



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA
NOVEMBER 13, 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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
NOVEMBER 13, 2025
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NEW BUSINESS

CASE NO: BE25070049
CASE ADDR: 2132 NE 63 ST
OWNER: GALICIA OCHOA REV LIV TR
OCHOA VARGAS, JESSICA TRSTEE
INSPECTOR: JORGE MARTINEZ

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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 PVC FENCE
2- NEW WINDOWS AND DOORS
3- TRELLIS
4- ROOF STRUCTURE ON THE WEST SIDE
5- KITCHEN AND BATHROOM REMODEL
6- NEW RECESS LIGHTS

CASE NO: BE25050161
CASE ADDR: 3080 NE 43 ST
OWNER: TURK GROUP LLC
INSPECTOR: RUSSELL CASTEEL

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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 / GATE ON EAST SIDE OF PROPERTY

CASE NO: BE25060064
CASE ADDR: 1270 NW 9 ST 1-2
OWNER: BDL 1270 LAND TR
PINERO, GUSTAVO TRSTEE
INSPECTOR: RUSSELL CASTEEL

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

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 INSTALLED AT BACK OF PROPERTY WITHOUT PERMIT

**CITY OF FORT LAUDERDALE
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**CASE NO: BE25050071
CASE ADDR: 1071 NW 47 ST
OWNER: LAVALLIERE, MARIE C
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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 RECESSED LIGHTS ALL AROUND AND KITCHEN REMODELED.**

**CASE NO: BE25060028
CASE ADDR: 2618 WHALE HARBOR LN
OWNER: LA FAZENDA LLC
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 STRUCTURE, WINDOW REMOVED AND WALL COMPLETED.**

**CASE NO: BE25060068
CASE ADDR: 2330 SW 19 AVE 1-2
OWNER: NOBLE, NIKOLE
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 REMODELING AND ADDITION.**

VIOLATIONS: FBC(2023) 111.1

CONVERTED A DUPLEX INTO TRIPLEX OR FOURPLEX WITHOUT CERTIFICATE OF OCCUPANCY.

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**CASE NO: BE25020247
CASE ADDR: 1448 SW 29 AVE
OWNER: CAMEJO, AGUSTIN LOPEZ
CAMEJO, MIRTHA DE LA CARIDAD L
INSPECTOR: ALEXANDER ALBORES**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**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:
ROOF STRUCTURE ATTACHED TO THE REAR OF THE HOUSE.**

**CASE NO: BE25050095
CASE ADDR: 572 W DAYTON CIR
OWNER: FABIEN, LOUIS & ANNICE
INSPECTOR: ALEXANDER ALBORES**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

**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 ENCLOSURE**

**CASE NO: BE25050157
CASE ADDR: 1242 NW 2 AVE
OWNER: BAUMANN, STEVEN
KENDALL, VAN
INSPECTOR: ALEXANDER ALBORES**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

**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, PAVER DRIVEWAY.**

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CASE NO: BE25050167
CASE ADDR: 2711 SW 20 ST
OWNER: VIEIRA, NIGEL
INSPECTOR: ALEXANDER ALBORES

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 ENCLOSURE, EXTERIOR WALL OPENING ALTERATION, FORMWORK AND STEEL REBAR INSTALLATION AT THE FRONT OF THE HOUSE. DETACHED STRUCTURE AT THE REAR OF THE HOUSE.

CASE NO: BE25030193
CASE ADDR: 4250 GALT OCEAN DR PHP
OWNER: CHECKMATE INVESTMENTS LLC
INSPECTOR: PRESTON MARK

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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:
CONDO REMODEL - KITCHEN AND BATHROOM - CABINETS, FRAMING & DRYWALL WORK, PLUMBING AND ELECTRICAL.

CASE NO: BE25050049
CASE ADDR: 1224 NE 5 AVE
OWNER: ETIENNE, ISELANNE
INSPECTOR: PRESTON MARK

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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:
RENOVATE KITCHEN AND BATHROOM, REMOVE 3 WINDOWS AT BACK WALL BEDROOM, NEW ELECTRICAL & BREAKER PANEL, NEW PARTITION WALL IN LIVINGROOM AND MASTER BEDROOM BEING USE AS STUDIO RENTAL. ALSO, AC UNITS AND TOILETS INCORRECTLY INSTALLED AND AN ILLEGAL STORAGE LOCATED AT RIGHT SIDE OF PROPERTY.

