



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA DECEMBER 18, 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
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

NEW BUSINESS

CASE NO: BE25070040
CASE ADDR: 304 SW 13 ST
OWNER: SULLIVAN, MATTHEW
INSPECTOR: ALEXANDER ALBORES
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 NW CORNER OF THE HOUSE.

CASE NO: BE25070138
CASE ADDR: 6100 N FEDERAL HWY
OWNER: 6100 N FEDERAL LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.5.E.7.
CHAIN LINK FENCE IN DISREPAIR, THERE IS A SECTION WHICH IS NOT SECURED AND LEANING.

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:
CHAIN LINK TEMPORARY CONSTRUCTION FENCE

CASE NO: BE25070262
CASE ADDR: 6855 NW 22 TER
OWNER: ZAVALA, WALTER
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.5.
FENCES ERECTED ON PROPERTY ARE NOT ADHERING TO THE SETBACK REQUIREMENTS AS REQUIRED
BY THIS SECTION. THE REQUIRED LANDSCAPING IS ALSO NOT INSTALLED.

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:
METAL FENCE SURROUNDING ENTIRE PROPERTY AND SMALL
METAL FENCE AT THE FRONT. SHADE STRUCTURE WITH BAR THAT HAS UTILITY CONNECTIONS
(ELECTRICAL AND PLUMBING), HALF BATHROOM AND SPLIT AIR CONDITIONING UNIT.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070003
CASE ADDR: 2572 MERCEDES DR
OWNER: FRANZONI, JEFFREY A; FRANZONI, SHIMERA
INSPECTOR: JORGE MARTINEZ
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: THE REMOVAL OF THE GARAGE FLOOD VENTS, VENTS ARE REQUIRED PER FBC RESIDENTIAL R322.2.2.1

CASE NO: BE25070091
CASE ADDR: 2736 N FEDERAL HWY
OWNER: CITY MATTRESS OF FLORIDA INC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SIGN-24110661 FACE CHANGE TO TWO EXISTING BUILDING SIGNS ON THE WEST ELEVATION

CASE NO: BE25050048
CASE ADDR: 3309 NE 33 ST
OWNER: SECOND RISK HOLDINGS LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF AN ICE CREAM PARLOR (GROUP A2) TO OFFICE SPACE(GROUP B) 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: COMPLETE INTERIOR BUILDOUT, WILL NEED ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL PERMITS

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25060190
CASE ADDR: 1 W SUNRISE BLVD
OWNER: 1 W SUNRISE BLVD LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25080003
CASE ADDR: 400 S ANDREWS AVE
OWNER: 400 S ANDREWS AVENUE LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

CASE NO: BE25080227
CASE ADDR: 1790 E LAS OLAS BLVD
OWNER: MAYFAIR ARMS INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25090107
CASE ADDR: 723 SW 14 TER
OWNER: GRAFMAN, DANIEL M & CINDY
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 4

VIOLATIONS: 24-11(b)
THERE IS LOOSE OR UNSECURED SOLID WASTE OR CONSTRUCTION DEBRIS ON SITE.

VIOLATIONS: 25-7(a)
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS,
PORTABLE TOILETS, ETC.

CASE NO: BE25080133
CASE ADDR: 905 NE 17 AVE
OWNER: ECOAR LLC
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH OF GRASS/WEEDS AND FOLIAGE, TRASH/ DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE. THERE IS A TORN AND TATTERED BANNER SIGN ON THE FENCE.

CASE NO: BE25080120
CASE ADDR: 909 NE 17 AVE
OWNER: ECOAR LLC
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH OF GRASS/WEEDS AND FOLIAGE, TRASH/ DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE. THERE IS A TORN AND TATTERED BANNER SIGN ON THE FENCE.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070293
CASE ADDR: 16 NW 16 ST
OWNER: WESLEYAN CHURCH
INSPECTOR: PRESTON MARK
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:
ENCLOSED PATIO ON BACK OF BUILDING AND INSTALL A WINDOW & DOOR.

