



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

MAY 15, 2025

9:00 AM

**Marine Industries Association of Florida
2nd Floor Meeting Room
221 SW 3 AVENUE**

**ROSE-ANN FLYNN
PRESIDING**

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 ITEMS RELATIVE 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.



**CITY OF FORT LAUDERDALE
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NEW BUSINESS

**CASE NO: BE24110052
CASE ADDR: 2417 E LAS OLAS BLVD
OWNER: UNIQUE CRITIQUE II LLC
INSPECTOR: KATIE WILLIAMS**

**VIOLATIONS: 18-7.(b)
THIS PROPERTY HAS BEEN BOARDED WITHOUT A CERTIFICATE.**

**CASE NO: BE25040060
CASE ADDR: 3909 N OCEAN BLVD
OWNER: TOP OF THE MILE SOUTH INC
INSPECTOR: SEVERIAN IONESCU**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED. STRUCTURAL GROUND LEVEL COLUMNS AND CRAWL SPACE CEILING
SPALLING AND EXPOSED REBAR**

**CASE NO: BE25020006
CASE ADDR: 3270 NW 66 ST
OWNER: GARCIA, EDDIE
INSPECTOR: WILSON QUINTERO JR**

**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:
DRIVEWAY AND LANDSCAPING REMOVED AND REPLACED WITH CONCRETE / REAR POOL
DECK/SURROUNDING SURFACE ALSO REPLACED WITH LIKE MATERIALS**

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**CASE NO: BE24120124
CASE ADDR: 30 N COMPASS DR DOCK
OWNER: FOX, ERIC G; ERIC G FOX FAM TR
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
SWAP OUT A 500 GAL U/G FOR 1000 GAL LP TANK- PLB-GAS-23040010**

**CASE NO: BE24060064
CASE ADDR: 104 NE 5 ST
OWNER: SZABO, ALEX
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:
SHADE STRUCTURE- WOOD TRELIS STRUCTURE ADJACENT TO THE WEST SIDE OF THE
BUILDING.**

**CASE NO: BE24100172
CASE ADDR: 509 COCONUT ISLE DR
OWNER: POUNCEY, JAMES MICHAEL
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 14-5 (a)
FILL ADDED TO RAISE GRADE ENTIRELY ON LOT 8**

**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:
MASONRY FENCE/RETAINING WALL, BOAT DOCK-SEAWALL ON LOT 8.**

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CASE NO: BE24050109
CASE ADDR: 1325 NE 17 AVE
OWNER: DA SILVA, SILVIO H/E; RUEDA, MARIO 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:
NEW CONCRETE DRIVEWAY, KITCHEN AND BATHROOM RENOVATION.

CASE NO: BE25020128
CASE ADDR: 2848 NE 25 CT
OWNER: CORAL RIDGE HOME LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 110.1
MISSING REQUIRED INSPECTIONS RELATED TO PERMIT PM18121940

CASE NO: BE24110089
CASE ADDR: 259 KANSAS AVE
OWNER: ANGRAND, MARCELINE
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:
WOOD FENCE INSTALLATION

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**CASE NO: BE25010002
CASE ADDR: 741 NE 19 AVE
OWNER: SECOND LAYER EQUITY LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW POOL W/ JACUZZI-BLD-RPSF-23070017 PAVERS FOR POOL AREA-
BLD-RPAV-23070024-ELE-RES-23070106-PLB-RES-23070116-BLD-FEN-WT-23050019**

**CASE NO: BE25010014
CASE ADDR: 1401 SW 31 ST
OWNER: HOME SOLUTIONS CAPITAL CORP
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:
WHITE PVC FENCE WITH GATES, CONCRETE DRIVEWAY**

**CASE NO: BE25010094
CASE ADDR: 1507 NW 10 PL
OWNER: HERNANDEZ-MARTINEZ, RANDY
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:
METAL FENCE AND STEEL CARPORT.**

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**CASE NO: BE24120056
CASE ADDR: 1617 SW 17 AVE
OWNER: 1617 SHADY BANKS VILLA LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE
ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A
MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