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**CASE NO: BE25050084
CASE ADDR: 1235 NW 3 AVE
OWNER: SALAZAR,CAROL
INSPECTOR: PRESTON MARK**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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 CARPORT TO RENTAL UNIT AND COVERED SHADED STRUCTURE WITHOUT PERMITS.**

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: BE25070074
CASE ADDR: 4143 N OCEAN BLVD 203
OWNER: CCL INVESTMENT GROUP FLORIDA LLC
INSPECTOR: PRESTON MARK**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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 - INCLUDING PLUMBING, ELECTRICAL AND STRUCTURAL WORK.**

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**CASE NO: BE25070168
CASE ADDR: 736 NW 2 AVE #1-2
OWNER: RH INVESTMENT HOLDINGS LLC
INSPECTOR: PRESTON MARK**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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: KITCHEN AND BATHROOM RENOVATIONS WITHOUT PERMITS.

**CASE NO: BE25030252
CASE ADDR: 1133 NE 15 AVE 1-6
OWNER: PSD INVESTMENTS LLC
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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, STRUCTURAL,ELECTRICAL,PLUMBING AND MECHANICAL**

**CASE NO: BE25040130
CASE ADDR: 924 SE 2 ST
OWNER: GULFSTREAM LAS OLAS LLC
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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.**

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**CASE NO: BE25060122
CASE ADDR: 3131 SW 18 ST
OWNER: ARANGO, JUAN GUILLERMO
ARANGO, PAOLA A
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

**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, 1 WINDOW.**

**CASE NO: BE25060162
CASE ADDR: 1511 SW 4 AVE
OWNER: LPD PROPERTY LLC
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**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**

**CASE NO: BE25070201
CASE ADDR: 1125 NE 16 CT
OWNER: 1123-1129 REAL ESTATE LLC; %US-IL HOLDINGS, LLC
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

**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:
ROOF, FRAMING, AND SHEATHING OVER LAUNDRY ROOM**

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**CASE NO: BE25040211
CASE ADDR: 1920 S OCEAN DR 1603
OWNER: MAKRIS, BARBARA GEORGE
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 WITH PLUMBING AND ELECTRICAL, INSTALLATION OF 2 MINI SPLIT AC UNITS, INSTALLATION OF WATER HEATER, MULTIPLE ELECTRICAL ALTERATIONS, LVT FLOORING INSTALLED THROUGHOUT**

**CASE NO: BE25050014
CASE ADDR: 3200 PORT ROYALE DR N 201
OWNER: THE JOHN & EVA ORLANDO REV TR
DELGATTI, EVA
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

VIOLATIONS: FBC(2023) 105.1

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE INTERIOR ALTERATION : KITCHEN, BATHROOMS, ELECTRICAL, PLUMBING, DUCT WORK, SOUND PROOFING FOR TILE FLOORS**

**CASE NO: BE25050043
CASE ADDR: 1243 NW 18 ST
OWNER: STRONG TOWER PROPERTY INVESTMENTS LLC
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

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:
2 CAR GARAGE CONVERSION IN TO APARTMENT/ LIVING SPACE**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25050056
CASE ADDR: 2621 SW 18 ST
OWNER: LUJAN, DIANILEYS H/E
GALINDEZ, EVANGELIO
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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, WINDOWS AND DOORS, SIDE YARD AWNING, ROOFING

CASE NO: BE25050093
CASE ADDR: 608 SW 8 TER
OWNER: CHALFANT, MICHELE
CHALFANT, AMANDA & FLORIAN
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 REPAIR

CASE NO: BE25050104
CASE ADDR: 828 NE 17 CT
OWNER: SMITH, ALLISON LINDSAY
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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 STRUCTURE AND TOOL SHED

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CASE NO: BE25050117
CASE ADDR: 2325 NE 8 ST
OWNER: DOWDING, TED
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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 ON THE EAST SIDE OF THE PROPERTY

CASE NO: BE25050150
CASE ADDR: 1920 S OCEAN DR 711
OWNER: ROMOLA T LUCIA TR
LUCIA,ROMOLA T TRS
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 AS FOLLOWS: TANKLESS WATER HEATER INSTALLED, ELECTRICAL ALTERATION TO SERVE THE AIR CONDITIONING UNIT INSTALLED IN THE PATIO, NEW PLUMBING PIPES INSTALLED IN THE KITCHEN AREA, DRYWALL REMOVED AT 2 FEET ABOVE FINISHED FLOOR FOR FLOOD RESTORATION THROUGHOUT, SOME FLOORING REMOVED.

