



BUILDING AND CONSTRUCTION ENFORCEMENT

CODE ENFORCEMENT BOARD HEARING AGENDA SEPTEMBER 23, 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

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**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

NEW BUSINESS

CASE NO: BE25020031
CASE ADDR: 1112 NE 17 TER
OWNER: RM HOLDINGS I LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- BATHROOM AND KITCHEN REMODEL
2- NEW MINI-SPLITS
3-WINDOWS AND DOORS
4-CONCRETE ON BACK PATIO
5 -RECESS LIGHTS

CASE NO: BE25070031
CASE ADDR: 200 S BIRCH RD
OWNER: CALDER,STEPHEN A EST
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:
PLUMBING WORK, CAST IRON PIPE REPLACEMENT

CASE NO: BE25020097
CASE ADDR: 1700 NE 12 ST
OWNER: RIVAS MANAGEMENT GROUP 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:
KITCHEN AND BATHROOM RENOVATION.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

CASE NO: BE25020114
CASE ADDR: 1329 N ANDREWS AVE
OWNER: AVILES-VALDESPINO, MARCELINO
PALACIO, KENDRY MOLL
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 AND EXTERIOR DOORS. ROOF STRUCTURE ATTACHED TO THE REAR OF THE PROPERTY.

CASE NO: BE25050001
CASE ADDR: 1401 NE 9 ST 61
OWNER: SOLAR, JOYCE ANN
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:
COMPLETELY GUTTED FIRE DAMAGED HOME - REQUIRES BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL RENOVATIONS.

CASE NO: BE25050013
CASE ADDR: 2271 NE 68 ST
OWNER: IMPERIAL POINT COLONNADES CONDO 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:
BATHROOM REMEDERATION FOR LEAK AND BLOCKAGE BLDG 20 UNIT 2010 - BUILDING AND PLUMBING WORK COMPLETED WITHOUT PERMITS.

CASE NO: BE25020284
CASE ADDR: 4040 GALT OCEAN DR 604
OWNER: DALTON, SANDRA H
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 WITH WASHER AND DRYER

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

CASE NO: BE25040130
CASE ADDR: 924 SE 2 ST
OWNER: GULFSTREAM LAS OLAS 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- CAMERAS INSTALLED TO NEW WIRING.

CASE NO: BE25040162
CASE ADDR: 1144 NW 4 AVE
OWNER: HIZUENGA 1144 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:
WOOD FENCE, PATIO DOOR INSTALLATION

CASE NO: BE25050064
CASE ADDR: 1617 SW 17 AVE
OWNER: 1617 SHADY BANKS VILLA 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:
2ND FLOOR ALTERATIONS, BATHROOMS AND BEDROOMS ALTERATIONS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

CASE NO: BE24100007
CASE ADDR: 5100 DUPONT BLVD
OWNER: THE WARWICK CONDO ASSN 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 RE-BUILD AND DOOR FRAME INSTALLED IN THE GARAGE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

CASE NO: BE25020280
CASE ADDR: 1505 NE 14 TER
OWNER: RIVERA,GEORGE A 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:
NEW STRUCTURE IN THE BACKYARD.

CASE NO: BE25030170
CASE ADDR: 2160 NE 56 CT 205
OWNER: MONACO,ELDA; MONACO,ANNE
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:
PARTIAL KITCHEN AND BATHROOM DEMOLITION, NEW FLOORING INSTALLED.

CASE NO: BE25030175
CASE ADDR: 6333 Bay Club DR
OWNER: BAY COLONY CLUB CONDO 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:
RAILING AND MOSQUITOES PROTECTION REPLACEMENT.

CASE NO: BE25030239
CASE ADDR: 2555 NE 11 ST 504
OWNER: FARLAND, SPENCER
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:
CEILING DEMOLISHED AND KITCHEN DISMANTLED.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE25040014
CASE ADDR: 522 SW 9 TER
OWNER: BT COCONUT NORTH FORK 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:
DOCK WORK IN PROGRESS, POSSIBLE INTERIOR REMODELING.