**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 BALCONY OFF SECOND FLOOR MASTER BEDROOM**

**CASE NO: BE24100177
CASE ADDR: 1930 E SUNRISE BLVD
OWNER: CORDOVA ROAD LLC
INSPECTOR: ANDREW GEBBIA**

**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.FBC (PLUMBING) 8th edition (2023)
Chapter 10 section 1003.3.1
A GREASE INTERCEPTOR OR AUTOMATIC GREASE REMOVAL DEVICE SHALL BE REQUIRED
TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT WITH GREASE-LADEN WASTE
LOCATED IN FOOD PREPERATION AREAS. ABSENCE OF GREASE TRAP**

**CASE NO: BE24120023
CASE ADDR: 2023 MIAMI RD 1-6
OWNER: 2023 MIAMI ROAD LLC
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:
NEW DOOR INSTALLATION, 6 DOORS**

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CASE NO: BE25010084
CASE ADDR: 2350 SW 18 TER
OWNER: DUPLESSIS, VIRGINA L; BELLANGER, DOMINIQUE
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:
2 KITCHENS AND 2 BATHROOMS. STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: BE24080017
CASE ADDR: 2406 GULFSTREAM LN
OWNER: LMGA INVESTMENT GROUP LLC
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:
CONCRETE STEPS ON EACH SIDE OF THE POOL AND WATERFALL FEATURE OVER POOL

CASE NO: BE25020187
CASE ADDR: 3110 SW 17 ST
OWNER: AMARAI, KETTYA; SEYOUM, ABIY
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:
BATHROOM, AND EXTERIOR DOOR IN RENOVATED CARPORT

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**CASE NO: BE24070186
CASE ADDR: 336 SW 20 ST
OWNER: DEAN, STACY J
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 BATHROOMS RENOVATION. NEW WINDOWS AND DOORS.**

**CASE NO: BE24110140
CASE ADDR: 909 BREAKERS AVE C-1
OWNER: BREAKERS OF FT LAUDERDALE
CONDOMINUM ASSOCIATION
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
UPGRADE CELLULAR EQUIPMENT ON AN EXISTING BUILDING-BLD-COMM-21070009-
ELE-COM-21100087**

**CASE NO: BE24070213
CASE ADDR: 1000 NW 11 PL
OWNER: ALLEN, CORETTA
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, STRUCTURAL, M.E.P.**

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CASE NO: BE24080225
CASE ADDR: 1020 SW 31 ST
OWNER: ROOY, DENNIS DEE H/E;
CHENG, EILEEN ETAL
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:
LARGE STORAGE, SHADE STRUCTURE AND SHED.

VIOLATIONS: 47-19.2.A.
THIS PROPERTY HAS A LARGE STORAGE AND A SHED. TWO STRUCTURES.

CASE NO: BE24080245
CASE ADDR: 1680 SW 32 CT
OWNER: SCHREIBER, MAGALY
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 DOORS AND WINDOWS. NEW PVC FENCE.

CASE NO: BE24080350
CASE ADDR: 1736 SE 13 ST
OWNER: MOSS, ROBERT CHADWICK;
ROBERT CHADWICK MOSS REV TR
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:
TEMPORARY A/C AND RE-ROOF.

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**CASE NO: BE24080052
CASE ADDR: 1900 NE 16 TER
OWNER: SANCHEZ, ARAMIS
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 REMODELING HOUSE INCLUDING BATHROOMS, KITCHEN, M.E.P. AND STRUCTURAL. NEW ELECTRICAL PANEL, TANK LESS WATER HEATER. HIGH HATS ALL AROUND THE HOUSE. POOL PUMP AND HEATER WITH SALTWATER CHLORINATED SYSTEM. TIKI HUT WITH ELECTRICAL INSTALLATION.**

**VIOLATIONS: FBC(2023) 111.1
THIS PROPERTY DOES NOT HAVE THE CERTIFICATE OF OCCUPANCY.**

**VIOLATIONS: 47-19.2.P
TIKI HUT LOCATED INSIDE THE LATERAL SETBACK WITH ELECTRICAL INSTALLATION.**

**CASE NO: BE24100074
CASE ADDR: 2031 NE 52 ST
OWNER: SENFT, SCOTT
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 DOOR REMOVED AND NEW PVC FENCE.**

**CASE NO: BE24080198
CASE ADDR: 2105 NE 67 ST
OWNER: PIERRE LOUIS, ISABELLE;
PIERRE LOUIS, YVAN
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: 47-19.2.S
TIKI HUT GREATER THAN 200 GROSS AREA SQUARE FEET AND MORE THAN 12 FEET HEIGHT. THE TIKI HUT IS IN THE SET BACK.**

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CASE NO: BE23070319
CASE ADDR: 2240 SW 33 TER
OWNER: DEGRAEVEA, PAOLA VERONIQUE
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED:
MISSING ROOF AT THE PROPERTY, FLOORS, WINDOWS AND DOORS, NOT WATERTIGHT,
BREEDING MOSQUITOES IN THE POOL AREA.

