



**BUILDING AND CONSTRUCTION  
ENFORCEMENT**

**CODE ENFORCEMENT BOARD  
HEARING AGENDA**

**MARCH 25, 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](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:** • Terry Nolen, Chairperson • Donald Ray Karney III, Vice Chairperson • Justin Beachum • Alexander Schneider • Carlos Lang • August Pujols • Jacquie Shaw • Aretha Wimberly  
• 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  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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**NEW BUSINESS**

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**CASE NO:** BE24060077  
**CASE ADDR:** 1414 E LAS OLAS BLVD  
**OWNER:** 1492 LAS OLAS 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:  
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO REMOVING CEILING (DINING AND BAR AREA), REMOVING WIRING THAT WAS CONCEALED ABOVE CEILING, REPLACED A/C DUCTS.

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**CASE NO:** BE24060202  
**CASE ADDR:** 2000 NE 18 ST  
**OWNER:** AYRE, RICHARD  
**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:  
ATTACHED METAL STRUCTURE ON THE WEST SIDE OF THE PROPERTY.

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**CASE NO:** BE24070006  
**CASE ADDR:** 807 SW 14 CT  
**OWNER:** LINCOLN SPORTS & ENTERTAINMENT; 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:  
RE-ROOF, CHIMNEY REMOVED, 2ND FLOOR STUCCO OVER WOOD, INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO KITCHEN.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

CASE NO: BE24070185  
CASE ADDR: 2760 SW 2 CT  
OWNER: TIMOTHEE, PAULA  
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:  
CONCRETE DRIVEWAY EXTENSION.

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CASE NO: BE24070199  
CASE ADDR: 2760 SW 2 CT  
OWNER: TIMOTHEE, PAULA  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-05030709- ADD 2ND FL-2B/1BA/DEN;1ST FL ADD:-2B/1BA/PLYRM/BREAFAST RM,EXPAND KITCHEN OCCUPIED W/O C.O

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CASE NO: BE24070285  
CASE ADDR: 5120 NE 26 AVE  
OWNER: KENTALA, DANIEL J & CARMEN LIS  
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:  
SRUCTURE AND PVC FENCE BUILT ON DOCK.

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CASE NO: BE24070299  
CASE ADDR: 5201 NE 26 AVE  
OWNER: KUBRAK, DMYTRO NIKOLAEVICH  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW PVC FENCE, REAR ACCESSORY STRUCTURE AND SHED.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24070360  
**CASE ADDR:** 4831 NW 9 TER  
**OWNER:** STERLIN, KESLEY  
STERLIN SINVICTOR, CEDILIA  
**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:  
CARPORT CONVERSION

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**CASE NO:** BE24080168  
**CASE ADDR:** 251 SW 21 WAY  
**OWNER:** REDITUS 1 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:  
KITCHEN AND BATHROOM RENOVATIONS, NEW WINDOWS, NEW ELECTRICAL PANEL.

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**CASE NO:** BE24080194  
**CASE ADDR:** 1324 SW 19 AVE  
**OWNER:** SIMPSON, NICOLE SKYLOR H/E  
SIMPSON, ALEXANDER KYLE  
**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 REMODEL INCLUDING KITCHEN, BATHROOMS (2), DRIVEWAY, REAR PATIO, A/C UNIT, WINDOWS AND DOORS. NEW ELECTRICAL PANEL AND TANK LESS WATER HEATER.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

CASE NO: BE24080250  
CASE ADDR: 231 SW 23 ST  
OWNER: FOERSTER, MARILYN ANN H/E  
FOERSTER, MILTON  
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:  
FOUR STRUCTURES IN THE BACKYARD.

VIOLATIONS: ULDR Sec 47-19.2.A.  
FOUR STRUCTURES IN THE BACKYARD.

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CASE NO: BE24080286  
CASE ADDR: 1016 SW 18 CT  
OWNER: ROBERTS, KIMBERLY I  
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 PERGOLA AT THE REAR OF THE PROPERTY.

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CASE NO: BE24090136  
CASE ADDR: 724 NE 16 ST  
OWNER: LYONS & COMPANY 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 PARTIAL DEMOLITION, SEWER LINE REPLACEMENT.

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CASE NO: BE23120179  
CASE ADDR: 913 NW 12 AVE 1-2  
OWNER: ANGLADIN, PATRICK  
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 SYSTEMS INSTALLED

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24020150  
**CASE ADDR:** 1444 NE 4 AVE  
**OWNER:** PAL COMMERCIAL 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:  
FULL REMODEL INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL. PARKING WAS RESTRIPEDED, PLANTERS/FENCE, TANKLESS WATER HEATER, MINI SPLITS, GARAGE DOOR, ELECTRICAL OUTLETS AND LIGHTS.

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**CASE NO:** BE24040152  
**CASE ADDR:** 3051 NE 42 ST  
**OWNER:** RICE, ROBERT J & CAROLYN L  
**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:  
DOCK REPAIR

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**CASE NO:** BE24040159  
**CASE ADDR:** 1742 NE 7 TER  
**OWNER:** CHRISTIAN L QUINTERO TR  
QUINTERO, CHRISTIAN L TRS  
**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

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BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24050117  
**CASE ADDR:** 940 SW 28 ST  
**OWNER:** BARGMAN, CERLESTON L  
**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:**

**MAIN HOUSE**

- 1. WINDOWS AND DOORS REPLACEMENT**
- 2. NEW MINI SPLITS, KITCHEN AND BATHROOM RENOVATION**
- 3. WATER HEATER**
- 4. RECESS LIGHTS**
- 5. CLOSSING OF WINDOW AND DOOR OPENING**
- 6. INSTALATION OF A NEW DOOR AND WINDOW**
- 7. REMOVAL OF TREES.**

