



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

JULY 17, 2025

9:00 AM

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

**RICHARD DOODY
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.



NEW BUSINESS

CASE NO: BE25060010
CASE ADDR: 1524 SE 13 ST
OWNER: RION INVESTMENTS LLC
INSPECTOR: MARY RICH

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TOO LOOSE CONSTRUCTION DEBRIS.

CASE NO: BE24090077
CASE ADDR: 100 NE 3 AVE
OWNER: MIAMI OFFICE 3 LLC
% ZURICH ALTERNATIVE ASSET MGMT
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: BE23070373
CASE ADDR: 4650 NW 21 AVE
OWNER: BROWARD COUNTY BOARD
OF COUNTY COMMISSIONERS
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: BE25020050
CASE ADDR: 1311 NW 5 AVE
OWNER: FILGUEIRA, DARIO G & BETTY L
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:
RE-ROOF**

**CASE NO: BE25020018
CASE ADDR: 1619 NW 8 AVE
OWNER: ADORNA, ARIAN;
GONZALEZ, OPTACIANO ADORNA
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:
BATHROOMS AND KITCHEN REMODELING AND TANKLESS WATER HEATER INSTALLATION**

**CASE NO: BE25020026
CASE ADDR: 3055 E COMMERCIAL BLVD
OWNER: EAST COMMERCIAL BOULEVARD PROPERTY 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:
ACCESSORY METAL STRUCTURE AND CONCRETE SLAB BUILT IN THE REAR OF THE PROPERTY**

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CASE NO: BE24120127
CASE ADDR: 303 N FORT LAUDERDALE BEACH BLVD
OWNER: DIAMONDROCK FL OWNER LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
CHANNEL LETTERS ELECTRICAL SIGN READ: STARBUCKS COFFE EAST
ELEVATION- BLD-SIGN-23010014

CASE NO: BE24090165
CASE ADDR: 1041 SW 29 ST
OWNER: PETION, MACKENZIE
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:
STRUCTURE ATTACHED TO THE REAR OF THE BUILDING.

CASE NO: BE24070020
CASE ADDR: 1137 SW 8 TER
OWNER: KJ 4 INVESTMENT 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:
SINGLE FAMILY HOME SUBDIVIDED AND CONVERTED INTO TRIPLEX, KITCHENS ADDED, INTERIOR LAYOUT MODIFIED.

VIOLATIONS: FBC(2023) 111.1.1
SINGLE FAMILY HOME CONVERTED INTO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

CASE NO: BE24080259
CASE ADDR: 1280 SW 29 ST
OWNER: DELUCA, ALLISON G
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 47-19.2.P
TWO TIKI HUTS WERE BUILT AT THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMIT

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CASE NO: BE24010152
CASE ADDR: 1390 RIVERLAND RD
OWNER: 1390 RIVERLAND RD 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:
DUPLEX SUBDIVIDED AND CONVERTED INTO FOURPLEX.

VIOLATIONS: FBC(2023) 111.1.1
DUPLEX CONVERTED INTO FOURPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

CASE NO: BE24120020
CASE ADDR: 1505 NE 15 AVE
OWNER: EY PROPERTIES 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 KITCHEN RENOVATION, INTERIOR PARTITION WALL COVERING DRYWALL REMOVED AND REPLACED. WOOD FENCE AT THE EAST SIDE OF THE PROPERTY.

CASE NO: BE24110046
CASE ADDR: 1507 NE 20 ST
OWNER: GIGANTE, MICHAEL 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:
GARAGE EXTERIOR WALLS REPLACED WITH WOOD FRAMING, GARAGE ROOF FRAMING REPLACED.

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CASE NO: BE25010226
CASE ADDR: 2848 NE 25 CT
OWNER: CORAL RIDGE HOME LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 111.1.1
OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

VIOLATIONS: FBC(2023) 110.1
MISSING REQUIRED INSPECTIONS.

