



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA AUGUST 21, 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: BE24070394
CASE ADDR: 1430 NE 62 ST
OWNER: GONZALEZ, NICETTE C GARCIA
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW PCV FENCE

CASE NO: BE24080265
CASE ADDR: 1040 SW 30 ST 1-2
OWNER: GONZALEZ, FRANCO
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 25-13.
THE SWALE AREA/RIGHT-OF-WAY WAS PAVED WITH ASPHALT WITHOUT THE REQUIRED ENGINEERING PERMIT.

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 SWALE PAVED WITH NO PERMIT.

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**CASE NO: BE24080010
CASE ADDR: 350 E LAS OLAS BLVD 1
OWNER: BRADFORD ALLEN LAS OLAS 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: BE25020051
CASE ADDR: 450 E LAS OLAS BLVD
OWNER: BRADFORD ALLEN LAS OLAS 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: BE24110049
CASE ADDR: 1001 SE 16 ST
OWNER: HARBORDALE 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.**

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**CASE NO: BE25020242
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:
ATF: ADDITION OF 2 BEDROOM SUITES WITH COFFE GARDEN PORCH AND ALTERATION OF
EXISTING- BLD-RADD-23090013 AND ANY RELATED SUB PERMITS**

**CASE NO: BE25020244
CASE ADDR: 1291 SW 29 TER
OWNER: ADAMS, SULYN EQLE; BOILY, ROCK A EST
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 AND SIDE SHADE STRUCTURES**

**CASE NO: BE25020057
CASE ADDR: 2400 E OAKLAND PARK BLVD
OWNER: SP4 INVESTMENTS 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 ELECTRICAL PANEL INSTALLATION**

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CASE NO: BE25020205
CASE ADDR: 87 NE 17 CT
OWNER: HENSON, RICHARD 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:
WOOD BALCONY ON THIS SECOND STORY TOWNHOME REMOVED AND/OR ALTERED

CASE NO: BE25020209
CASE ADDR: 91 NE 17 CT
OWNER: PRIOLA, MARIO
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:
WOOD BALCONY, SECOND STORY TOWNHOUSE REMOVED WITHOUT PERMIT

CASE NO: BE25020212
CASE ADDR: 93 NE 17 CT
OWNER: SILVERMAN, CRAIG
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:
WOOD BALCONY SECOND STORY TOWNHOUSE REMOVED WITHOUT PERMIT

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CASE NO: BE25020198
CASE ADDR: 95 NE 17 CT
OWNER: MIDDLE RIVER TOWNHOUSES ASSOCIATION INC
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:
STUCCO ON EXTERIOR WOOD FRAME WALL.
REMOVE AND REPLACED EXTERIOR WOOD FRAMING WALL SIDINGS @ REAR OF UNITS 81,83, 85, 87 ,89 ,91 ,93, 97 ,99. RE-WIRING / ELECTRICAL ALTERATION

CASE NO: BE25020107
CASE ADDR: 500 BONTONA AVE
OWNER: 500 BONTONA AVE 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:
RE-ROOF AND INTERIOR REMODELING

CASE NO: BE25020019
CASE ADDR: 1237 SW 23 AVE
OWNER: DUNHILL STRATEGY GROUP INC
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:
SINGLE FAMILY HOME CONVERTED INTO DUPLEX, FLORIDA ROOM CONVERTED INTO LIVABLE SPACE.

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**CASE NO: BE25020153
CASE ADDR: 1951 SW RIVERSIDE DR
OWNER: LANGER, JOSHUA
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:
NON IMPACT WINDOWS INSTALLED ON ALL OPENINGS AND SHUTTERS ON SOME.**

**CASE NO: BE25020170
CASE ADDR: 1955 SW RIVERSIDE DR
OWNER: BAGANE, CHRISTINE BAGANE, NOEL
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:
NON IMPACT WINDOWS INSTALLED ON ALL OPPENINGS AND SOME HAVE SHUTTERS**

**CASE NO: BE25020007
CASE ADDR: 2212 SE 4 AVE
OWNER: KHATRI, RISHI R
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:
SINGLE FAMILY RESIDENCE CONVERTED INTO TRI-PLEX .**