CASE NO: BE25040043
CASE ADDR: 828 NE 14 ST
OWNER: VIELIX DEVELOPERS 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:
TOTAL DEMOLITION

CASE NO: BE25040080
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT CONDO ASSN 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:
PVC FENCE WITH GATE

CASE NO: CE18071749
CASE ADDR: 2909 S ANDREWS AVE
OWNER: 2909 SOUTH ANDREWS AVENUE 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:
BARBED WIRE FENCE INSTALLED WITH ELECTRICAL INSTALLATION

VIOLATIONS: ULDR Sec 47-19.5.H.3
PERMANENT BARBED WIRE VISIBLE FROM THE STREET. THE PROPERTY IS NOT VACANT.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE25020201
CASE ADDR: 1600 SE 15 ST 404
OWNER: WETSTEIN,STEVEN JAY
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:
KITCHEN AND BATH ALTERATION , COMPOSIT FLOORING INSTALLED (NEEDS SOUND PROOFING)

CASE NO: BE25030082
CASE ADDR: 3325 NE 14 CT
OWNER: STORMS FAM LAND TR
STORMS,CAROL TRSTEE
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:
PAVERS INSTALLED IN THE FRONT YARD ADDING TO THE EXISTING DRIVEWAY

CASE NO: BE25030092
CASE ADDR: 3420 SW 16 CT
OWNER: BONGA,MICHAEL J
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, THE FLAT ROOF ABOVE THE CARPORT

CASE NO: BE25030158
CASE ADDR: 1601 NW 11 ST
OWNER: FRANCOIS, TONY CADET FRANCOIS, CARLINE
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:
MULTIPLE STRUCTURES CONSTRUCTED ON THE PROPERTY WITHOUT THE MANDATORY PERMITS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE25030237
CASE ADDR: 340 SUNSET DR
OWNER: ESSEX TOWER CONDO ASSN
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:
DEMOLITION OF A BBQ STRUCTURE INCLUDING NATURAL GAS & PLUMBING;
INSTALLATION OF A NEW PERGOLA/OUTSIDE BARBQ KITCHEN STRUCTURE WITH ELECTRIC, PLUMBING AND NATURAL GAS; INSTALATION OF A MINI SPLIT AIR CONDITIONING UNIT IN THE STORAGE ROOM AT THE PARKING LOT LEVEL; INSTALLATION OF A NEW GATE AND FENCE ON THE WEST SIDE OF THE BUILDING AT GROUND LEVEL IN FRONT OF THE EXIT ACCESS STAIRWAYS EGRESS

CASE NO: BE25030243
CASE ADDR: 2505 E LAS OLAS BLVD
OWNER: LANE, ROBERT IV
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:
FRONT BALCONY REMOVAL/ALTERATION

CASE NO: BE25040015
CASE ADDR: 501 SW 6 AVE
OWNER: HANAPEPE LLC
BT COCONUT RIVER 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:
INTERIOR ALTERATION PLUMBING, ELECTRICAL, MECHANICAL, WINDOWS AND DOORS REPLACEMENT, ADDITION, AIR CONDITIONING UNITS INSTALATION, WOOD DECK AND RAILLING REPLACEMENT, STUCCO INSTALLATION, SPACE RE-CONFIGURATION,

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

CASE NO: BE25040056
CASE ADDR: 2415 DAVIE BLVD
OWNER: HESS RETAIL STORES 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:
CONSTRUCTION PERIMETER FENCE

CASE NO: BE25040057
CASE ADDR: 2020 NE 15 ST
OWNER: WILSON, DAVID R
WILSON, IRELYN
INSPECTOR: SEVERIAN IONESCU

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODELING, WINDOWS AND DOORS REPLACEMENT.

CASE NO: BE25040135
CASE ADDR: 2096 SW 27 TER
OWNER: GHERGOROVICH, ALEXANDER M I
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:
SHADE STRUCTURES / PATIO, MULTIPLE SHEDS

CASE NO: BE25040174
CASE ADDR: 518 NW 17 AVE
OWNER: CAMPBELL, DORIS LOUISE
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:
BACK AND FRONT YARD SHADE STRUCTURES/CANOPY

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

**CASE NO: BE25050007
CASE ADDR: 1341 SE 10 AVE
OWNER: BO & MA INVESTMENTS 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:
WINDOWS REPLACEMENT, REMOVAL OF HURICANE SHUTTERS, KITCHEN ALTERATION, ELECTRICAL**

**CASE NO: BE25060043
CASE ADDR: 1428 CORAL RIDGE DR
OWNER: WEISS,ELIZABETH; GORDON,MICHAEL
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:
ELEVATED DECK BUILT IN THE FRONT YARD**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

OLD BUSINESS

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

CASE NO: BE25030093
CASE ADDR: 1517 NE 5 TER
OWNER: BLUE MOON RESIDENCE LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
PLUMBING/WATER HEATER CHANGEOUT

CASE NO: 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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24070185
CASE ADDR: 2760 SW 2 CT
OWNER: TIMOTHEE, PAULA
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:
CONCRETE DRIVEWAY EXTENSION.