CASE NO: BE23070270
CASE ADDR: 3724 JACKSON BLVD
OWNER: NAIRNE, OSWALD L
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:
PROPERTY HAS BEEN MODIFIED BY BLOCKING OR ENCLOSING WINDOWS AND DOORS AND ENCLOSING OPEN AREAS TO CREATE SEPARATED UNITS.

CASE NO: BE25020126
CASE ADDR: 4400 BAYVIEW DR
OWNER: NORTH BRIDGE LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 25-100.
CONCRETE PAVEMENT AT REAR OF PROPERTY EXTENDING OVER EASEMENT OR ROW

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 PAVEMENT AT REAR OF PROPERTY EXTENDING OVER EASEMENT OR ROW

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**CASE NO: BE25010077
CASE ADDR: 20 NE 16 AVE
OWNER: CHARNIS, AMIR GOLDENBERG;
RODRIGUEZ VELEZ, DANIEL
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:
CONCRETE DRIVEWAY, WALKWAY AND SWALE.**

**CASE NO: BE25010085
CASE ADDR: 301 SW 9 ST
OWNER: CONFREDA, RALPH WILLIAM 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:
REMODEL KITCHENS AND BATHS.ALSO COVERED STRUCTURE/ROOF AT REAR.**

**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: BE25020001
CASE ADDR: 309 SW 25 TER
OWNER: OWENS, MICHIE
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, FRAMING & DRYWALL, NEW ELECTRICAL & MECHANICAL, PLUMBING FOR SANITARY DRAIN REPAIR OR REPLACEMENT.**

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**CASE NO: BE24090190
CASE ADDR: 408 NE 6 ST
OWNER: SE SOLMAR LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REMODEL 4 EXISTING MONUMENT SIGNS- BLD-SIGN-20010025- ELE-COM-20010081**

**CASE NO: BE24120053
CASE ADDR: 735 NE 15 ST
OWNER: FANG PROPERTIES 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:
NEW MINI SPLITS/INTERIOR REMODEL - KITCHENS AND BATHROOMS.**

**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: BE25010127
CASE ADDR: 803 SE 12 CT
OWNER: DALICHOW, ROMAN
INSPECTOR: PRESTON MARK**

**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:
ROOFTOP PERGOLA WITH ELECTRICAL.**

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CASE NO: BE24080256
CASE ADDR: 1230 SW 28 ST
OWNER: FIGUEROA, RUBEN B H/E
DE LEON FIGUEROA, ANDREA 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:
ADDITION TO COVERED PATIO WITHOUT PERMITS.

CASE NO: BE25010238
CASE ADDR: 1368 SE 14 ST
OWNER: DREYFUSS, JESSICA JANE D
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:
METAL RE-ROOFING BY OWNER WITHOUT A PERMIT.

CASE NO: BE25020243
CASE ADDR: 1431 N FEDERAL HWY
OWNER: BRICKBOX ATLANTIC LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
EXTRACT ASPHALT PATIO AND INSTALL PAVER PATIO- BLD-RPAV-24010181 AND EXTERIOR STAIRWAY- BLD-CALT-2211001

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CASE NO: BE24100158
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT 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:
NEW PAVERS AT THE REAR OF THE BUILDING AND NEW IRRIGATION WORK.

CASE NO: BE24110009
CASE ADDR: 1617 NW 7 TER
OWNER: BLACKWOOD 1617 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 REMODEL INCLUDING KITCHEN.