**GUEST HOUSE**

- 1. WINDOW AND DOOR REPLACEMENT**
- 2. BATHROOM AND KITCHEN REMODELED**
- 3. NEW MINI SPLITS**

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**CASE NO:** BE24070010  
**CASE ADDR:** 731 E EVANSTON CIR  
**OWNER:** RIVERA, ANTHONY  
**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. SHADED STRUCTURE**
  - 2. NEW WINDOWS AND DOORS**
  - 3. FENCE**
  - 4. KITCHEN REMODELED**
  - 5. BATHROOM REMODELED.**
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BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24070087  
**CASE ADDR:** 2601 SW 13 AVE  
**OWNER:** ALF HEROES LLC  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** FBC(2023) 111.1.1  
TO WIT  
PROPERTY CONVERTED FROM A SINGLE FAMILY TO A DUPLEX WITHOUT OBTAINING A  
CERTIFICATE OF USE.

**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- REMODEL OF BATHROOM AND KITCHEN  
2- RECESS LIGHTS  
3- CONSTRUCTION OF A NEW KITCHEN  
4- NEW MINI SPLITS

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**CASE NO:** BE24070342  
**CASE ADDR:** 930 SW 29 ST A-D  
**OWNER:** ZADQUIEL 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:  
BATHROOMS AND KICHENS RENOVATIONS.

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**CASE NO:** BE24070390  
**CASE ADDR:** 1517 NW 4 AVE  
**OWNER:** ARRATREE 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:  
1- TWO SHADED STRUCTURES  
2- POOL DECK

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24080011  
**CASE ADDR:** 1430 NW 22 CT  
**OWNER:** MOISE, JOSETTE  
**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:  
WOOD FENCE

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**CASE NO:** BE24080015  
**CASE ADDR:** 1720 SW 22 AVE  
**OWNER:** DU PLESSIS, LEO  
LEO DU PLESSIS REV TR  
**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- TWO SHADED STRUCTURES  
2- CONCRETE SLAB ON BACK OF THE PROPERTY.

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**CASE NO:** BE24080030  
**CASE ADDR:** 1016 NE 17 CT 2  
**OWNER:** TIENA, NISSAGE & MAIZENA  
**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 A/C

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**CASE NO:** BE24080086  
**CASE ADDR:** 1716 NE 15 AVE  
**OWNER:** AMADOR, STELLA  
**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. BATHROOM AND KITCHEN RENOVATION.  
2. ELECTRIC CAR CHARGER  
3. GAZEBO

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**CASE NO:** BE24080133  
**CASE ADDR:** 2321 SW 14 CT  
**OWNER:** MAYS, GISELLE  
MAYS, JERYN MICHAEL  
**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- SHADED STRUCTURE  
2- CONCRETE ON BACK AND SIDE PATIO  
3- KITCHEN REMODEL  
4- BATHROOMS REMODEL  
5- RECESS LIGHTS  
6- WINDOWS AND DOOR  
7- CARPORT WAS ENCLOSED

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**CASE NO:** BE24080145  
**CASE ADDR:** 950 SW 29 ST 1-2  
**OWNER:** 5 STAR RENOVATION & CONSTRUCTION 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:  
1- WINDOWS AND DOORS  
2- 2 NEW A/C

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**CASE NO:** BE24080289  
**CASE ADDR:** 1009 SW 19 ST  
**OWNER:** CONNOR, MATTHEW MILLER  
**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 METAL SHADE STRUCTURE, NEW TIKI HUT.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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OLD BUSINESS

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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.

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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.

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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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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.

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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.

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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.

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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

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CITY OF FORT LAUDERDALE  
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MARCH 25, 2025  
9:00 AM

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.

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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

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CASE NO: BE23100156  
CASE ADDR: 922 NW 4 AVE B  
OWNER: ESKENAZI, ALBERT  
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.

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BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 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

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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.

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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.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

**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.

---

**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.

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**CASE NO:** BE24070161  
**CASE ADDR:** 232 SW 22 ST  
**OWNER:** MRN HOMES INVESTMENTS CORP  
**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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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.

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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: 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 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)

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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: 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.

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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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

CASE NO: BE23100214  
CASE ADDR: 301 SW 2 ST  
OWNER: 1129 VAN BRUNT LLC  
129 VAN BRUNT GP LLC ETAL  
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 AT THE FRONT OF THE PROPERTY ALONG SECOND STREET.

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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: 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: 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

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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: 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.

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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

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 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**

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**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**

---

**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.**

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**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.**

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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: 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: 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.

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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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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HEARING TO IMPOSE

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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: 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: BE23080390  
CASE ADDR: 1440 SW 30 ST  
OWNER: RODRIGUEZ FORERO INVESTMENTS 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:  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 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

---

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: 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM

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

---

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: 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: 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.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
MARCH 25, 2025  
9:00 AM**

Page 24

**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.**

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**CITY OF FORT LAUDERDALE**  
**BUILDING AND CONSTRUCTION ENFORCEMENT**  
**CODE ENFORCEMENT BOARD AGENDA**  
**MARCH 25, 2025**  
**9:00 AM**

INSPECTORS	PAGES
ALEXANDER ALBORES	1, 11, 12
ANDREW GEBBIA	10, 21
JORGE MARTINEZ	5-9, 16-20. 23, 24
JOSE SARAGUSTI	2-4, 12-16, 21, 22
KATIE WILLIAMS	-
LEONARDO MARTINEZ	-
LINDA HOLLOWAY	-
MARY RICH	-
PRESTON MARK	10
WILSON QUINTERO JR	-
<b>NEW BUSINESS</b>	<b>1 - 9</b>
<b>OLD BUSINESS</b>	<b>10 - 20</b>
<b>HEARING TO IMPOSE FINES</b>	<b>21 - 24</b>