CASE NO: BE25060241
CASE ADDR: 1160 N FEDERAL HWY 423
OWNER: RIBEIRO, VIVIANE
AKAYDIN, GUNSU ALI
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE INTERIOR ALTERATION: BATHROOMS AND KITCHEN WITH ELECTRICAL AND PLUMBING

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CASE NO: BE25070029
CASE ADDR: 917 SE 13 ST
OWNER: MILLA LUXURY GARDENS LLC
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE INTERIOR ALTERATION

CASE NO: BE25070034
CASE ADDR: 1120 NE 17 AVE
OWNER: DAYAN PROPERTIES LLC
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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 A TINY HOME FOR RENT AS A MULTI-FAMILY UNIT, ALSO INTERIOR ALTERATION OF BATHROOMS AND KITCHEN INCLUDING PLUMBING AND ELECTRIC

VIOLATIONS: FBC(2023) 111.1.1

AN ACCESSORY STRUCTURE IN THE BACKYARD APPEARS TO FUNCTION AS AN ADDITIONAL LIVING UNIT, REFERRED TO AS "UNIT R".

CASE NO: BE25070039
CASE ADDR: 1350 SW 31 AVE
OWNER: EQUATOR VACATIONS LLC
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 SHADE STRUCTURE ON THE BACK LEFT OF THE PROPERTY, WOOD FENCE /GATES BOTH SIDES OF THE PROPERTY, FRONT ENTRANCE DOOR AND FRONT WINDOW ALSO FRONT PORCH

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CASE NO: BE25070066
CASE ADDR: 1001 SE 16 ST 3
OWNER: BRUCATO,NICHOLAS
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 BATHROOM RENOVATION WITH NEW ADJACENT LAUNDRY INSTALLATION AND ADDED LINEN CLOSET

CASE NO: BE25070089
CASE ADDR: 1201 NW 1 AVE
OWNER: ADAMS, AARON B
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE INTERIOR REMODELING; MAIN HOUSE AND THE DETACHED BUILDING STRUCTURE AND TRANSFORMING A CARPORT INTO LIVING SPACE FOR THE SAME DETACHED BUILDING STRUCTURE.

CASE NO: BE25070096
CASE ADDR: 941 SW 19 ST
OWNER: MEREDITH, KYLE
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 BUILDING CONVERTED IN TO ADJACENT DWELLING UNIT

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**CASE NO: BE25070163
CASE ADDR: 642 NW 3 AVE
OWNER: WATER TOWER APARTMENTS LLC
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

**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:
CHANGE OF USE FROM DAY CARE /SCHOOL TO SINGLE FAMILY HOME**

**VIOLATIONS: FBC(2023) 111.1.1
CHANGE OF USE FROM DAY CARE / SCHOOL TO SINGLE FAMILY HOME**

**CASE NO: BE25070204
CASE ADDR: 3462 RIVERLAND RD
OWNER: MARKIEWICZ, REBECA
ALVAREZ, GERSON
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**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 ALTERED AND ENLARGED**

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OLD BUSINESS

CASE NO: BE25030071
CASE ADDR: 2001 NW 62 ST
OWNER: CAPITAL CYPRESS LLC
INSPECTOR: PRESTON MARK

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR BUILDOUT FOR MRI SERVICES - FRAMING & DRYWALL, MECHANICAL AND ELECTRICAL.

CASE NO: BE25030153
CASE ADDR: 2730 SW 17 ST
OWNER: HPA US1 LLC
INSPECTOR: PRESTON MARK

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 BATH REMODEL WITHOUT PERMITS.

CASE NO: BE24040109
CASE ADDR: 1136 WYOMING AVE
OWNER: LUGO,ANGEL J
INSPECTOR: ALEXANDER ALBORES

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS, ALL WINDOWS AND DOORS REPLACEMENT, NEW CONCRETE DRIVEWAY AT FRONT OF PROPERTY, NEW CONCRETE DECK AT THE REAR OF PROPERTY, NEW ACCESSORY STRUCTURE/PERGOLA AT THE REAR WEST SIDE OF THE PROPERTY.

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CASE NO: BE25020097
CASE ADDR: 1700 NE 12 ST
OWNER: RIVAS MANAGEMENT GROUP LLC
INSPECTOR: ALEXANDER ALBORES

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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.