CASE NO: BE25010181
CASE ADDR: 2515 NE 11 CT
OWNER: LEWIS, TODD H/E; NGUYEN, THAI
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE-
METAL AND TILE ROOF- BLD-ROOF-WT-24050087 / REPLACE CAST IRON SEWER AND WATER LINE FROM STREET- PLB-RES-21070226 / DEMOLITION OF WALLS WITH ADDITIONS OF STRUCTURAL BEAMS AND COLLAR TIES -BLD-RDEM-21070016

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**CASE NO: BE25020186
CASE ADDR: 345 N FORT LAUDERDALE BEACH BLVD
OWNER: SPRING TIDE APTS INC
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 DEMOLITION OF POOL ACTIVITY ROOM AREA.**

**CASE NO: BE25010239
CASE ADDR: 608 NE 11 AVE
OWNER: FAGET, EDMOND D H/E; SIMONS, JAMES E
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INSTALL 17 IMPACT WINDOWS AND 3 IMPACT DOOERS IN 15 OPENINGS- BLD-WIN-24070096**

**CASE NO: BE25010222
CASE ADDR: 1223 SW 5 CT
OWNER: IRONS, SHANIQUE;
NEW RIVER RANCH LAND TR
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 BLACK CHAINLINK FENCE AND NEW DOCK AND PILE INSTALLATION**

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**CASE NO: BE25020020
CASE ADDR: 1300 SW 34 AVE
OWNER: CARRIAGE ENTERPRISE 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 KITCHEN, OUTDOOR KITCHEN, NEW BATHROOMS, NEW A/C UNIT, NEW CONCRETE PATIO**

**CASE NO: BE25010193
CASE ADDR: 2100 S OCEAN DR 4J
OWNER: WOLFE, BRYAN
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#4J- INSTALL LOW WATER HEATER 30 GALLON- PLB-WAT-24060220**

**CASE NO: BE24120065
CASE ADDR: 2171 SW 23 AVE
OWNER: 2171 23RD LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOF FLAT 600SF-NOC-BLD-ROOF-WT-23050070**

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**CASE NO: BE25010009
CASE ADDR: 2171 SW 23 AVE
OWNER: 2171 23RD 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 RENOVATIOS, KITCHEN, BATHROOMS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL. EXTERIOR RENOVATIOS/ STUCCO, REAR ALUMINUM ROOF OVER EXISTING REAR BALCONY, FRONT CONCRETE ENTRANCE STEPS.**

**CASE NO: BE25010080
CASE ADDR: 2172 NE 62 ST
OWNER: MENDEZ, TATIANA; SILVA, RODGER SENA
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 BOARD ON BOARD AND A FRONT DOOR REPLACEMENT**

**CASE NO: BE25010200
CASE ADDR: 2201 SE 21 ST
OWNER: JONES, BRETT & EILEEN
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-19100019 / ELE-RES-19100018 / PLB-RES-19100020 / MEC-RES-19100030**

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**CASE NO: BE24110128
CASE ADDR: 2808 MIDDLE RIVER DR
OWNER: CINEUS, FRANCOIS; CINEUS, RAYMOND
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:
INTERIOR ALTERATIONS, KITCHENS, BATHROOMS - STRUCTURAL, PLUMBING,
ELECTRICAL, MECHANICAL**

**CASE NO: BE24120112
CASE ADDR: 3081 E COMMERCIAL BLVD
OWNER: SUNNYVALE CORP N V
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 RENOVATION, STRUCTURAL, PLUMBING AND ELECTRICAL**

**CASE NO: BE25010166
CASE ADDR: 3410 GALT OCEAN DR 1107N
OWNER: QUIJANO, GIUSTAVO A &
QUIJANO, CARLOS F ETAL
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
EXPIRED PERMIT- #1107N AC CHANGE OUT-MEC-HVCHG-24070026**

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**CASE NO: BE24080251
CASE ADDR: 220 SW 21 ST
OWNER: MACDONALD, BRIAN;
PATINO, MARIA JULIANA
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 RIBBONS DRIVEWAY AND SYNTHETIC INSTALLED IN THE FRONT YARD.**

**CASE NO: BE24070155
CASE ADDR: 244 SW 23 ST
OWNER: BONNET, VICTOR ALEJANDRO;
GALLO, MARIA TERESA
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:
SHADE STRUCTURES WITH TRELIS STRUCTURE /ELECTRICAL INSTALLATION FOR LIGHTING, TV. AND FANS. DOOR THRU THE ALLEY.**

