



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA**

JULY 22, 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: • Terry Nolen, Chairperson • Donald Ray Karney III, Vice Chairperson • Justin Beachum •
• Alexander Schneider • Carlos Lang • August Pujols • Jacquie Shaw • Ed Murphy
• 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
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NEW BUSINESS

CASE NO: BE25030071
CASE ADDR: 2001 NW 62 ST
OWNER: CAPITAL CYPRESS 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:
INTERIOR BUILDOUT FOR MRI SERVICES - FRAMING & DRYWALL, MECHANICAL AND ELECTRICAL.

CASE NO: BE25030153
CASE ADDR: 2730 SW 17 ST
OWNER: HPA US1 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:
ENCLOSED GARAGE, ALTERED SLIDING GLASS DOOR, AND KITCHEN AND BATH REMODEL WITHOUT PERMITS.

CASE NO: BE25010172
CASE ADDR: 1304 NE 16 TER
OWNER: QUINNETT, MARTIN
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1
DUPLEX CONVERTED INTO TRIPLEX.

CASE NO: BE25020032
CASE ADDR: 1109 NE 6 AVE
OWNER: 1109 REALTY LLC
INSPECTOR: JOSE SARGUSTI

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 KITCHEN, BATHROOM, ELECTRICAL PANEL AND ROOF.

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CASE NO: BE25020227
CASE ADDR: 1317 N ANDREWS AVE
OWNER: ZURBARAN,MIGUEL ANTONIO F
ROSABAL,DAILEN SUAREZ
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 KITCHEN, BATHROOMS (3), SHADE STRUCTURES (2) AND ALUMINUM SHADE AREA IN BACK YARD, SPA, EXTERIOR KITCHEN.

CASE NO: BE25030014
CASE ADDR: 1416 SW 26 AVE
OWNER: CUNNINGHAM,JOSUE & ANGELA
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:
ALUMINUM SHADE STRUCTURES (1), BOAT CANOPY (1) AND SHEDS (2).

CASE NO: BE25030013
CASE ADDR: 1318 SW 26 AVE
OWNER: MENDEZ,JESSICA
ARGUELLO,ILEANA
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:
FRONT DOOR, REAR PAVER PATIO, REAR ADDITIONS ON HOUSE

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CASE NO: BE25030048
CASE ADDR: 813 RIVIERA ISLE DR
OWNER: MATITSINE, SERGUEI
MATYTSINA, TATIANA
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 DOCK PIERS, 1 STEEL BOATLIFT WITH ELECTRIC

CASE NO: BE25030059
CASE ADDR: 2301 BARCELONA DR
OWNER: LUQUE, SKYE TREVOR
ESSLINGER, LAURA ANNE
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:
FENCE INSTALLATION

CASE NO: BE25030093
CASE ADDR: 1517 NE 5 TER
OWNER: BLUE MOON RESIDENCE 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:
PLUMBING/WATER HEATER CHANGEOUT

CASE NO: BE24030113
CASE ADDR: 6301 NE 20 TER
OWNER: COPPOLA, SALVATORE
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- POOL COPING STONES REPLACEMENT.
2- RETAINING WALL AT THE BACK OF THE PROPERTY

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CASE NO: BE25020177
CASE ADDR: 824 SE 12 ST
OWNER: LAMBRECHTS,BETTINA
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- ACCESSORY STRUCTURE WITH ELECTRICITY
2- ROOF PATIO WITH ELECTRICITY
3- TWO SHEDS
4- GAZEBO

CASE NO: BE25020184
CASE ADDR: 1505 SW 9 ST
OWNER: LEBBAD,FOUAD R
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:
CARPORT ENCLOSED WITHOUT PERMITS

CASE NO: BE25020188
CASE ADDR: 204 SW 19 AVE
OWNER: BART & LISA FLORIDA 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- KITCHEN AND BATHROOM REMODEL
2- RECESS LIGHTS