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**CASE NO: BE25050029
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD 226
OWNER: THOR GALLERY A BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE STUCCO ALONG SECTIONS OF THE EXTERIOR WALLS ON THE SOUTH SIDE OF THE PROPERTY IS DELAMINATING AND REQUIRES REPAIR. THE STUCCO CEILING ABOVE THE GROUND FLOOR WALKWAY ON THE SOUTH SIDE OF THE BUILDING IS IN DISREPAIR.**

**CASE NO: BE24110168
CASE ADDR: 201 NE 16 AVE
OWNER: BARBIE NV 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:**

- 1. ADDITION TO EXTEND DINING ROOM TOWARDS THE EAST & TO CREATE NEW BATHROOM EAST OF FLORIDA ROOM.**
- 2. REMOVED PARTITIONS SEPARATING CLOSET AND UTILITY ROOM ADJACENT TO FLORIDA ROOM.**
- 3. NEW KITCHEN LAYOUT AND RENOVATION /RECONFIGURATION.**
- 4. BATHROOM BETWEEN BEDROOMS WAS REMOVED & NEW BATHROOM IN THE EAST BEDROOM WAS ADDED.**
- 5. FLOOR RAISED AND BEDROOM/4TH BATHROOM ADDED AT THE NORTH SIDE OF THE BUILDING, NEW OPENING CREATED.**
- 6. ATTACHED ROOF STRUCTURE ABOVE DRIVEWAY AT SOUTH SIDE OF BUILDING.**
- 7. ACCESSORY STRUCTURE ADJACENT TO POOL**

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**CASE NO: BE24110166
CASE ADDR: 513 SW 15 ST
OWNER: SIMPSON, ALEX MICHAEL
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:
WINDOWS. UNIT A KITCHEN AND BATHROOM REMODEL**

**CASE NO: BE25020091
CASE ADDR: 714 NE 18 AVE
OWNER: MB LAND DEVELOPMENT GROUP LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
COMPLETE DEMOLITION OF A SINGLE FAMILY- BLD-RDEM-24060333 / LND-TREE-24060241**

**CASE NO: BE25020076
CASE ADDR: 1116 SE 8 ST
OWNER: PRIMEAU, SCOTT H & MEREDITH ANN
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REMODEL/ INTERIOR ALTERATION- BLD-RALT-23120089 AND ALL RELATED SUB PERMITS**

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**CASE NO: BE25010146
CASE ADDR: 1400 E LAS OLAS BLVD
OWNER: 1402 LAS OLAS LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INTERIOR RENOVATION- ALTERATION- BLD-CALT-24050333**

**CASE NO: BE24110059
CASE ADDR: 1428 NE 4 AVE
OWNER: WICKED SMAAHT 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 PARTITIONS REMOVED, NEW PIZZA OVEN, GAS LINE TO
PIZZA OVEN, KITCHEN HOOD EXHAUST INCLUDING ELECTRIC.**

**CASE NO: BE24120052
CASE ADDR: 1471 SW 18 AVE
OWNER: SPITLER, AUSTIN J & JESSIKA M
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:
ACCESSORY STRUCTURE AT THE REAR OF THE PROPERTY**

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**CASE NO: BE25010260
CASE ADDR: 1708 SW 10 CT
OWNER: GUZMAN, ERICK H/E;
DOBLER, MICHELLE ALEXANDRA
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLAIN CONCRETE DRIVEWAY- BLD-RPAV-24040792**