**CASE NO: BE24120113
CASE ADDR: 336 N BIRCH RD
OWNER: BIRCH CREST APTS INC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#9H BALCONY-CONCRETE RESTAURATION AND WATERPROOFING-BLD-CRES-23040003**

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**CASE NO: BE25010032
CASE ADDR: 510 NE 11 AVE
OWNER: DIJKHUIZEN, JACOB;
JACOB DIJKHUIZEN TR ETAL
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW TILE ROOF 400SQ FT SFR ADDITION PM-04100551**

**CASE NO: BE24090008
CASE ADDR: 620 SW 17 ST
OWNER: LOPEZ, ANISSA H/E; MORAN, PAUL JOHN
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:
WOOD AND STEEL STRUCTURES AND TWO SHEDS.**

**VIOLATIONS: 47-19.2.P
SHADE STRUCTURE AND SHEDS INTALLED CLOSER THAN 5 FEET FROM THE PROPERTY LINE
(SIDE AND REAR).**

**CASE NO: BE24100057
CASE ADDR: 633 NW 15 AVE
OWNER: ROVASH PROPERTIES LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 111.1.1
MORE THAN NINE UNITS IN THIS PROPERTY WITHOUT CERTIFICATE OF OCCUPANCY; WITH
RECORDS FOR A QUADPLEX ONLY.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE24080232
CASE ADDR: 813 SW 29 ST 1-4
OWNER: NORIEGA INVESTMENTS 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:
CONVERSION OF TWO UNIT BUILDING TO A FOUR UNIT BUILDING, REMOVAL OF A/C WALL UNITS AND INSTALLATION OF MINI-SPLIT UNITS.

CASE NO: BE24090030
CASE ADDR: 819 SW 26 CT
OWNER: JABBOUR, GHASSAN
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 ENCLOSURE.

CASE NO: BE24080201
CASE ADDR: 1001 SW 31 ST
OWNER: MALI-CONN INVESTMENTS LLC
SANTANA PROPERTY INVESTMENT CORP
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 116.1.1
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. ROOF COLLAPSED

CITY OF FORT LAUDERDALE
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CASE NO: BE25030057
CASE ADDR: 1120 NW 6 ST
OWNER: YOUNG, VELTA MALISA
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1
STORE"B" CHANGE OF USE FROM COMMERCIAL TO SCHOOL, WITHOUT PERMIT.

CASE NO: BE24100178
CASE ADDR: 1122 NE 10 AVE
OWNER: JACKAL HOMES 6 LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
COMPLETE DEMOLITION OF SINGLE FAMILY-BLD-RDEM-22060012

CASE NO: BE24110165
CASE ADDR: 1236 NE 16 AVE
OWNER: KANJANAPISAL, ROBERT
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- NEW SHADE STRUCTURE AND NEW LAUNDRY CLOSET.
NEW POOL ABOVE GROUND.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE24120047
CASE ADDR: 1462 SW 18 TER
OWNER: KIGHT, TYLER JAMES
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 ROOF STRUCTURE IN THE BACKYARD.

CASE NO: BE24100109
CASE ADDR: 1620 SW 5 ST
OWNER: MEERSON, YANA
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:
DOCK RENOVATION AND SEAWALL RAISED. TIKI HUT IN THE BACKYARD.

CASE NO: BE24080284
CASE ADDR: 1824 COCONUT DR
OWNER: GRINER, DAVID & BROOKE
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 SHED.

VIOLATIONS: 47-19.2.P
CAR AWNINGS (2) INSTALLED CLOSER THAN 5 FEET FROM THE SIDE PROPERTY LINE.

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CASE NO: BE24100029
CASE ADDR: 2720 NE 59 ST
OWNER: 542 INC
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:
TANKLESS WATER HEATER.