CASE NO: BE25070324
CASE ADDR: 1092 LONG ISLAND AVE
OWNER: PERDOMO, DANUBIA
INSPECTOR: PRESTON MARK
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:
CONVERTED 2 CAR GARAGE INTO A 1 BEDROOM RENTAL UNIT WITH FULL KITCHEN AND BATHROOM.
A MINI SPLIT UNIT ALSO INSTALLED.

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. GARAGE CONVERTED TO A SEPERATE LIVABLE SPACE.

CASE NO: BE25070287
CASE ADDR: 2811 NE 40 ST
OWNER: LATZ, GORDON W; GORDON W LATZ TR
INSPECTOR: PRESTON MARK
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 REMODEL - KITCHEN AND BATHROOMS. INCLUDING NEW VENTS, AC UNITS
AND WATER HEATER.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070052
CASE ADDR: 2931 RIVERLAND RD
OWNER: LONDOS, WILLIAM
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-19080209 NEW 2 STORY SFR- 4 BED, 3 BATH, 2 CAR GARAGE. 3362

CASE NO: BE25020241
CASE ADDR: 3100 NE 49 ST 905
OWNER: LAMOTTE, STEWART
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#905 - CONVERT TUB TO SHOWER- BLD-RALT-21080107

CASE NO: BE25050156
CASE ADDR: 3600 GALT OCEAN DR 1A
OWNER: KIRK, KRISTIN DEERING;
KIRK, ZACHARY COX ETAL
INSPECTOR: PRESTON MARK
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:
INSTALL WASHER AND DRYER WITH NEW PLUMBING AND ELECTRIC WITHOUT PERMITS

CASE NO: BE25070073
CASE ADDR: 4143 N OCEAN BLVD 108
OWNER: YONAK, ARZU
INSPECTOR: PRESTON MARK
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 REMODEL AND VANITY REPLACEMENT IN BATH.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

**CASE NO: BE24090084
CASE ADDR: 810 SW 26 CT
OWNER: ARMSTRONG, CHRISTOPHER
INSPECTOR: JOSE SARAGUSTI
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:
PATIO TRELLIS IN THE BACK YARD. ALSO COMPLETE RENOVATION INCLUDING KITCHEN AND
BATHROOM ALTERATION, ALL NEW ELECTRICAL SYSTEM, TANKLESS WATER HEATER AND A/C
INCLUDING MINI SPLIT. IMPACT WINDOWS AND SHED.**

**CASE NO: BE25020229
CASE ADDR: 1321 N ANDREWS AVE
OWNER: HOFF, ARTHUR JR
INSPECTOR: JOSE SARAGUSTI
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:
TWO REAR STRUCTURES IN THE BACKYARD. ALUMINUM SHADE AREA AND ONE SHED.**

**CASE NO: BE25070153
CASE ADDR: 1545 SE 15 ST
OWNER: 1545 SE 15TH STREET HOLDINGS LLC
INSPECTOR: JOSE SARAGUSTI
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:
TOTAL BUILDING DEMOLITION**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE24080298
CASE ADDR: 1650 SW 20 ST
OWNER: SANDLER, MATTHEW A & SHIRLEE A
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.2.A.
SEVERAL SHADE STRUCTURES IN THE BACKYARD.

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 WITHOUT PERMIT.

CASE NO: BE25080012
CASE ADDR: 2885 NE 29 ST
OWNER: 2885 NE 29TH STREET LLC
INSPECTOR: JOSE SARAGUSTI
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:
POOL ALTERATION, SPA ALTERATION, POOL DECK, INCLUDING PLUMBING, ELECTRICAL,
MECHANICAL, SEA WALL REPAIR. A/C UNITS REPLACED.