CASE NO: BE24100090
CASE ADDR: 2666 KEY LARGO LN
OWNER: BOWER, BUCK BOYD
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:
STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING.

CASE NO: BE24070263
CASE ADDR: 2771 SW 2 ST 1-4
OWNER: MEOG 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:
NEW RAILINGS AND FOUR A/C UNITS.

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CASE NO: BE24070162
CASE ADDR: 325 SW 21 ST
OWNER: EISENKRAFT, GLORIA
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:
TWO SHEDS WITHOUT PERMITS AND CONCRETE SLAB ON BACK PATIO

CASE NO: BE24090007
CASE ADDR: 616 SW 17 ST
OWNER: DE LA TORRE, KYLE
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:
CHICKEE HUT

CASE NO: BE24120117
CASE ADDR: 823 SW 25 ST 1-3
OWNER: EL TAMARINDO 84 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 ROOF AND ROOF STRUCTURE FOR LAUNDRY ROOM. THREE NEW A/C

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**CASE NO: BE25020075
CASE ADDR: 1172 ARIZONA AVE
OWNER: LUC & NICOLE WHITEMAN FAM TR;
WHITEMAN, JEFFREY TRSTEE
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REPLACE 12 WINDOWS AND 2 DOORS IN 14 OPENINGS- BLD-WIN-WT-24070143**

**CASE NO: BE24080209
CASE ADDR: 1200 SW 29 ST
OWNER: RAMOS, MANUEL E
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: BE24090115
CASE ADDR: 1408 NW 5 AVE
OWNER: NAVARRO, JOHN H/E; SANTERRE, FREDERICK
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:
CONTAINER ON BACK PATIO**

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CASE NO: BE24070429
CASE ADDR: 1621 NE 3 AVE
OWNER: 1621 HOLDINGS 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:
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS, INSTALLATION OF THREE NEW A/C SYSTEMS.

VIOLATIONS: FBC(2023) 111.1.1
DUPLEX HAS BEEN SUBDIVIDED AND CONVERTED INTO TRIPLEX.

CASE NO: BE25020095
CASE ADDR: 1634 NE 4 PL
OWNER: GIUGA, ANTOINETTE
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:
BATHROOM AND KITCHEN REMODEL IN THE FOUR UNITS, NEW MINI SPLIT A/C SYSTEM, RECESS LIGHTS IN FOUR UNITS

CASE NO: BE25020083
CASE ADDR: 2161 NE 56 PL
OWNER: HASS, ERIKA K
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
A/C CHANGE OUT 3.0 TONS- MEC-HVCHG-24060275

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**CASE NO: BE25020110
CASE ADDR: 2210 NE 67 ST 1212
OWNER: COLE, MARJORY R
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-WT-24080003 #1212 AC CHANGE OUT-**

**CASE NO: BE24070005
CASE ADDR: 2346 SW 17 AVE 1-2
OWNER: RAMOS GUETE, LUIS
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 BATHROOM RENOVATION**

**CASE NO: BE25020084
CASE ADDR: 2440 NE 25 PL
OWNER: BLUEM, 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:
NEW GARAGE DOOR, BATHROOM AND KITCHEN REMODEL, RECESS LIGHTS**

**CASE NO: BE24100147
CASE ADDR: 2465 E SUNRISE BLVD
OWNER: KAR LUEN 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:
REPLACING CEILING, NEW DRYWALL, ELECTRICAL AND MECHANICAL ON SECOND FLOOR.**

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**CASE NO: BE25020074
CASE ADDR: 3100 NE 48 ST 710
OWNER: GETSON, CAROLYN
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#710 INSTALL 3 SGD- 5 HUNG SINGLE WINDOWS AND 1 FRONT DOOR WITH
IMPACT- BLD-WIN-24070322**

**CASE NO: BE25010048
CASE ADDR: 3537 GALT OCEAN DR
OWNER: 3537 GALT OCEAN DRIVE 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:
STORAGE STRUCTURE IN THE ALLEYWAY, PLUBMING WORK, NEW DOOR OPENING AND NEW
DOOR, NEW CO2 EQUIPMENT CONNECTION, NEW WATER HEATER, MULTIPLE FREEZERS**