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CASE NO: BE25020245
CASE ADDR: 2961 SW 13 CT
OWNER: HARRIS,JOHN A H/E
HARRIS,JEANNETTE 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:
1- ROOF STRUCTURE BACK OF THE PROPERTY
2. SHED

CASE NO: BE25020276
CASE ADDR: 445 NE 11 AVE
OWNER: 445 NE 11TH AVENUE 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. FOUNDATION WORK HAS STARTED WITHOUT PERMIT ISSUANCE.
2- PERIMETER WALL

CASE NO: BE25030012
CASE ADDR: 1435 SW 25 AVE
OWNER: PERRET-GENTIL,JOHN I
BRAVO,MARIA ALEJANDRA
INSPECTOR: SEVERIAN IONESCU

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:
PATIO ROOF STRUCTURE BUILT IN THE REAR OF THE PROPERTY

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**CASE NO: BE25030116
CASE ADDR: 427 NW 19 AVE
OWNER: MENDOZA,IMILSYS
INSPECTOR: SEVERIAN IONESCU**

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 REMODELING/ALTERATION, WINDOWS AND DOORS REPLACEMENT, CONCRETE DRIVEWAY, NEW FENCE.

**CASE NO: BE25030150
CASE ADDR: 1227 E LAS OLAS BLVD
OWNER: LAS OLAS CENTRAL LLC
INSPECTOR: SEVERIAN IONESCU**

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:
STORE FRONT REPLACEMENT/ RE-CONFIGURATION, REMOVAL OF KNEE WALL**

**CASE NO: BE25030159
CASE ADDR: 1613 NW 11 ST
OWNER: ELITE GROUP PROPERTIES LLC
INSPECTOR: SEVERIAN IONESCU**

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 ALTERATION, WINDOWS AND DOORS REPLACEMENT**

**CASE NO: BE25030160
CASE ADDR: 1313 NW 11 PL
OWNER: ELITE GROUP PROPERTIES LLC
INSPECTOR: SEVERIAN IONESCU**

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 ALTERATION ELECTRICAL, PLUMBING, MECHANICAL.**

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**CASE NO: BE25030161
CASE ADDR: 517 NW 16 AVE
OWNER: BESSARD, JOHNNY JULIEN, ANANIE
INSPECTOR: SEVERIAN IONESCU**

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 RENOVATION:

STRUCTURAL, PLUMBING, ELECTRIC, MECHANICAL, NEW AIR CON. UNITS, NEW WINDOWS AND DOORS

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OLD BUSINESS

**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: BE25040071
CASE ADDR: 2855 W COMMERCIAL BLVD
OWNER: LAUDERDALE COMMERCIAL BLVD PARTNERS 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:
INTERIOR RENOVATIONS, KITCHENETTES, SPLIT UNIT A/C,-STRUCTURAL, PLUMBING, ELECTRICAL,
AND MECHANICAL.**

**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: 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.**

**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.**

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

**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**

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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: 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: 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

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: 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.

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.

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: 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: 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**

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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

CASE NO: BE24040187
CASE ADDR: 1236 NW 16 ST
OWNER: 1236 NW 16TH STREET LAND TR
IAG FOUNDATION INC TRSTEE
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE REMODEL, INTERIOR WALLS, ROOF STRUCTURE, BATHROOMS, KITCHEN, ELECTRICITY ETC. INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL.

CASE NO: 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: 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.

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 (COMPLIED)
3. FENCE (COMPLIED)
4. KITCHEN REMODELED (COMPLIED)
5. BATHROOM REMODELED. (COMPLIED)

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

VIOLATIONS: FBC(2023) 111.1.1
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

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: 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**

**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**

**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.**

**CASE NO: BE24080030
CASE ADDR: 1016 NE 17 CT
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: 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: 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

CASE NO: BE24080145
CASE ADDR: 950 SW 29 ST 1-2
OWNER: 5 STAR RENOVATION & CONSTRUCTION
950 SW 29TH STREET 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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HEARING TO IMPOSE

**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: 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. (COMPLIED)**

**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**

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**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: 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: 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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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: 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: 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: 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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**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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