CASE NO: BE25070085
CASE ADDR: 3100 N OCEAN BLVD 2701
OWNER: SHERMAN PROPERTIES INTERNATIONAL
% MARIA TERESA MARSANO
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-WAT-24110200 (#2701) REPLACE TWO WATER HEATERS

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

**CASE NO: BE25050068
CASE ADDR: 50 SW 31 AVE
OWNER: SHARDA BUILDING LLC
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 3**

**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:
CHAINLINK FENCE**

**CASE NO: BE25070213
CASE ADDR: 649 NW 15 WAY
OWNER: SOUTHEASTERN CONFERENCE ASSN
OF SEVENTH DAY ADVENTISTS INC
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 3**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-24110683 390 LF X 6'H BLACK CHAINLINK W/ (1) 18'W DOUBLE GATES 18**

**CASE NO: BE25080030
CASE ADDR: 1017 NW 5 ST
OWNER: 1017 TUSKEGEE PARK LLC
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 3**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-WT-24120048 ONLINE WALK-THRU- WINDOW AND DOOR**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25080069
CASE ADDR: 1212 SE 2 CT 203
OWNER: HELLER, JACOB
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24120072 #203 AIR CONDITIONING CHANGE OUT

CASE NO: BE25070232
CASE ADDR: 1636 NW 5 AVE
OWNER: RUFFNER, DEREK L
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-24110466 REPLACE 3 WINDOWS IMPACT

CASE NO: BE25080070
CASE ADDR: 1752 LAUDERDALE MANOR DR
OWNER: GARCIA, MELANIE MICHELLE
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SOL-24120405 INSTALL 6.56KW ROOFTOP SOLAR SYSTEM (STRUCTURAL PORTION)

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070234
CASE ADDR: 2225 NE 19 ST
OWNER: KASH, ITALIA TOOCHI
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RMIS-23080012 STAIRS FOR A SFR

CASE NO: BE25080110
CASE ADDR: 2400 NE 9 ST 102
OWNER: KIRT N JANELLE REV TR;
JANELLE, KIRT N TRSTEE
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-17011303 # 102 NEW AC INSTALL

CASE NO: BE25080111
CASE ADDR: 3900 GALT OCEAN DR 709
OWNER: D'ELIA FAM TR; D'ELIA, ROCCO TRS
INSPECTOR: RUSSELL CASTEEL
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24030210 #709 AC REPLACEMENT LIKE FOR LIKE WATER SOURCE HEAT PUMP 3 TON

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070026
CASE ADDR: 170 PENN WAY
OWNER: CASIMIR, JASON
INSPECTOR: ANDREW GEBBIA
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 CONVERSION. KITCHEN, BATHROOM, STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL

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: BE25070158
CASE ADDR: 310 SW 31 AVE
OWNER: CESPEDES, MERIS GARCIA, RICARDO CARLOS
INSPECTOR: ANDREW GEBBIA
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: CONCRETE DRIVEWAY

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M**

CASE NO: BE25080038
CASE ADDR: 613 SW 20 AVE
OWNER: MURRY, JENNIFER M
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-24040424 ATF- FENCE -

CASE NO: BE25070050
CASE ADDR: 804 NE 16 TER
OWNER: 804 NE 16 TER LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-SEWCP-WT-24110012 SEWER CAP FOR DEMO

CASE NO: BE25070252
CASE ADDR: 805 NE 17 WAY
OWNER: VERNIKOV, GRIGORIY
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RNC-22050025 AND ALL RELATED SUB PERMITS.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25060147
CASE ADDR: 1545 SE 15 ST 1-2
OWNER: 1545 SE 15TH STREET HOLDINGS LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN -24110207 TEMP FENCING 210 LF OF 6' HIGH CHAIN LINK INCLUDES THREE GATES.