**CASE NO: BE24120076
CASE ADDR: 2636 SW 14 AVE
OWNER: FIGUEROA, ANGELITO & HONORATA
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC EB (2023) 406.2.
THE EXISTING BUILDING IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 5 LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12011C0558J.IT HAS BEEN DETERMINED THAT THE BUILDING MEETS THE THRESHOLD OF SUBSTANTIALLY DAMAGED PER FORT LAUDERDALE FLOOD ORDINANCE C-23-46 SECTION 14-1. SUBSTANTIAL DAMAGE IS DEFINED BY ORDINANCE C-23-46 AS 'DAMAGE OF ANY ORIGIN SUSTAINED BY A BUILDING OR STRUCTURE WHEREBY THE COST OF RESTORING THE BUILDING OR STRUCTURE TO ITS BEFORE-DAMAGED CONDITION WOULD EQUAL OR EXCEED FIFTY (50) PERCENT OF THE MARKET VALUE OF THE BUILDING OR STRUCTURE BEFORE THE DAMAGE OCCURRED.' WHEN THE RESULTING RATIO EQUALS OR EXCEEDS 50 PERCENT, THE EXISTING BUILDING MUST BE BROUGHT INTO COMPLIANCE WITH THE FLOODPLAIN MANAGEMENT REGULATIONS FOR NEW BUILDINGS.
THE FORMULA USED TO CALCULATE SUBSTANTIAL DAMAGE IS THE TOTAL ESTIMATED DAMAGES DIVIDED BY THE COMPUTED ACTUAL CASH VALUE OF THE BUILDING PRIOR TO ANY DAMAGE EQUALS THE PERCENT DAMAGED.**

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**CASE NO: BE25010205
CASE ADDR: 105 N FEDERAL HWY
OWNER: JCHS 105 PROPERTY LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
CHANGE OF USE FROM A BUSINESS TO A SCHOOL- BLD-CU-24050793**

**CASE NO: BE25010209
CASE ADDR: 375 IDLEWYLD DR
OWNER: VELAR, CHERYL LYNNE; VELAR, MANUEL C
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INSTALL GAS PIPING PER PLANS AND CONNECT GAS- PLB-GAS-22090023**

**CASE NO: BE25010120
CASE ADDR: 444 HENDRICKS ISLE 402
OWNER: BALLARD, TROY DOUGLAS
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#402 REMODEL KITCHEN AND MASTER BEDROOM
SUITE- BLD-RALT-23110014-MEC-RES-23110011-ELE-RES-23110073-PLB-RES-23110083**

**CASE NO: BE25010115
CASE ADDR: 900 NE 18 AVE 701
OWNER: CHAPLES, ANA SOPHIA
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF- UNIT 701 KITCHEN AND BATHROOM REMODEL, VINYL FLOORS- BLD-RALT-23040024
PLB-RES-23040042**

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**CASE NO: BE24120030
CASE ADDR: 981 SW 31 ST
OWNER: SEPI, PATRICK & TRACY
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:
METAL STRUCTURE IN DRIVEWAY AND STRUCTURE IN THE BACKYARD.**

**CASE NO: BE25020013
CASE ADDR: 1018 NE 17 TER
OWNER: RCEM & ASSOCIATES LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW DUPLEX 2STRY- 3BDRM 3BATH 1 CAR GARAGE EACH- PM-18030779**

**CASE NO: BE24100197
CASE ADDR: 1209 N ANDREWS AVE
OWNER: SANKAR, DARIO
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 ALTERATION.**

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**CASE NO: BE24100159
CASE ADDR: 1921 NW 14 AVE
OWNER: 1921-1941 NW 14TH AVE 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, BATHROOMS ALTERATION AND WOOD FENCE REPLACEMENT.**

**CASE NO: BE25010047
CASE ADDR: 3419 SW 12 CT
OWNER: CINTRON, WENCESLAO A
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 111.1.1
GARAGE CONVERTED INTO LIVING AREA**

**VIOLATIONS: FBC(2023) 105.1
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 CONVERTED INTO LIVING AREA WITHOUT PERMITS.**

**CASE NO: BE24070407
CASE ADDR: 6411 NE 22 AVE
OWNER: EJKJ DEVELOPMENT LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF CONCRETE DRIVEWAY AND NEW FENCE- BLD-RPAV-22110056/BLD-FEN-22110066**