**CASE NO: BE25020069
CASE ADDR: 4280 GALT OCEAN DR 5L
OWNER: RUSSELL, PAUL M; RUSSELL, SHELLEY R
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
5L- REPLACE 3 DOORS AND 7 WINDOWS WITH IMPACT- BLD-WIN-WT-24070051**

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9:00 A.M.**

**CASE NO: BE24100070
CASE ADDR: 4300 BAYVIEW DR
OWNER: BAYVIEW HOUSE PROJECT 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:
DOCK REPAIR AND NEW ACCESORY STRUCTURE ON BACK OF PROPERTY.**

**CASE NO: BE24110035
CASE ADDR: 5718 NE 15 AVE
OWNER: BRIKMAN 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:
PROPERTY IS BEING FULLY RENOVATED NEEDS STRUCTURAL, ELECTRICAL AND PLUMBING PERMITS.**

**CASE NO: BE24070414
CASE ADDR: 6505 NE 21 TER
OWNER: HERNANDEZ, SILVIA V; ROMANO, JUSTIN
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 INTERIOR REMODELED KITCHEN, NEW FENCE**

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**CASE NO: BE25010131
CASE ADDR: 11 SE 12 AVE
OWNER: MANOAH, ABRAHAM AVI
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
COMPLETE DEMOLITION- BLD-RDEM-23110011**

**CASE NO: BE24110124
CASE ADDR: 591 NE 7 AVE 4C
OWNER: JONES, RONALD T
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:
DRYWALL REPLACEMENT, FLOOR SHEATING AND PLUMBING (BATHROOM
REMODEL).**

**CASE NO: BE24090131
CASE ADDR: 777 MIDDLE RIVER DR
OWNER: 777 MIDDLE RIVER DRIVE LLC
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:
INSTALLATION OF A BOATLIFT WITHOUT A PERMIT.**

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**CASE NO: BE24090003
CASE ADDR: 829 NW 19 AVE
OWNER: HOLDINGS OF R J SEEDS LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW SFR: 1STY 3-BED 2-BATH NO GARAGE- PM-18080488 DRIVEWAY- BLD-RPAV-22070041**

**CASE NO: BE24080231
CASE ADDR: 971 SW 31 ST
OWNER: ACOSTA, ROSA IZAGUIRRE H/E
RIVERA, VICTOR HUGO
INSPECTOR: PRESTON MARK**

**VIOLATIONS: 47-19.2.EE
CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED
PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
UTILITY STRUCTURE OR SHED INSTALLED IN BACK YARD.**

**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 PAVERS WITHOUT A PERMIT.**

**CASE NO: BE24080279
CASE ADDR: 1010 SW 30 ST 1-2
OWNER: GREY, TEVIN D
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF-KITCHEN REMODEL AND RECESSED LIGHTS/ ATF-NEW MINI SPLITS/ ATF-6 WINDOWS AND
2 DOORS BLD-RALT-23080074/ ELE-RES-23080125/ PLB-RES-23080130/ MEC-RES-23060059/
BLD-WIN-23060016**

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**CASE NO: BE24110146
CASE ADDR: 1221 SW 29 ST
OWNER: VITALI, MARCUS JR
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:
WINDOW AND DOOR REPLACEMENT AND INTERIOR REMODEL KITCHEN AND BATHROOMS. THERE IS ALSO A NEW DECK INSTALLED WITHOUT PERMIT.**

**CASE NO: BE24090141
CASE ADDR: 1411 SW 24 CT
OWNER: SPLETT, TERRANCE L; LOUGHLIN, KIM
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

**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:
LOWER LEVEL ALTERATION, ADDED SEPERATE LIVING UNIT INCLUDING A KITCHEN AND BATHROOM.**

**CASE NO: BE24090081
CASE ADDR: 1516 N DIXIE HWY
OWNER: 1516 NORTH DIXIE HWY LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A DUPLEX TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

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CASE NO: BE24080353
CASE ADDR: 1620 NE 16 AVE
OWNER: VELAZQUEZ, NAPIER
INSPECTOR: PRESTON MARK

VIOLATIONS: 47-19.2.EE
CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: CONSTRUCTION OF TWO TOOL SHEDS AT THE REAR OF THE PROPERTY. ALSO THE CONSTRUCTION OF A COVERED PATIO STRUCTURE AT THE BACK OF THE HOME.