CASE NO: BE25070316
CASE ADDR: 1611 N FEDERAL HWY
OWNER: FRAM FED FIVE INC
INSPECTOR: ANDREW GEBBIA
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:
2 BATHROOMS, STRUCTURAL, PLUMBING, AND ELECTRIC

CASE NO: BE25070240
CASE ADDR: 2521 NW 30 WAY
OWNER: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-MISC-24050147 REPLACE DAMAGED METER BOX

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070182
CASE ADDR: 3100 NE 49 ST
OWNER: ROYAL MARINER OF FORT LAUD INC
INSPECTOR: ANDREW GEBBIA
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:
STEEL STAND REPLACEMENT FOR COOLING TOWER

CASE NO: BE25070276
CASE ADDR: 5470 NW 10 TER
OWNER: SAND & STEEL PROPERTIES LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-SERV-24120105 INSTALL 600 AMP ELECTRICAL SERVICE

CASE NO: BE25080034
CASE ADDR: 6884 NW 30 AVE
OWNER: INSPIRON LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-17031725 RENOVATION DUE TO FIRE DAMAGE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M**

CASE NO: BE25060274
CASE ADDR: 329 SW 2 ST
OWNER: MLZ LAND TR; ZISHOLTZ, MARTIN L TRSTEE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-ACC-22040016 ATF: INSTALL 2 STORAGE UNITS

CASE NO: BE25070305
CASE ADDR: 401 NE 14 AVE
OWNER: DCL 401 LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24080148 #401-403 ATF NEW KITCHEN CABINETS AND VANITIES, TILE INSTALLED,
IMPACT WINDOWS & DOORS

CASE NO: BE25070303
CASE ADDR: 1001 SW 29 WAY
OWNER: DERILUS, JHONY;
DERILUS SAINT LOUIS, ROSE S
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SOL-24120220 INSTALLATION OF RESIDENTIAL PV SOLAR PANEL SYSTEM

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25070301
CASE ADDR: 1119 NW 14 CT
OWNER: GREEN, IVANHOE & PAULETTA D
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SOL-24100623 SOLAR SYSTEM INSTALLATION

CASE NO: BE25070229
CASE ADDR: 1207 NE 13 ST
OWNER: THORNTON, RYAN MICHAEL
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPSF-23080002 NEW 14,000 GALLON POOL AND PAVER DECK CONSTRUCTION

CASE NO: BE25070160
CASE ADDR: 1237 NE 14 AVE
OWNER: AKYOL, LEVENT; AKYOL, VALENTINA
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-WT-24110054 - INSTALL A PARTIAL FENCE ROUND THE PROPERTY

CASE NO: BE25060268
CASE ADDR: 1313 ORANGE ISLE
OWNER: 19501 PROJECT CORP
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SIP-24100644 SOIL IMPROVEMENT PERMIT

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

**CASE NO: BE25070180
CASE ADDR: 1812 NE 23 AVE
OWNER: VJ PROPERTY FL LLC; BENIGNO, JOSEPH
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RDEM-24110507 TOTAL DEMOLITION -BLD-BDSP-24120129 CONCRETE DOCK, SEAWALL
FOOTER--BLD-RPAV-24120131 UPLAND DECK PAVING PERMIT**

**CASE NO: BE25070227
CASE ADDR: 2421 NE 65 ST 418
OWNER: GRASA, MAR
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SND-24110117 #418 INSTALL ENGINEER HARDWOOD FLOOR EXCEPT BALCONY AND BATHROOMS**

**CASE NO: BE25070065
CASE ADDR: 2436 AQUAVISTA BLVD
OWNER: MANLEY, MICHAEL M
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24060184 ADD NEW FRONT ENTRY AND UPDATE FRONT ELEVATION**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.**

CASE NO: BE25060071
CASE ADDR: 3100 NE 49 ST
OWNER: ROYAL MARINER OF FORT LAUD INC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CRES-21110006 - CONCRETE RESTORATION/ WINDOW REPLACEMENT AND PAINTING

CASE NO: BE25060263
CASE ADDR: 3200 N PORT ROYALE DR 1602
OWNER: FERNANDEZ-DILLON, MARIBEL;
DILLOM, JOE EVERETTE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24100748 #1602 - REPLACE CABINETS

CASE NO: BE25060273
CASE ADDR: 3800 GALT OCEAN DR 1408
OWNER: ZAPPAVIGNA INC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24110087 #1408 A/C BOSCH HEAT PUMP CHANGE OUT 2 TON

HEARING TO IMPOSE FINES

CASE NO: BE22010154
CASE ADDR: 340 SAN MARCO DR
OWNER: 340 SAN MARCO LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 2

VIOLATIONS: 24-11(d)
THERE IS A DUMPSTER AT THIS CONSTRUCTION SITE THAT IS OVERFLOWING.