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**CASE NO: BE25010079
CASE ADDR: 310 COCONUT ISLE DR
OWNER: GULFSTREAM INTERNATIONAL INC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
A. BLD-RPSE-21030033 INSTALL NEW POOL AND SPA
B. BLD-BDSP-21120001 DOCK SEAWALL REPAIR
C. BLD-RMIS-22100024 EXT.RAILING FOR NEW SFR 3STRY
6BD/6.5 BATH 2 CAR GARAGE 7198 SF
D. PM-19041548 NEW SFR 3STRY 6BD/6.5 BATH 2 CAR GARAGE 7198 SF
E. PLB-RES-21030201 PLUMBING FOR NEW POOL AND SPA
F. ELE-RES-21030189 ELECTRIC FOR NEW POOL AND SPA**

**CASE NO: BE25010109
CASE ADDR: 532 SW 24 AVE
OWNER: MARQUEZ, XENIA MARGARITA
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:
PVC FENCE AND PAVER DRIVEWAY.**

**CASE NO: BE24110126
CASE ADDR: 635 NW 14 AVE
OWNER: SME INVESTMENT GROUP 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:
REMODELING KITCHEN, NEW ELECTRICAL PANEL, AND WINDOW INSTALLATION.**

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**CASE NO: BE24110060
CASE ADDR: 784 W EVANSTON CIR
OWNER: AUGUSTE, TONY
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 INCLUDE AN
ENCLOSED CARPORT ADDITION TO THE DWELLING WITHOUT OBTAINING THE REQUIRED
INSPECTIONS 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:
KITCHEN AND BATHROOM REMODEL AND GAZABO.**

**CASE NO: BE25020101
CASE ADDR: 801 NE 4 AVE
OWNER: FERBER, MICHAEL
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE
ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A COMMERCIAL BUILDING TO A
LIVABLE 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 ALTERATION OF WAREHOUSE TO LIVABLE SPACE INCLUDING A
KITCHEN, BATHROOM AND BEDROOM.**

CITY OF FORT LAUDERDALE
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CASE NO: BE25020077
CASE ADDR: 900 RIVER REACH DR 501
OWNER: KEMP, CAROLYN EST
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#501 KITCHEN REMODEL- BLD-RALT-24020629- PLB-RES-24070041-ELE-RES-24070035

CASE NO: BE25020162
CASE ADDR: 1009 NE 18 ST
OWNER: SK COLLECTIVE 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:
HOME REMODEL KITCHEN, BATHS, WINDOWS & DOORS, GARAGE ENCLOSURE, AC INSTALL, PLUMBING & ELECTRICAL.

CASE NO: BE25020030
CASE ADDR: 1201 N ANDREWS AVE
OWNER: EMPIRE PROPERTY PROS LLC;
CONTRERAS, DANIEL & BARBAGALLO, F
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:
COMPLETE REMODEL- INCLUDING ELECTRICAL PANEL/KITCHEN/BATHS/A/C.

**CITY OF FORT LAUDERDALE
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**CASE NO: BE25020161
CASE ADDR: 1220 N ANDREWS AVE
OWNER: HEIER, COLTON GARRETT
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 BATHS. ELECTRICAL FOR EV. CHARGER.**

**CASE NO: BE25020021
CASE ADDR: 2512 SW 34 AVE
OWNER: DEPERRO, DARRA
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, BATHROOMS AND REAR COVERED BACK PATIO.**

**CASE NO: BE24120125
CASE ADDR: 3300 NE 36 ST 811
OWNER: PENALOZA DIEZ, SILVIA RUTH;
PENALOZA DIEZ TR
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#811 AC CHANGE OUT OF A 2.5 YORK UNIT-MEC-HVCHG-23040016**

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CASE NO: BE25010124
CASE ADDR: 316 NE 4 ST
OWNER: DEPENDABLE EQUITIES LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
TOTAL DEMO 316 NE 4TH ST - DEMO-BLD-CDEM-23050005

CASE NO: BE25010132
CASE ADDR: 417 SE 16 ST
OWNER: FLL401 INVESTMENT 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:
TWO KITCHENETTES (ELECTRICAL AND PLUMBING), MULTIPLE MINI-SPLITS, TWO NEW IMPACT WINDOWS