CASE NO: BE24080046
CASE ADDR: 1810 NE 16 TER
OWNER: D'ALESSIO, MICHAEL
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:
BATHROOM AND KITCHEN RENOVATION, NEW A/C AND POOL SYSTEMS, GRAVEL INSTALLED IN THE FRONT YARD.

CASE NO: BE24080168
CASE ADDR: 251 SW 21 WAY
OWNER: REDITUS 1 LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN AND BATHROOM RENOVATIONS, NEW WINDOWS, NEW ELECTRICAL PANEL.

CASE NO: BE24030004
CASE ADDR: 807 SW 25 ST
OWNER: MCSWAIN, BRYAN
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW CEILING AND NEW GABLE END

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24040159
CASE ADDR: 1742 NE 7 TER
OWNER: CHRISTIAN L QUINTERO TR
QUINTERO, CHRISTIAN L TRS
INSPECTOR: JORGE MARTINEZ

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

CASE NO: BE24050117
CASE ADDR: 940 SW 28 ST
OWNER: BARGMAN, CERLESTON L
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
MAIN HOUSE
1. WINDOWS AND DOORS REPLACEMENT
2. NEW MINI SPLITS, KITCHEN AND BATHROOM RENOVATION
3. WATER HEATER
4. RECESS LIGHTS
5. CLOSSING OF WINDOW AND DOOR OPENING
6. INSTALATION OF A NEW DOOR AND WINDOW
7. REMOVAL OF TREES.

GUEST HOUSE
1. WINDOW AND DOOR REPLACEMENT
2. BATHROOM AND KITCHEN REMODELED
3. NEW MINI SPLITS

CASE NO: BE24060003
CASE ADDR: 1700 NE 57 ST
OWNER: GONZALEZ, HULDA E IGLESIAS
INSPECTOR: JORGE MARTINEZ

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24070060
CASE ADDR: 1333 NE 1 AVE
OWNER: BRATES, JONATHAN EDWARD
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
DRIVEWAY IN PROCESS

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

VIOLATIONS: FBC(2023) 111.1.1
PROPERTY CONVERTED FROM A SINGLE FAMILY TO A DUPLEX WITHOUT OBTAINING A CERTIFICATE OF USE.

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- REMODEL OF BATHROOM AND KITCHEN
2- RECESS LIGHTS
3- CONSTRUCTION OF A NEW KITCHEN
4- NEW MINI SPLITS

CASE NO: BE24070249
CASE ADDR: 1401 SW 20 ST
OWNER: MARIA, MIGUEL
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN AND BATHROOMS REMODEL, NEW MINI SPLIT

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24070390
CASE ADDR: 1517 NW 4 AVE
OWNER: ARRATREE LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- TWO SHADED STRUCTURES
2- POOL DECK

CASE NO: BE24080011
CASE ADDR: 1430 NW 22 CT
OWNER: MOISE, JOSETTE
INSPECTOR: JORGE MARTINEZ

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

CASE NO: BE24080030
CASE ADDR: 1016 NE 17 CT
OWNER: TIENA, NISSAGE & MAIZENA
INSPECTOR: JORGE MARTINEZ

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24080077
CASE ADDR: 208 SW 21 WAY
OWNER: GONZALEZ, TAYLOR
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

1. CONCRETE ON BACK PATIO
2. SHADED STRUCTURE
3. DRIVEWAY
4. BATHROOM AND KITCHEN REMODELED
5. MINI SPLITS
6. GARAGE CONVERSION TO INLAW QUARTERS

VIOLATIONS: FBC(2020) 111.1.1
GARAGE CONVERTED INTO IN LAW QUARTERS WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

CASE NO: BE24080133
CASE ADDR: 2321 SW 14 CT
OWNER: MAYS, GISELLE H/E
MAYS, JERYN MICHAEL
INSPECTOR: JORGE MARTINEZ

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

- 1- SHADED STRUCTURE
- 2- CONCRETE ON BACK AND SIDE PATIO
- 3- KITCHEN REMODEL
- 4- BATHROOMS REMODEL
- 5- RECESS LIGHTS
- 6- WINDOWS AND DOOR
- 7- CARPORT WAS ENCLOSED