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

CASE NO: BE24090045
CASE ADDR: 470 BONTONA AVE
OWNER: HERMAN, GORDON
INSPECTOR: ALEXANDER ALBORES
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:
DOCK AND RAILINGS

CASE NO: BE23060035
CASE ADDR: 3250 NE 28 ST
OWNER: LE CERCLE BY THE BEACH CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24080147
CASE ADDR: 1021 SW 29 ST
OWNER: MERCADO, ADRIANA P & ROBERT A
INSPECTOR: JORGE MARTINEZ
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:
BATHROOMS AND KITCHEN REMODEL, MULTIPLE MINI SPLITS, CLOSING OF EXTERIOR DOOR
OPENING, NEW WINDOWS AND DOORS

CASE NO: BE24090115
CASE ADDR: 1408 NW 5 AVE
OWNER: NAVARRO, JOHN H/E
SANTERRE, FREDERICK
INSPECTOR: JORGE MARTINEZ
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:
CONTAINER ON BACK PATIO. NEEDS ELECTRICAL(COMPLIED), PLUMBING (COMPLIED)AND
STRUCTURAL (COMPLIED)PERMITS.

CASE NO: BE24070173
CASE ADDR: 3461 SW 16 ST
OWNER: SALAS, BARBARA C; VEGA, ALEJANDRO
INSPECTOR: JORGE MARTINEZ
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:
SHADED STRUCTURE(COMPLIED), FLAT ROOFS(COMPLIED), SHED, PVC FENCE(COMPLIED),
CONCRETE ON BACK AND SIDE PATIO.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24070186
CASE ADDR: 336 SW 20 ST
OWNER: DEAN, STACY J
INSPECTOR: JOSE SARAGUSTI
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 AND BATHROOMS RENOVATION. NEW WINDOWS AND DOORS.

CASE NO: BE24120134
CASE ADDR: 701 SW 12 AVE
OWNER: PALLADINO, GABRIEL
INSPECTOR: JOSE SARAGUSTI
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 REMODEL OF THIS HOUSE INCLUDING MEP, WINDOWS AND DOORS. NEW SKYLIGHT. UPPER
DECK AND CHIMNEY DEMOLISHED. ENCLOSED AREA IN THE COVER DECK IN THE BACK OF THE
PROPERTY. NEW INSTANT WATER HEATER AND A/C UNIT. FENCE DEMOLISHED.

CASE NO: BE24060049
CASE ADDR: 804 SW 22 TER
OWNER: WRIGHT-GRANT, SONIA
INSPECTOR: JOSE SARAGUSTI
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 ENCLOSED AND CONVERTED INTO A BEDROOM AND BATHROOM.

CASE NO: BE24070213
CASE ADDR: 1000 NW 11 PL
OWNER: ALLEN, CORETTA
INSPECTOR: JOSE SARAGUSTI
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 RENOVATION, STRUCTURAL, M.E.P.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24100156
CASE ADDR: 640 NE 17 WAY
OWNER: WOODCOCK, THOMAS
INSPECTOR: ANDREW GEBBIA
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/PERGOLA

CASE NO: BE25030240
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W
INSPECTOR: ANDREW GEBBIA
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:
AWNING IN DRIVEWAY

CASE NO: BE24090163
CASE ADDR: 1420 SW 33 CT
OWNER: HOWARD, JOHN
INSPECTOR: ANDREW GEBBIA
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 FENCE AND ACCESSORY STRUCTURE IN REAR YARD