CASE NO: BE25010071
CASE ADDR: 631 POINCIANA DR
OWNER: HIGNEY, AUSTIN H/E
YARBOROUGH, ANETTE TRSTEE ODH
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 IN FRONT OF THE PROPERTY

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**CASE NO: BE24120105
CASE ADDR: 1115 NW 4 AVE
OWNER: DODSON, JESSICA
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, DRIVEWAY AND CARPORT ENCLOSURE.**

**CASE NO: BE25010027
CASE ADDR: 2140 SW 36 AVE
OWNER: AGOSTINHO, MONICA;
PIRES, MARCOS ANDRE
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 ADDITION, SHED, FENCE, ROOF STRUCTURE**

**CASE NO: BE25010050
CASE ADDR: 2313 NW 14 ST
OWNER: WEST, MAGDALENE
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOFING 741 SF SHINGLE + 685 SF FLAT-BLD-ROOF-WT-24070010**

**CITY OF FORT LAUDERDALE
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**CASE NO: BE25010168
CASE ADDR: 2525 MARATHON LN
OWNER: CARPENTER, JOSHUA C & ELIZABETH F
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REMOVE AND REPLACE 16 WINDOWS AND 6 DOORS TO IMPACT - BLD-WIN-WT-24070076**

**CASE NO: BE24110094
CASE ADDR: 2548 WHALE HARBOR LN
OWNER: GROSVENOR, MELISSA
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 CONCRETE DRIVEWAY**

**CASE NO: BE24070391
CASE ADDR: 2603 SW 13 CT
OWNER: QUISHPE, LUIS ALBERTO H/E
LINO TUMBACO, LUCIA AZUCENA
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:
DRIVEWAY, ROOF PATIO, SHED, CONCRETE ON BACK PATIO, POOL, BATHROOM AND
KITCHEN REMODEL, RECESS LIGHTS**

HEARING TO IMPOSE FINES

CASE NO: BE24070378
CASE ADDR: 1021 SW 22 AVE
OWNER: CEVALLOS NORONA, JOSE DAVID
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW CONCRETE PATIOS, SHADE STRUCTURE AND POOL IN BACKYARD.

VIOLATIONS: 47-34.4.C.1.
THERE IS AN RV / MOBILE HOME PARKED AND OR BEING STORED AT THIS PROPERTY THAT IS BEING USED FOR LIVING OR SLEEPING.

CASE NO: BE23080329
CASE ADDR: 511 E BROWARD BLVD
OWNER: WEST PAVILION LTD
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. PARAPETE.

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.

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CASE NO: BE24110019
CASE ADDR: 401 NE 5 TER
OWNER: ROLLER PLACE LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 111.1.1
THE REQUIRED CERTIFICATE OF OCCUPANCY RELATED TO CHANGE OF USE PERMIT
PM-16021408 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING OCCUPIED

CASE NO: BE24040157
CASE ADDR: 517 COCONUT ISLE DR
OWNER: MOEINIFAR, MARIO MEHRAN
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FCB (2023) 107.4
WORK BEYOND SCOPE OF PERMIT INCLUDING BUT NOT LIMITED TO:
1. POURED CONCRETE DECK AT THE REAR OF THE PROPERTY (APPROXIMATELY @ F.F. ELEV) EXTENDS FROM THE REAR PORCH OVER THE SEAWALL CAP AND OVER THE DOCK. THE CONCRETE DECK APPEARS TO BE ENCROACHING INTO THE NEIGHBOR TO THE NORTH AND SITTING OVER THE NEIGHBORS RETAINING WALL. BOAT DOCK AND SEAWALL ELEVATION HAVE BEEN RAISED TO ABOUT FINISH FLOOR ELEVATION.
2. GRADE HAS BEEN RAISED AT THE NORTH SIDE OF THE PROPERTY AND THE LOAD FROM THE FILL MATERIAL IS BEING IMPOSED ON THE NEIGHBORS WALL.
3. EXTERIOR WALL MASONRY OPENINGS NOT PER PLANS. MISSING MASONRY OPENINGS/WINDOWS.
4. REINFORCED CONCRETE STAIRS INSIDE THE BUILDING.