CASE NO: BE24120008
CASE ADDR: 1640 NE 5 CT 1-4
OWNER: LOMBARD, JACK
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RENOVATE BUILDING- NEW FENCE-REPLACE 17 WINDOWS AND 4 DOORS- #4 NEW POOL AND FLOOR BLD-CADD-21110002- BLD-FEN-24050128- BLD-WIN-22010013-BLD-RPSF-23020018

CASE NO: BE24120092
CASE ADDR: 1720 SW 23 AVE
OWNER: US PRIME CAPITAL LLC
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:
ALTERATION TO THE REAR OF THE HOME - KITCHEN, BATHROOMS, WINDOWS & DOORS, WALL CLADDING, ELECTRICAL SERVICE AND AC CHANGEOUT.

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**CASE NO: BE24080135
CASE ADDR: 1900 S OCEAN DR 1105
OWNER: ROSE, NATALIE A H/E MITCHELL, BETTY ROSE
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:
THE FIREWALL BETWEEN 2 CO-OP UNITS (1105 & 1104) WAS CUT OPEN WITHOUT A PERMIT. KITCHEN IN UNIT 1104 WAS CONVERTED TO A CLOSET WITH A VANITY & SINK.**

**CASE NO: BE24120006
CASE ADDR: 2308 SE 18 ST
OWNER: RUS'S PROPERTY LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOF-BLD-ROOF-22110114**

**CASE NO: BE24090021
CASE ADDR: 2426 KEY LARGO LN
OWNER: MAINELLA, ANTHONY
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:
REMODEL KITCHEN AND BATHROOM, NEW BOAT DOCK AND LIFT, NEW ENCLOSURE, WINDOWS AND DOORS.**

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**CASE NO: BE25010103
CASE ADDR: 2500 DEL LAGO DR
OWNER: DICELLO, NICHOLAS D
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
DOCK & SEAWALL REPAIR-BLD-BDSP-24070160**

**CASE NO: BE24110114
CASE ADDR: 2700 W BROWARD BLVD
OWNER: EL CAR WASH W BROWARD BLVD LLC
% LANDAU, JUSTIN & KARAS, GEOFFREY
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:
ALTERATION OF AN EXISTING CARWASH BUSINESS - PLUMBING, ELECTRIC,
MECHANICAL AND STRUCTURAL.**

**CASE NO: BE25010142
CASE ADDR: 2895 NE 32 ST 109
OWNER: WARDOWSKI, DAVID ALOYSIUS
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:
INTERIOR REMODEL - KITCHEN, BATHROOM AND NEW CLOSET WITH WASHER
& DRYER HOOK UP.**

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CASE NO: BE25010121
CASE ADDR: 2920 CENTER AVE
OWNER: 2920 CENTER BEACH BUNGALOW LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOF SHINGLE ROOF-BLD-ROOF-22110161

CASE NO: BE24100037
CASE ADDR: 5200 NW 31 AVE
OWNER: VILLAS AT LAKEVIEW CONDO ASSN INC
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:
GABLE END REPAIRS AT BUILDINGS A,B,C,D,E,F,G,H,J,K AND L.

CASE NO: BE24110130
CASE ADDR: 5340 NE 32 AVE
OWNER: MASCHMEYER, ANNE MARIE;
MASCHMEYER, MICHAEL B
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 111.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

HEARING TO IMPOSE FINES

CASE NO: CE14100405
CASE ADDR: 609 BREAKERS AVE # 1T
OWNER: FCP - COTTAGE LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2010) 105.11.2.1
BUILDING PERMIT # 12121505 WAS LEFT TO EXPIRE

CASE NO: BE23060052
CASE ADDR: 125 N BIRCH RD
OWNER: SPRINGBROOK GARDENS INC A CONDO
INSPECTOR: MARY RICH

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING
BUT NOT LIMITED TO CRACKS IN INTERIOR WALLS IN STAIRWELL, STEEL TUBE
COLUMN/CONCRETE LANDING ON SOUTH SIDE OF PROPERTY.