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24050095
CASE ADDR: 1421 NW 2 AVE
OWNER: DEVLIN TRINITY REV TR;
DEVLIN, LARA K TRSTEE
INSPECTOR: ANDREW GEBBIA
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:
WOOD FENCE CONSTRUCTED

CASE NO: BE24080017
CASE ADDR: 2406 GULFSTREAM LN
OWNER: LMGA INVESTMENT GROUP LLC
INSPECTOR: ANDREW GEBBIA
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 STEPS ON EACH SIDE OF THE POOL AND WATERFALL FEATURE OVER POOL

CASE NO: BE25020187
CASE ADDR: 3110 SW 17 ST
OWNER: AMARAI, KETTYA; SEYOUM, ABIY
INSPECTOR: ANDREW GEBBIA
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:
BATHROOM, AND EXTERIOR DOOR IN RENOVATED CARPORT

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24070105
CASE ADDR: 225 NW 8 ST 1-8
OWNER: 225 NW 8TH STREET LLC
% RTW RENTALS
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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: BE24080012
CASE ADDR: 350 E LAS OLAS BLVD 2
OWNER: FT 350 LLC; SS 350 LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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: BE21060170
CASE ADDR: 801 NE 18 CT
OWNER: CAMELOT SHORES CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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 40 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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24070102
CASE ADDR: 805 NW 2 AVE 1-6
OWNER: 805 NW 2ND AVENUE LLC
% RTW RENTALS
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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: BE24070401
CASE ADDR: 866 NE 20 AVE
OWNER: WORTH 866 LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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: BE24070130
CASE ADDR: 920 NW 1 ST
OWNER: VICTORY INVESTMENTS & MORE LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 3

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24070104
CASE ADDR: 925 NW 12 AVE
OWNER: SPRINGFIELD MISSIONARY BAPTIST
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 3

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: BE24070196
CASE ADDR: 3381 SW 11 AVE
OWNER: HUNTER, DAVID WILLIAM JR;
LYLE BOYER REAL ESTATE TR ETAL
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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: BE24070297
CASE ADDR: 5911 NE 14 LN
OWNER: RIVIERA PARK CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

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

CASE NO: BE24080375
CASE ADDR: 305 SW 19 ST
OWNER: STORNETTA, JACEY;
BURNS, PAUL JOSEPH
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

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 TRELLIS/SHADED STRUCTURE AT THE REAR OF THE PROPERTY WITHOUT PERMIT.

CASE NO: BE25010049
CASE ADDR: 641 NW 14 AVE
OWNER: OASIS OF HOPE COMMUNITY
DEVELOPMENT CORP INC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
TEMPORARY FENCE PERMIT-BLD-FEN-24030596TEMPORARY FENCE PERMIT-BLD-FEN-24030596

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24070076
CASE ADDR: 837 SW 26 ST
OWNER: MALPAS, RACHEL; MCMANUS, STEPHEN
INSPECTOR: PRESTON MARK
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 REMODEL KITCHEN AND BATHROOMS.

CASE NO: BE24080279
CASE ADDR: 1010 SW 30 ST 1-2
OWNER: GREY, TEVIN D
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF-KITCHEN REMODEL AND RECESSED LIGHTS/ ATF-NEW MINI SPLITS/ ATF-6 WINDOWS AND 2
DOORS
BLD-RALT-23080074/ ELE-RES-23080125/ PLB-RES-23080130/ MEC-RES-23060059/
BLD-WIN-23060016

CASE NO: BE24080288
CASE ADDR: 1017 SW 19 ST
OWNER: DUNCAN, SHARON
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

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 COVERED UTILITY STRUCTURE WITHOUT PERMIT.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
DECEMBER 18, 2025
9:00 A.M.

