND ELECTRICAL WORK. OPENINGS ON THE SLAB WERE MADE TO REPLACE THE SEWER LINES. ALL WINDOWS AND DOORS WERE REMOVED AND STUCCO APPLIED TO THE EXTERIOR WALLS. THERE IS A NEW MASONRY FENCE IN THE FRONT OF THE PROPERTY AND COLUMNS FOR A NEW CARPORT. NEW CONCRETE WALKWAY WAS POURED ON THE WEST SIDE AND REAR OF THE BUILDING.

CASE NO: BE24030063
CASE ADDR: 1551 NW 6 ST
OWNER: 1551 SISTRUNK 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:
INSTALLATION OF AN ELECTRICAL OUTLET, PLUMBING CONNECTION TO THE ICE MAKER.

VIOLATIONS: FBC (2023) 1612.4
THIS BUILDING HAS INSTALLED EQUIPMENT BELOW THE DESIGN FLOOD ELEVATION

CASE NO: BE24030081
CASE ADDR: 821 SW 25 ST
OWNER: FORTUNA PROPERTIES INTERNATIONAL 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:
NEW WINDOWS AND DOORS

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

CASE NO: BE24030157
CASE ADDR: 3121 NE 55 CT
OWNER: RASO, STEVEN F
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:
CLOSING OF 2 WINDOWS OPENING.

CASE NO: BE24040032
CASE ADDR: 1815 NE 7 ST
OWNER: ADMATI, DARIN & ERIKA
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBCR(2023) 105.6.2
THIS PROPERTY DOES NOT MATCH THE APPROVED DESIGN PLANS FOR THE LOWEST FLOOR ELEVATION.

CASE NO: BE24040200
CASE ADDR: 707 NE 15 ST
OWNER: IMERMAN, HYMAN H/E;
IMERMAN, JOSE FRANCISCO
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 WINDOWS AND DOORS

CASE NO: BE24050046
CASE ADDR: 1205 AVOCADO ISLE
OWNER: GATES, KAREN LYNN
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 DOCK

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

**CASE NO: BE24060003
CASE ADDR: 1700 NE 57 ST
OWNER: GONZALEZ, HULDA E IGLESIAS
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 FENCE**

**CASE NO: BE24060015
CASE ADDR: 5403 NE 22 TER
OWNER: KNEZEVICH, DAVID
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 ALTERATION, INCLUDING ELECTRICAL, MECHANICAL, STRUCTURAL AND PLUMBING**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

OLD BUSINESS

CASE NO: BE24020193
CASE ADDR: 2610 E MARINA BAY DR
OWNER: FALLS AT MARINA BAY LP
INSPECTOR: ANDREW GEBBIA

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: CE24040860
CASE ADDR: 1249 NW 18 ST
OWNER: I LOVE FLORIDA REAL ESTATE LLC
INSPECTOR: ANDREW GEBBIA

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: BE24030134
CASE ADDR: 1301 NW 2 AVE
OWNER: ITEX CONSULTING INC
INSPECTOR: ALEXANDER ALBORES

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: BE23100010
CASE ADDR: 2505 SW 18 ST
OWNER: WALSH, TIMOTHY
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:
NEW MASONRY FENCE. ELECTRICAL WORK IN AN OPEN TRENCH ALONG NEIGHBOR FENCE.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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: 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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

CASE NO: BE23010185
CASE ADDR: 2671 E COMMERCIAL BLVD
OWNER: SOFIKO 14 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:
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

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.

CASE NO: BE23080095
CASE ADDR: 3000 E SUNRISE BLVD
OWNER: CARLTON TOWER CONDO ASSN INC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
REMOVED AND COVERED WITH DRYWALL KITCHEN EXIT DOORS APPROX 60 UNITS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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: BE23080198
CASE ADDR: 200 S BIRCH RD #906
OWNER: AYDIN, LUTFI N
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 DEMOLITION, FLOOR COVERING, KITCHEN AND BATHROOMS CABINETS, AND LARGE AREAS OF DRYWALL WERE REMOVED

CASE NO: BE24020112
CASE ADDR: 2308 SE 18 ST
OWNER: RUS'S PROPERTY 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:
ADDITION AT THE FRONT OF THE PROPERTY, CARPORT ENCLOSURE, MODIFICATION OF WINDOW AND DOOR OPENINGS, INTERIOR REMODEL.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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

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: 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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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

CASE NO: BE23120111
CASE ADDR: 37 CASTLE HARBOR ISLE
OWNER: WADE, JUDI
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: 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
JANUARY 28, 2025
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: 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.

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
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: 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: 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: 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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM**

**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.**

**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.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

HEARING TO IMPOSE

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

CASE NO: BE23050089
CASE ADDR: 1470 NW 21 ST 1-2
OWNER: WAISOME, BERNADETTE
INSPECTOR: PRESTON MARK

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: BE22100008
CASE ADDR: 720 SE 15 ST
OWNER: PERITORE, FRANK
INSPECTOR: PRESTON MARK

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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

CASE NO: BE23080390
CASE ADDR: 1440 SW 30 ST
OWNER: TAH 2017-2 BORROWER 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:
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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

CASE NO: BE23120059
CASE ADDR: 709 SW 4 CT
OWNER: DBAK INVESTMENTS IV 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:
INTERIOR RENOVATION OF ALL UNITS INCLUDING STRUCTURAL, PLUMBING, AND ELECTRICAL WORK.

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: 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.

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 28, 2025
9:00 AM

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:
NEW BATHROOMS (2) AND NEW FLOORING
NEW TANK LESS WATER HEATER

**CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
 CODE ENFORCEMENT BOARD AGENDA
 JANUARY 28, 2025
 9:00 AM**

INSPECTORS	PAGES
ALEXANDER ALBORES	1-3, 12, 22
ANDREW GEBBIA	1, 12
JORGE MARTINEZ	7-11, 15-21, 23
JOSE SARAGUSTI	3-7, 13-15, 23-25
KATIE WILLIAMS	-
LEONARDO MARTINEZ	-
LINDA HOLLOWAY	-
MARY RICH	-
PRESTON MARK	1, 22
WILSON QUINTERO JR	-
NEW BUSINESS	1-11
OLD BUSINESS	12-21
HEARING TO IMPOSE FINES	21-25