CASE NO: BE23010100
CASE ADDR: 1501 SE 15 ST
OWNER: THE ISLAND CLUB CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-309(A)
(MECHANICAL AND/OR ELECTRICAL EQUIPMENT AND DEVICES) IN DISREPAIR. MECHANICAL
EQUIPMENT AND MECHANICAL EQUIPMENT IN DISREPAIR, COOLING TOWER.

CASE NO: BE24080369
CASE ADDR: 1560 NE 4 AVE
OWNER: CHERISOL, BERNARD
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:
CHANGE OF USE WITHOUT THE REQUIRED PERMITS IN UNIT 1546, 1548, 1550, 1552 AND 1554.
WORK WITHOUT PERMIT INCLUDING INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO
TENANT SEPARATION WALLS PARTIALLY REMOVED BETWEEN UNITS 1552/1550, 1550/1548,
1548/1546, WALK IN COOLER IN UNIT 1546

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CASE NO: BE24040191
CASE ADDR: 1142 SEMINOLE DR 1A
OWNER: T E BOSWELL & A D BOSWELL REV TR
BOSWELL, TERRY E TRSTEE ETAL
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:
INTERIOR REMODEL - KITCHEN & BATHROOMS INCLUDING STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL.

CASE NO: BE24080157
CASE ADDR: 1900 S OCEAN DR
OWNER: BREAKWATER TOWERS CORP
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:
BALCONY RAILINGS SYSTEM REPLACEMENT DONE WITHOUT PERMITS.

CASE NO: BE24030137
CASE ADDR: 240 SW 14 AVE
OWNER: BEAVERHAUSEN, ANASTASIA
INSPECTOR: ANDREW GEBBIA

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:
AIR CONDITIONER UNIT CHANGEOUT

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CASE NO: BE23100150
CASE ADDR: 1605 NW 11 CT
OWNER: EC 2013 INVESTMENTS INC
INSPECTOR: ANDREW GEBBIA

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:
NEW AIR CONDITIONER UNIT CHANGE OUT

CASE NO: BE24050142
CASE ADDR: 5320 N POWERLINE RD 100
OWNER: DEZER POWERLINE OUTPARCEL LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SIGN-23060021, ELE-COM-23060075, BLD-CRES-22070006

CASE NO: BE24050176
CASE ADDR: 1615 NE 9 ST 1-2
OWNER: 1617 NE 9 ST 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 REMODELING, STRUCTURAL, M.E.P.

VIOLATIONS: FBC(2023) 111.1
CONVERTED A DUPLEX INTO FOURPLEX WITHOUT CERTIFICATE OF OCCUPANCY.

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CASE NO: BE24040082
CASE ADDR: 1705 SW 14 ST
OWNER: HORNADAY, VIRGINIA;
VIRGINIA SUE HORNADAY REV TR
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:
RE-ROOF AND NEW WINDOWS AND DOORS

CASE NO: BE24050177
CASE ADDR: 2520 LAGUNA TER
OWNER: CAMACHO, MIRTHA A H/E;
CAMACHO, JENNIFER G
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: ELECTRICAL WORKS, PLUMBING WORKS
SEWER LINE AND NEW PLUMBING FIXTURES, SPRINKLERS SYSTEM, PARTITION WORKS,
POOL RESURFACING. NEW ELECTRICAL PANEL AND MAIN PANEL, NEW A/C UNITS AND SECURITY SYSTEM.

VIOLATIONS: FBC(2023) 115.3
WORK CONTINUED WITHOUT PERMITS. PROPERTY SERVED WITH STOP WORK ORDER.

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CASE NO: BE24060170
CASE ADDR: 2680 NW 21 CT
OWNER: MCCOY, MABLE J
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-260.(a)
PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

VIOLATIONS: 9-259
THIS BUILDING IS UNFIT FOR HUMAN HABITATION.

CASE NO: BE24090177
CASE ADDR: 2680 NW 21 CT
OWNER: MCCOY, MABLE J
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1
BOARDING HOUSE IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO BOARDING HOUSE.