CASE NO: BE25010138
CASE ADDR: 3420 NW 53 ST
OWNER: LRF3 MIA 53 STREET LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
EXPIRED PERMIT- ADDING A WIRELESS RADIO FOR MONITORING OF AN EXISTING
FIR-BDA-24070007

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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JULY 17, 2025
9:00 A.M.**

**CASE NO: BE24020035
CASE ADDR: 27 ISLA BAHIA DR
OWNER: SYMONS, SUSAN R SYMONS 2024 IRREV TR ETAL
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 CANOPY**

**CASE NO: BE24110100
CASE ADDR: 508 SE 18 CT 1-3
OWNER: BROWARD HOUSE INC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. WINDOWS ON THE ACCESSORY STRUCTURE ARE BROKEN**

**CASE NO: BE25010007
CASE ADDR: 509 SE 19 ST 1-3
OWNER: ASSOULINE, ANABELL
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:
METAL FENCE, KITCHEN AND BATHROOM REMODEL, NEW A/C AND RECESS LIGHTS**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.**

**CASE NO: BE24120142
CASE ADDR: 809 NE 16 AVE
OWNER: VICTORIA PARK DEVELOPMENT LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF- PARTIAL DEMO: REMOVE STEM WALLS/CAP PLUMBING AT GRADE LEVEL
BLD-CDEM-23060008**

**CASE NO: BE24110038
CASE ADDR: 811 SW 4 ST 1-4
OWNER: 811 FORT LAUDERDALE 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 PVC FENCE AND SHED**

**CASE NO: BE24110069
CASE ADDR: 815 SW 4 ST 1-4
OWNER: 811 FORT LAUDERDALE 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 PVC FENCE**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.**

**CASE NO: BE24120145
CASE ADDR: 821 NE 16 AVE
OWNER: VICTORIA PARK DEVELOPMENT LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE
LEVEL--BLD-CDEM-23060009**

**CASE NO: BE24120144
CASE ADDR: 825 NE 16 AVE
OWNER: VICTORIA PARK DEVELOPMENT LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE
LEVEL-BLD-CDEM-23060010**

**CASE NO: BE24120143
CASE ADDR: 841 NE 16 AVE
OWNER: VICTORIA PARK DEVELOPMENT LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF-PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE LEVEL-CAP OFF
VERTICAL PLUMBING PIPES BELOW GRADE LEVEL BLD-CDEM-23030003- PLB-COM-23030045**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.

CASE NO: BE24110116
CASE ADDR: 903 W STATE ROAD 84
OWNER: WILLIAM WYLIE SACKS TR
%DTS PROPERTIES II 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:
SIGNS INCLUDING WINN DIXIE, BEALLS, SUBWAY, BARBER,84 THAI FOOD, DRY CLEANERS, COIN LOUNDRY, TOP SHELF CABINETS, SLACKERS BAR, DOLLAR TREE.

CASE NO: BE24010094
CASE ADDR: 1019 SW 20 ST
OWNER: HERNANDEZ, JANENE;
TORRES, ELKIN A HERNANDEZ
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, ALTERATION OF ROOF STRUCTURE, NEW WINDOW AND DOORS, MODIFICATION OF DOORS AND WINDOWS OPENINGS, ENCLOSED CARPORT, MODIFIED FLORIDA ROOM (INCREASED AREA AND NEW ROOF.), ACCESSORY STRUCTURE AT BACK OF PROPERTY, FENCE

CASE NO: BE24120055
CASE ADDR: 1112 NW 7 AVE
OWNER: WASABI GARDENS 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 DRIVEWAY AND NEW ROOF STRUCTURE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25030171
CASE ADDR: 1525 SE 13 ST
OWNER: MARSENISON, MATTHEW & BEATRIZ
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 111.1.1
THIS PROPERTY IS BEING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.**

**CASE NO: BE24120139
CASE ADDR: 1531 NW 13 CT
OWNER: GUERRIER, JOSEPH
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:
ACCESORY STRUCTURE, CANOPY AND CHICKEN COOP.**