VIOLATIONS: FBC(2023) 110.1
MISSING APPROVED INSPECTIONS FOR THE FOLLOWING WORK COMPLETED RELATED TO PERMIT BLD-RNC-22090038: SECOND FLOOR SLAB, THIRD FLOOR SLAB, ROOF DECK, ALL REINFORCED CONCRETE COLUMN LIFTS, ALL BEAMS, CONCRETE MASONRY UNIT, WINDOW/DOOR BUCKS ETC, STAIRS.
MISSING APPROVED INSPECTIONS FOR THE FOLLOWING WORK COMPLETED RELATED TO SUB PERMIT BLD-BDSP-20030014: BLD-COLUMNS STEEL, BLD-STEEL REBAR.

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SWIMMING POOL INCLUDING PLUMBING AND ELECTRICAL.

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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.

CASE NO: BE24020159
CASE ADDR: 6201 BAY CLUB DR
OWNER: BAY COLONY CLUB CONDO INC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(d)
WATER INTRUSION DUE TO DETERIORATION OF THE EXTERIOR WALL COVERING THAT PROTECTS THE STRUCTURAL STEEL MEMBER SUPPORTS THAT ARE CONCEALED INSIDE THE BALCONIES.

VIOLATIONS: 9-280(C)
APPROXIMATELY 7 BALCONIES HAVE CONCEALED DETERIORATION TO THE STRUCTURAL STEEL SUPPORT MEMBERS AS PER THE ENGINEER LETTER DATED DECEMBER 17, 2023

CASE NO: BE24070059
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 24-11(a)
CONSTRUCTION SITE IS NOT PROVIDED WITH SUITABLE CONTAINERS FOR SOLID WASTE AND CONSTRUCTION DEBRIS.

VIOLATIONS: 24-11(d)
DEBRIS SHALL BE REMOVED WITHIN 24 HOURS

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CASE NO: BE24100136
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 24-11(a)
CONSTRUCTION SITE IS NOT PROVIDED WITH SUITABLE CONTAINERS FOR SOLID WASTE AND CONSTRUCTION DEBRIS.

CASE NO: BE24100137
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 24-11(d)
DEBRIS SHALL BE REMOVED FROM CONSTRUCTION SITE WITHIN 24 HOURS.

CASE NO: BE24110033
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 24-11(a)
CONSTRUCTION SITE IS NOT PROVIDED WITH SUITABLE CONTAINERS FOR SOLID WASTE AND CONSTRUCTION DEBRIS.

CASE NO: BE24110034
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: KATIE WILLIAMS

VIOLATIONS: 24-11(d)
DEBRIS SHALL BE REMOVED WITHIN 24 HOURS

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CASE NO: BE24070379
CASE ADDR: 711 SW 17 ST
OWNER: DINIZ, VINICIUS & EDUARDA
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 TO A MULTI-FAMILY DWELLING BY CONVERTING A
CARPORT/GARAGE TO A SEPERATE DWELLING UNIT WITHOUT OBTAINING THE REQUIRED
PERMITS AND CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: BE23120078
CASE ADDR: 808 SW 26 ST
OWNER: HOUGH, KYLE & TRACY
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
COMPLETE HOME RENOVATION, INCLUDING WINDOWS/DOORS,
FRAMING/DRYWALL, PLUMBING, ELECTRICAL AND MECHANICAL.

CASE NO: BE23120074
CASE ADDR: 825 SW 26 ST
OWNER: BANGE, DAVID WAYNE
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
COMPLETE INTERIOR REMODEL, INCLUDING WINDOWS, A/C CHANGEOUT, ELECTRICAL
PANEL, WATER HEATER, (2) NEW BATHROOMS AND KITCHEN.

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CASE NO: BE24040094
CASE ADDR: 1202 NE 3 AVE
OWNER: PAPPAS, GEORGE ARVANITIS, BILL
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:
ILLEGAL CHANGE OF USE. INTERIOR RENOVATIONS WITHOUT PERMITS -
STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL.