CASE NO: BE24040009
CASE ADDR: 3300 NE 37 ST
OWNER: FLEURANT, GUY
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

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CASE NO: BE23070139
CASE ADDR: 1000 SE 4 ST
OWNER: RIVERVIEW GARDEN APARTMENTS CONDO ASSOC INC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE24070111
CASE ADDR: 1115 SW 2 CT 1-5
OWNER: OPTIMAL HEALTH PHARMACY LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE23090063
CASE ADDR: 1801 S ANDREWS AVE
OWNER: 1801 ASSOCIATES LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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CASE NO: CE15100772
CASE ADDR: 1801 EISENHOWER BLVD
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU

CASE NO: CE11082725
CASE ADDR: 2491 W 84 SR
OWNER: BILLY B RICHARDSON LIV TR
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: CE15100773
CASE ADDR: 4250 NW 10 AVE
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

OLD BUSINESS

CASE NO: BE24070169
CASE ADDR: 3401 SW 16 ST
OWNER: DEL CASTILLO, LIZA M; NIETO, LUCAS
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:
ALUMINUM AWNING OFF THE BACK OF THE HOUSE.

CASE NO: BE24070106
CASE ADDR: 4800 BAYVIEW DR
OWNER: CORAL TOWERS CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE24100193
CASE ADDR: 105 N FEDERAL HWY
OWNER: JCHS 105 PROPERTY LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 111.1.1
THE REQUIRED CERTIFICATE OF OCCUPANCY (C.O.) RELATED TO CHANGE OF USE PERMIT BLD-CU-24050793 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING OCCUPIED

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 15, 2025
9:00 A.M.**

**CASE NO: BE23030194
CASE ADDR: 200 S BIRCH RD
OWNER: LEISURE BEACH ASSOCIATION INC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC BCA (2020) 116.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.
THERE IS DETERIORATION TO THE BALCONY FLOORS INCLUDING BUT NOT LIMITED TO EXTENSIVE CONCRETE SPALLING (DELAMINATION OF CONCRETE CAUSED BY RUSTING REINFORCEMENT STEEL BARS.**

**VIOLATIONS: 9-280(C)
THERE IS DETERIORATION TO THE BALCONY FLOORS INCLUDING BUT NOT LIMITED TO EXTENSIVE CONCRETE SPALLING (DELAMINATION OF CONCRETE CAUSED BY RUSTING REINFORCEMENT STEEL BARS.**

**CASE NO: BE24050080
CASE ADDR: 925 N ANDREWS AVE
OWNER: LA MEXICANA HOLDINGS 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 FRAMING. EXTERIOR WINDOW AND DOOR REMOVED AT WEST AND SOUTH EXTERIOR WALL. EXTERIOR WALL OPENING INFILL AT SOUTH WALL.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 15, 2025
9:00 A.M.**

**CASE NO: BE24040093
CASE ADDR: 1612 SW 12 CT
OWNER: TUCKER, RYAN & CHRISTINA
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:
ADDITION/CARPORT ENCLOSURE, EXTERIOR DOOR, ALTERATIONS TO ACCESSORY STRUCTURE INCLUDING ROOF STRUCTURE REPLACEMENT.**

**CASE NO: BE24090098
CASE ADDR: 2300 NE 33 AVE
OWNER: EVERGLADES CLUB CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE CRACKS ON THE CONCRETE CEILING VISIBLE FROM THE GROUND FLOOR PARKING GARAGE ON THE EAST SIDE OF THE BUILDING. WATER FROM THE SECOND FLOOR PATIO APPEARS TO BE PENETRATING THROUGH THE CONCRETE SLAB AND LEAKING INTO THE PARKING GARAGE. WATER INTRUSION INTO THE NORTH STAIRWELL.**

**CASE NO: BE23080031
CASE ADDR: 3051 NE 47 CT
OWNER: WAYNE HOUSE ASSOCIATION INC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(C)
DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN DISREPAIR**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 15, 2025
9:00 A.M.**

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**CASE NO: BE23060035
CASE ADDR: 3250 NE 28 ST
OWNER: LE CERCLE BY THE BEACH CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES**

VIOLATIONS: 9-280(b)

**THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. POOL
EQUIPMENT ROOM IN DISREPAIR INCLUDING BUT NOT LIMITED TO: CONCRETE SPALLING,
ELECTRICAL AND SWING METAL DOOR/FRAME.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 15, 2025
9:00 A.M.

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ADMINISTRATIVE HEARING – CITATION APPEAL

CASE NO: BE25030097
CASE ADDR: 477 SW 1 AVE
OWNER: MHJV RIVERWALK LLC
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: Sec. 25-14
ILLICIT/ILLEGAL DISCHARGE INTO THE CITY INLET DURING SEWER LATERAL CONNECTION
FORHANOVER CONSTRUCTION.

CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
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