CASE NO: BE25030013
CASE ADDR: 1318 SW 26 AVE
OWNER: MENDEZ,JESSICA
ARGUELLO,ILEANA
INSPECTOR: ANDREW GEBBIA

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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:
ENTRY DOORS, REAR ADDITION, FRONT FENCE

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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
OWNER: SZCZYPINSKI, BARBARA
SZCZYPINSKI, MACIEJ
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

**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: BE25050024
CASE ADDR: 700 SE 13 ST
OWNER: 700 SE 13 HOLDINGS LLC
INSPECTOR: ANDREW GEBBIA**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**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: BE25030161
CASE ADDR: 517 NW 16 AVE
OWNER: BESSARD, JOHNNY JULIEN, ANANIE
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE INTERIOR RENOVATION:
STRUCTURAL, PLUMBING, ELECTRIC, MECHANICAL, NEW AIR CON. UNITS, NEW WINDOWS AND DOORS**

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CASE NO: BE25030237
CASE ADDR: 340 SUNSET DR
OWNER: ESSEX TOWER CONDO ASSN
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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 BBQ KITCHEN STRUCTURE WITH ELECTRIC, PLUMBING AND NATURAL GAS; INSTALLATION 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: BE25030116
CASE ADDR: 427 NW 19 AVE
OWNER: MENDOZA,IMILSYS
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODELING/ALTERATION, WINDOWS AND DOORS REPLACEMENT, CONCRETE DRIVEWAY, NEW FENCE.

CASE NO: BE25040056
CASE ADDR: 2415 DAVIE BLVD
OWNER: HESS RETAIL STORES LLC
INSPECTOR: SEVERIAN IONESCU

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

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

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**CASE NO: BE25040174
CASE ADDR: 518 NW 17 AVE
OWNER: CAMPBELL, DORIS LOUISE
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

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**

**CASE NO: BE24080046
CASE ADDR: 1810 NE 16 TER
OWNER: D'ALESSIO, MICHAEL
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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: BE24100007
CASE ADDR: 5100 DUPONT BLVD
OWNER: THE WARWICK CONDO ASSN INC
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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: BE25010172
CASE ADDR: 1304 NE 16 TER
OWNER: QUINNETT,MARTIN
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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

**CASE NO: BE25020227
CASE ADDR: 1317 N ANDREWS AVE
OWNER: ZURBARAN,MIGUEL ANTONIO F
ROSABAL,DAILEN SUAREZ
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE RENOVATION INCLUDING KITCHEN, BATHROOMS(3), SHADE STRUCTURES(2) AND ALUMINUM SHADE AREA IN BACK YARD, SPA, EXTERIOR KITCHEN.**

**CASE NO: CE18071749
CASE ADDR: 2909 S ANDREWS AVE
OWNER: 2909 SOUTH ANDREWS AVENUE LLC
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT:

**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.**

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**CASE NO: BE24030063
CASE ADDR: 1551 NW 6 ST
OWNER: 1551 SISTRUNK LLC
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: INSTALLATION OF AN ELECTRICAL OUTLET, PLUMBING CONNECTION TO THE ICE MAKER.

VIOLATIONS: FBC (2023) 1612.4

THIS BUILDING HAS INSTALLED EQUIPMENT BELOW THE DESIGN FLOOD ELEVATION

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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**

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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. CLOSING OF WINDOW AND DOOR OPENING.**
- 6. INSTALLATION 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: BE24070060
CASE ADDR: 1333 NE 1 AVE
OWNER: BRATES, JONATHAN EDWARD
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2020) 105.1

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

DRIVEWAY IN PROCESS

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**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: BE24070390
CASE ADDR: 1517 NW 4 AVE
OWNER: ARRATREE LLC
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

**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**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

**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**

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**CASE NO: BE24080015
CASE ADDR: 1720 SW 22 AVE
OWNER: DU PLESSIS,LEO
LEO DU PLESSIS REV TR
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
1- TWO SHADED STRUCTURES
2- CONCRETE SLAB ON BACK OF THE PROPERTY.**

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

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: BE25020184
CASE ADDR: 1505 SW 9 ST
OWNER: LEBBAD,FOUAD R
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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 WITHOUT PERMITS**

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**CASE NO: BE25020188
CASE ADDR: 204 SW 19 AVE
OWNER: BART & LISA FLORIDA LLC
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

VIOLATIONS: FBC(2023) 105.1

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

- 1- KITCHEN AND BATHROOM REMODEL**
 - 2- RECESS LIGHTS**
-

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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**
-

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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

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HEARING TO IMPOSE

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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, INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO KITCHEN.

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2023) 105.1

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

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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.

CASE NO: BE23100214
CASE ADDR: 301 SW 2 ST
OWNER: 1129 VAN BRUNT LLC
129 VAN BRUNT GP LLC ETAL
INSPECTOR: JORGE MARTINEZ

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WOOD FENCE AT THE FRONT OF THE PROPERTY ALONG SECOND STREET.

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CASE NO: BE23120073
CASE ADDR: 1301 NW 7 TER
OWNER: COOPER, ROBIN D
INSPECTOR: JORGE MARTINEZ

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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.

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