CASE NO: BE23120132
CASE ADDR: 1405 NE 4 CT
OWNER: TASHAROFI, SAEED
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ADDITION AT REAR OF BUILDING.

CASE NO: BE23120154
CASE ADDR: 1409 NE 4 CT 4
OWNER: TASHAROFI, SAEED
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW ADDITION TO REAR OF BUILDING.

CASE NO: BE24070176
CASE ADDR: 2021 SW 38 AVE
OWNER: FLOWERS, ROBERT; ROBERT FLOWERS REV LIV TR
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 A TOOL SHED AT THE REAR OF THE PROPERTY WITHOUT PERMIT.
CONSTRUCTION OF A COVERED UTILITY STRUCTURE/CARPORT WITHOUT PERMIT.

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CASE NO: BE23090143
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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: CE14121738
CASE ADDR: 707 SANDY NININGER DR
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2010) 110.15
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: BE23100101
CASE ADDR: 1600 SE 15 ST
OWNER: PLAZA 15 CONDO ASSN 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.

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CASE NO: BE24080038
CASE ADDR: 2120 N OCEAN BLVD COMM
OWNER: THE PALMS 2100 MASTER ASSOCIATION 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: BE23070155
CASE ADDR: 3055 HARBOR DR
OWNER: HARBOURAGE PLACE CONDO ASSN 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: BE24080173
CASE ADDR: 3300 E COMMERCIAL BLVD
OWNER: KALIK LLC % ALINA DEMINDJIAN
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: BE23100100
CASE ADDR: 6201 BAY CLUB DR
OWNER: BAY COLONY CLUB CONDO 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: BE24060127
CASE ADDR: 705 SW 20 ST
OWNER: DUKE, MICHELLE JOY; GONZALEZ, SAMUEL JOSE
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:
CARPORT CONVERSION

CASE NO: BE24090028
CASE ADDR: 815 MIDDLE RIVER DR 308
OWNER: SCOTTO-REITH, DINA; REITH, DWAYNE J
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 RENOVATION. STRUCTURAL AND ELECTRICAL

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CASE NO: BE24060016
CASE ADDR: 820 SW 30 ST
OWNER: PETITE-FRERE, YOLAINE
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:
SHED IN REAR YARD

CASE NO: BE24050070
CASE ADDR: 1919 SUNRISE KEY BLVD
OWNER: D'ALESSIO, DENNIS; JOHNSON, GUY K
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:
GARAGE CONVERTED INTO LIVING AREA (BEDROOM).

CASE NO: BE24070281
CASE ADDR: 1949 RIVERSIDE DR 1-2
OWNER: JIMENEZ, EDDY
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, KITCHEN, BATH, DOORS, ELECTRIC AND NEW ELECTRICAL PANEL, A/C UNIT AND METAL FENCE

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
AUGUST 21, 2025
9:00 A.M.

CASE NO: BE24070147
CASE ADDR: 2109 NE 62 ST
OWNER: DACASA & CO LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC (2023) 107.4
WORK BEYOND SCOPE OF PERMIT

CASE NO: BE24050084
CASE ADDR: 3000 E OAKLAND PARK BLVD
OWNER: CLARIDGE HOMES 3000 WATERSIDE LP
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-PHZ-22070002, ELE-COM-22070077, PLB-COM-22070035, LND-TREE-23020071,
ENG-SITE-22070003

CASE NO: BE24010039
CASE ADDR: 3020 N FEDERAL HWY 13
OWNER: BANE PROPERTIES TIME SQUARE 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. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
WORK WITHOUT PERMIT- WORK STARTED BEFORE PERMIT ISSUANCE. WHICH INCLUDED, PLUMBING, ELECTRICAL, AND FRAMING WITHIN THE INTERIOR RENOVATION.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
AUGUST 21, 2025
9:00 A.M.

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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.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
AUGUST 21, 2025
9:00 A.M.**

| Address | Case Number | Type | Inspector | PG | Name |
|----------------|--------------------|-------------|------------------|-----------|-------------|
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CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
AUGUST 21, 2025
9:00 A.M.

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