CASE NO: BE24080110
CASE ADDR: 1139 N RIO VISTA BLVD
OWNER: MEDITZ, JOHN C
INSPECTOR: PRESTON MARK
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:
SEWER REPAIR, SIDEWALK REPLACEMENT AND REMODEL 2 BATHROOMS WITHOUT PERMITS.

CASE NO: BE24070329
CASE ADDR: 1412 NE 15 AVE
OWNER: EFRAIN CHEVERETT REV TR
INSPECTOR: PRESTON MARK
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:
SHED, COVERED CAR AWNIING, FENCE AND GATES.

CASE NO: BE24080264
CASE ADDR: 1826 SW 29 ST
OWNER: HENRY, GLENN P; HENRY, TIMOTHY
INSPECTOR: PRESTON MARK
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 REMODEL - KITCHEN AND BATH, REAR TRELIS/ SHED AND NEW WINDOWS.

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CASE NO: BE24070176
CASE ADDR: 2021 SW 38 AVE
OWNER: FLOWERS, ROBERT;
ROBERT FLOWERS REV LIV TR
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

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.

CASE NO: BE25010142
CASE ADDR: 2895 NE 32 ST 109
OWNER: WARDOWSKI, DAVID ALOYSIUS
INSPECTOR: PRESTON MARK
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 REMODEL - KITCHEN, BATHROOM AND NEW CLOSET WITH WASHER & DRYER HOOK UP.

OLD BUSINESS

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

CASE NO: BE25020007
CASE ADDR: 2212 SE 4 AVE
OWNER: KHATRI, RISHI R
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 111.1.1
THIS PROPERTY IS BEING OCCUPIED AS A TRIPLEX WITH OUT THE REQUIRED CERTIFICATE OF
OCCUPANCY

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 WITHOUT THE REQUIRED PERMIT. SINGLE FAMILY HOME CONVERTED IN TO A
TRI-PLEX.

CASE NO: BE25100165
CASE ADDR: 213 ROYAL PALM DR
OWNER: MORI LEGACY FOUNDATION INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT
NOT LIMITED TO: ROOF COVERING, ROOF TRUSSES, FACIA AND SOFFIT.

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CASE NO: BE24090098
CASE ADDR: 2300 NE 33 AVE
OWNER: EVERGLADES CLUB CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE CRACKS ON THE CONCRETE CEILING VISIBLE FROM THE GROUND FLOOR PARKING GARAGE ON THE EAST SIDE OF THE BUILDING. WATER FROM THE SECOND FLOOR PATIO APPEARS TO BE PENETRATING THROUGH THE CONCRETE SLAB AND LEAKING INTO THE PARKING GARAGE. WATER INTRUSION INTO THE NORTH STAIRWELL.

CASE NO: BE23080031
CASE ADDR: 3051 NE 47 CT
OWNER: WAYNE HOUSE ASSOCIATION INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(C)
DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN DISREPAIR

CASE NO: BE24070086
CASE ADDR: 1661 SW 32 CT
OWNER: BARRETT, SEBASTON
INSPECTOR: JOSE SARAGUSTI
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 RENOVATION, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.

CASE NO: BE25030166
CASE ADDR: 2351 SW 27 TER
OWNER: ROSCIOLI, HEATHER
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

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

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**CASE NO: BE25070132
CASE ADDR: 2590 N FEDERAL HWY
OWNER: SURFSIDE REALTY GROUP LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 110.1
WORK PERFORMED WITHOUT THE REQUIRED INSPECTIONS**

**CASE NO: BE25050030
CASE ADDR: 3100 NE 32 AVE
OWNER: PAKMAN INTRACOASTAL LLC
INSPECTOR: WILSON QUINTERO JR
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO: TEMPORARY CONSTRUCTION FENCE**

**VIOLATIONS: 25-7(a)
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS, PORTABLE TOILETS, TEMPORARY CONSTRUCTION FENCES, ETC.**

**CITY OF FORT LAUDERDALE
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Address	Case Number	Type	Inspector	PG	Name

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