



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA
AUGUST 26, 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
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NEW BUSINESS

CASE NO: BE25020178
CASE ADDR: 2223 NW 9 CT
OWNER: GUTIERREZ GALUE, MANUEL 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 NEW BATHROOM WEST SIDE OF THE BUILDING ADJACENT TO FLA ROOM AND NEW KITCHENNETE SINK ADJACENT TO ILLEGAL BATHROOM.

CASE NO: BE25030238
CASE ADDR: 888 INTRACOASTAL DR 9B
OWNER: GESSNER, GREGORY J
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- NEW FLOORING
2- BATHROOM REMODEL

CASE NO: BE24100007
CASE ADDR: 5100 DUPONT BLVD 10A
OWNER: ROMANELLI, RICHARD
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 RE-BUILD AND DOOR FRAME INSTALLED IN THE GARAGE.

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CASE NO: BE25040167
CASE ADDR: 3500 GALT OCEAN DR 1516
OWNER: DIETER, EDUARDO
MACHADO, MARIA CAROLINA
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:
DEMOLITION, STRUCTURAL, ELECTRICAL AND PLUMBING WORKS IN PROGRESS.

CASE NO: BE25040037
CASE ADDR: 2832 NE 24 CT
OWNER: SEGOTA, BRANKO H/E; SEGOTA, ZDENKA
INSPECTOR: PRESTON MARK

VIOLATIONS: FAC -61G15
THE ENGINEER OF RECORD, MUSA KHALEQ, CLAIMS UNAUTHORIZED USE OF HIS PROFESSION ENGINEER'S CREDENTIALS INVOLVING THE PLANS AND DOCUMENTS ON THIS HOME.

CASE NO: BE25050034
CASE ADDR: 620 SW 18 ST
OWNER: MARTINEAU, LAWRENCE A III
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:
SOFFIT, TRUSS AND GIRDER REPAIRS/REPLACEMENT WITHOUT A PERMIT.

CASE NO: BE25050087
CASE ADDR: 340 SAN MARCO DR
OWNER: MDS REAL ESTATE 341 SAN MARCO DRIVE LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW CONSTRUCTION POOL/SPA AND PERIMETER FENCE WITHOUT PERMITS.

VIOLATIONS: FBC(2023) 110.1
CONSTRUCTION WORK HAS BEEN COMPLETED, WITHOUT OBTAINING THE REQUIRED INSPECTIONS. ALTHOUGH THE CONTRACTOR HAS FAILED AND IS MISSING INSPECTIONS HE HAS CONTINUED TO PREFORM WORK THAT IS NOW CONCEALED. - SEE PERMIT PM-18012309

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CASE NO: BE25060116
CASE ADDR: 905 SW 22 TER
OWNER: SAUNDERS,LONNIE
LONNIE SAUNDERS REV TR
INSPECTOR: PRESTON MARK

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.

VIOLATIONS: FBC(2023) 105.1
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 CONVERSION OF A UTILITY/STORAGE STRUCTURE INTO A LIVABLE SPACE OR RENTAL UNIT WITHOUT PERMITS.

CASE NO: BE25040072
CASE ADDR: 1432 SW 26 AVE
OWNER: JIMENEZ, JUAN C
MOLINE, ISABEL
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:
ENCLOSED CARPORT, WHITE PVC FENCE AND REAR STRUCTURES

CASE NO: BE25040133
CASE ADDR: 1108 NW 5 AVE 1-3
OWNER: 1108 NW 5TH AVE LLC
INSPECTOR: ANDREW GEBBIA

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

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CASE NO: BE25040193
CASE ADDR: 2352 NE 9 ST 4
OWNER: SZCZYPINSKI, BARBARA
SZCZYPINSKI, MACIEJ
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: A/C INSTALLATION

CASE NO: BE25040210
CASE ADDR: 1850 S OCEAN DR 411
OWNER: WEBSTER, KATHRYN H/E
WEBSTER, MONICA
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: TILE FLOORING

CASE NO: BE25050024
CASE ADDR: 700 SE 13 ST
OWNER: 700 SE 13 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:
WINDOWS/DOORS, A/C INSTALLATION, WOOD DECK AND TRELLIS

CASE NO: BE25050028
CASE ADDR: 627 NE 8 AVE
OWNER: 627 NE 8TH AVE 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:
ELECTRICAL PANEL

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**CASE NO: BE25050046
CASE ADDR: 741 NE 19 AVE
OWNER: SECOND LAYER EQUITY 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 OF RESIDENTIAL STRUCTURE**

**CASE NO: BE25050057
CASE ADDR: 2720 SW 18 ST
OWNER: FKH SFR C1 LP
%FIRST KEY HOMES LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: 47-19.13(d)(2)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.**

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OLD BUSINESS

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, ELECRICAL, AND MECHANICAL.

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: 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: 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: 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.

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HEARING TO IMPOSE

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: 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: BE24060063
CASE ADDR: 1324 NW 5 AVE
OWNER: ISHWAR, SASENARINE JR
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COVERED PATIO WITH TRELLIS AND A/C INSTALLED.

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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.

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: 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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