**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.**

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

**CASE NO: BE24120131
CASE ADDR: 2141 SW 35 AVE
OWNER: CUBA, YUSELIS LEDON; PEREIRA, JAVIER
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:
CANOPY, CONCRETE ON BACK PATIO, SHEDS, FENCE**

**CASE NO: BE25010069
CASE ADDR: 2601 ACACIA CT
OWNER: SUNSCAPE GROUP 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:
MAIN PROPERTY DETACHED GARAGE HAS BEEN COMPLETELY GUTTED, AND REMODEL WORK HAS BEGUN. INCLUDING ROOF STRUCTURE, WOOD FLOOR STRUCTURE, NEEDS ELECTRICAL, STRUCTURAL, MECHANICAL AND PLUMBING.**

**CASE NO: BE24110081
CASE ADDR: 3193 NW 65 DR
OWNER: DELEON, NELSON L & NATALIE
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**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE24120133
CASE ADDR: 3360 SW 20 ST
OWNER: SRP SUB 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:
FENCE, FRONT DOOR, ROOF STRUCTURE**

**CASE NO: BE25010004
CASE ADDR: 6831 NW 26 TER
OWNER: UNCAPHER, MEGAN MARIE H/E
ZAVALA, ENA MARIA H/E ETAL
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INSTALLATION OF ROOF MOUNTED SOLAR PV SYSTEM- BLD-SOL-23030034**

HEARING TO IMPOSE FINES

CASE NO: BE24060032
CASE ADDR: 2487 ANDROS LN
OWNER: DAVIDOVICH, MIKHAIL
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 24-11(d)
THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

CASE NO: BE24070053
CASE ADDR: 330 SW 29 AVE
OWNER: TRIDENT REALTY GROUPS 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:
WINDOW AND EXTERIOR DOORS REPLACEMENT. INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS.

CASE NO: BE24020055
CASE ADDR: 2621 N OCEAN BLVD
OWNER: USMAN, GHULAM H
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:
RAILINGS TO STAIRS ON SOUTH SIDE OF BUILDING, NEW WINDOWS/DOORS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
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CASE NO: BE24040096
CASE ADDR: 1617 POINSETTIA DR
OWNER: DU TOIT, JOHAN CHRIS
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:
POOL AND POOL DECK.

CASE NO: BE24020178
CASE ADDR: 4500 N FEDERAL HWY
OWNER: EDKAR INVESTMENTS INC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
PARTITION WALL DEMOLISHED, NEW PARTITION WALL, ELECTRICAL WORKS.

CASE NO: BE23050185
CASE ADDR: 1117 MANDARIN ISLE
OWNER: HUGUET, ROBERTO H/E; HUGUET, KELLY A
INSECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-17080523/PM-17080524/PM-17080526- 13000GALLONS NEW SWIMMING POOL AND 600 SQ DECK

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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JULY 17, 2025
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CASE NO: BE24060011
CASE ADDR: 1150 SW 24 AVE
OWNER: MCO HOLDINGS 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:
DEMOLITION, ELECTRICAL, AND PLUMBING

CASE NO: BE24080271
CASE ADDR: 1347 SW 30 ST
OWNER: HOLLAND, ANDREW
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 AND GATES, BRICK PAVER DRIVEWAY.

CASE NO: BE24080237
CASE ADDR: 1541 SW 32 CT
OWNER: ZELAYA, ELMER C
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:
REAR SHADE ROOF STRUCTURE

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.

CASE NO: BE24070014
CASE ADDR: 3420 DAVIE BLVD
OWNER: EMMANUEL BAPTIST CHURCH OF HOLINESS INC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INT. RENOV.;"CHURCH"- PM-09040565

CASE NO: BE24050200
CASE ADDR: 3788 SW 17 ST
OWNER: AMOR, 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:
METAL FENCE AND GATES

CASE NO: BE24090006
CASE ADDR: 5100 BAYVIEW DR
OWNER: ROYAL LAUDERDALE LANDINGS INC
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 AROUND POOL AREA

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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9:00 A.M.