CASE NO: BE24080289
CASE ADDR: 1009 SW 19 ST
OWNER: CONNOR, MATTHEW MILLER
INSPECTOR: JORGE MARTINEZ

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM**

CASE NO: BE25040039
CASE ADDR: 401 SE 25 AVE 305
OWNER: DURANDO,JAIME L
DURANDO,DILLON L
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
FULL REMODEL
1- KITCHEN
2- BATHROOMS
3- FLOOR
4- INTERIOR WALLS
5- ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTS
6- MAIN SEWER AND DRAINS
7- COMPLETE SUPPLY WATER LINES
8- CEILING
9- A/C DUCTS AND KITCHEN DUCT EXHAUST

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

HEARING TO IMPOSE

CASE NO: BE24070006
CASE ADDR: 807 SW 14 CT
OWNER: LINCOLN SPORTS & ENTERTAINMENT LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
RE-ROOF, CHIMNEY REMOVED, 2ND FLOOR STUCCO OVER WOOD, INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO KITCHEN.

CASE NO: BE23080317
CASE ADDR: 900 NE 16 ST
OWNER: JB SFL INVESTMENTS LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2020) 111.1.1
TRIPLEX WAS SUBDIVIDED AND ADDITIONAL UNITS CREATED WITHOUT OBTAINING A CERTIFICATE OF USE.

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SUBDIVISION OF EXISTING UNITS AND INSTALLATION OF NEW KITCHENS.

CASE NO: BE25040071
CASE ADDR: 2855 W COMMERCIAL BLVD
OWNER: LAUDERDALE COMMERCIAL BLVD PARTNERS LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR RENOVATIONS, KITCHENETTES, SPLIT UNIT A/C,-STRUCTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE23080390
CASE ADDR: 1440 SW 30 ST
OWNER: RODRIGUEZ FORERO INVESTMENTS INC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
STORAGE AREA WAS CONVERTED INTO BEDROOM AND BATHROOM, FLORIDA ROOM WAS CONVERTED INTO BEDROOM

VIOLATIONS: FBC(2020) 111.1.1
STORAGE ROOM AND FLORIDA ROOM WERE CONVERTED INTO LIVING AREA WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

CASE NO: BE24070170
CASE ADDR: 3410 SW 16 ST
OWNER: KEENAN, ANTONIA LUPARI H/E
KEENAN, FRANCIS JR
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
GARAGE CONVERSION INTO A/C AREA, NEW DRIVEWAY.

CASE NO: BE24080079
CASE ADDR: 1616 NE 16 AVE
OWNER: COTOPERI REALTY LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN RENOVATED, NEW ELECTRICAL PANEL AND NEW A/C SYSTEM.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
SEPTEMBER 23, 2025
9:00 AM

CASE NO: BE24040208
CASE ADDR: 1617 SW 5 ST
OWNER: BROWARD LUXURY PROPERTIES LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CONCRETE POOL DECK, NEW DOCK, WINDOWS, DOORS, ELECTRICAL, BATHROOMS, KITCHEN, CHAINLINK FENCE.

CASE NO: BE23120111
CASE ADDR: 37 CASTLE HARBOR ISLE
OWNER: SPITLER, AUSTIN J
SPITLER, JESSIKA
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- THREE SHADED STRUCTURES TWO IN THE BACK AND ONE IN THE FRONT
2- COVERED THE BACK PATIO WITH PAVERS.

CASE NO: 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

**CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
 CODE ENFORCEMENT BOARD AGENDA
 SEPTEMBER 23, 2025
 9:00 AM**

INSPECTORS	PAGES
ALEXANDER ALBORES	1, 2, 17
ANDREW GEBBIA	2, 3, 10, 17
JORGE MARTINEZ	1, 11-16, 19
JOSE SARAGUSTI	3-5, 11, 18
KATIE WILLIAMS	-
LEONARDO MARTINEZ	-
LINDA HOLLOWAY	-
MARY RICH	-
PRESTON MARK	2, 10
SEVERIAN IONESCU	6-9
WILSON QUINTERO JR	-
NEW BUSINESS	1 - 9
OLD BUSINESS	10 - 16
HEARING TO IMPOSE FINES	17 - 19