CASE NO: BE24010040
CASE ADDR: 911 SW 11 AVE
OWNER: LOS POTROS REAL ESTATE 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:
KITCHEN AND BATHROOM REMODEL, STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATION. WINDOW & DOOR REPLACEMENT.

CASE NO: BE25010155
CASE ADDR: 1616 SE 7 ST
OWNER: 1616SE7TH LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 111.1.1
THIS NEW HOME IS BEING OCCUPIED WITHOUT OBTAINING THE FINAL INSPECTIONS AND A CERTIFICATE OF OCCUPANCY.

CASE NO: BE24090064
CASE ADDR: 1713 NW 13 CT
OWNER: JAMES, SELBY
INSPECTOR: PRESTON MARK

VIOLATIONS: 9-259
IN THE OPINION OF THE BUILDING OFFICIAL THIS BUILDING IS UNSAFE AND CONSIDERED TO BE UNFIT FOR HUMAN HABITATION. POSTED AS UNSAFE.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE ROOF, CEILING, KITCHEN AND BATHROOMS.

CASE NO: BE24070121
CASE ADDR: 2124 SW 3 TER
OWNER: FAY PLASNIE 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:
NEW FENCE, WINDOWS, DOORS, KITCHEN & BATHROOMS AND AC UNITS.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.

CASE NO: BE24030037
CASE ADDR: 2230 NE 56 PL 205
OWNER: MARTEL, KEVIN
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 REMODEL INCLUDING DRYWALL, PLUMBING AND ELECTRICAL.

CASE NO: BE24050196
CASE ADDR: 2436 OKEECHOBEE LN
OWNER: ZEPEDA, FRANCISCO
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 AND BATH. NEW SOFFIT AND LIGHTING, BOAT DOCK AND PAVER DECK/CONCRETE SLABS.

CASE NO: BE24030090
CASE ADDR: 3075 SW 16 ST
OWNER: RODRIGUEZ, JULIO H/E
RODRIGUEZ, YENELYS ARTEGA
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:
CONSTRUCTION OF DETACHED LAUNDRY AND UTILITY ROOM 11' x 30',
INSTALATION OF TWO METAL SHEDS.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
JULY 17, 2025
9:00 A.M.

CASE NO: BE24070235
CASE ADDR: 801 SW 15 AVE
OWNER: INBAR 2 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: BE23090242
CASE ADDR: 833 NE 4 AVE
OWNER: FT 850-833 LLC; SS 850-833 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.

CASE NO: BE21070397
CASE ADDR: 900 RIVER REACH DR
OWNER: RIVER REACH 1 CONDO ASSN
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: BE23070115
CASE ADDR: 917 SE 13 ST COMM
OWNER: RIO VISTA TOWNHOMES CONDO ASSN
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: BE21070388
CASE ADDR: 1000 RIVER REACH DR
OWNER: RIVER REACH 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:
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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.

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CASE NO: BE23090135
CASE ADDR: 2731 SW 11 CT
OWNER: ARCHDIOCESE OF MIAMI
OUR LADY QUEEN OF MARTYRS
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: BE24070250
CASE ADDR: 3711 N OCEAN BLVD
OWNER: 3711 N OCEAN BLVD 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: BE23100023
CASE ADDR: 6881 NW 16 TER
OWNER: 6881 NW 16 TER PROPERIES 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.

OLD BUSINESS

CASE NO: BE24080294
CASE ADDR: 301 SW 21 ST
OWNER: BAKER, MATT J
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 - ENCLOSED FLORIDA ROOM WITHOUT PERMITS.

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: BE24070086
CASE ADDR: 1661 SW 32 CT
OWNER: BARRETT, SEBASTON
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, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.

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**CASE NO: BE23070319
CASE ADDR: 2240 SW 33 TER
OWNER: DEGRAEVE, 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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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9:00 A.M.**

Address	Case Number	Type	Inspector	PG	Name

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