



**BUILDING AND CONSTRUCTION  
ENFORCEMENT**

**CODE ENFORCEMENT BOARD  
HEARING AGENDA  
FEBRUARY 24, 2026  
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](http://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 • 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  
FEBRUARY 24, 2026  
9:00 AM

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**NEW BUSINESS**

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CASE NO: BE25070246  
CASE ADDR: 3009 NE 19 ST  
OWNER: ZENO, ELIYAHU & YARDENA  
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:  
JET SKI LIFT AND 2 PERGOLAS IN REAR YARD

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CASE NO: BE25110014  
CASE ADDR: 171 FLORIDA AVE  
OWNER: DALGER, PRINCESS L  
WILLIAMS, VIRGINIA  
INSPECTOR: JIMMY LUGO

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:  
NEW ALUMINUM FENCE WITH GATES.

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CASE NO: BE25110055  
CASE ADDR: 1917 NE 15 AVE  
OWNER: LEONG, JENNIFER  
INSPECTOR: JIMMY LUGO

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:  
WINDOWS

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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**CASE NO: BE25080188  
CASE ADDR: 1524 SW 32 CT  
OWNER: BACHAR, SHARON  
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:**

- 1. WINDOWS AND EXTERIOR DOORS**
  - 2. INTERIOR ALTERATION INCLUDING KITCHEN AND BATHROOMS REMODEL**
  - 3. ALTERATION/ENCLOSURE TO REAR PORCH INCLUDING ALTERATIONS TO EXTERIOR WALLS AND ROOFED STRUCTURE AND ROOF COVERING**
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**CASE NO: BE25080223  
CASE ADDR: 3721 RIVERLAND RD  
OWNER: GAYAL INVESTMENTS LLC  
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:**

- 1. KITCHEN RENOVATION INCLUDING APPLIANCE RELOCATION, REMOVAL OF KITCHEN PARTITIONS, ELECTRICAL OUTLETS ADDED**
  - 2. SLIDING GLASS DOOR SEPARATING THE ENCLOSED PORCH AND KITCHEN WINDOWS WERE REMOVED**
  - 3. ALTERATIONS THE ENCLOSED PORCH EXTERIOR WALL TO ADD NEW SLIDING GLASS DOOR AND REMOVAL OF WINDOWS.**
  - 4. BATHROOM RENOVATION**
  - 5. NEW TANKLESS WATER HEATER**
  - 6. ELECTRICAL PANEL RELOCATED**
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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25100256  
CASE ADDR: 1417 SW 33 CT  
OWNER: ZAGA 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:  
CONCRETE DRIVEWAY INSIDE PROPERTY LINE AND ON RIGHT OF WAY.**

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**CASE NO: BE25100177  
CASE ADDR: 2404 NW 20 ST  
OWNER: NEW COVENANT DELIVERANCE CATHEDRAL INC  
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:  
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**CASE NO: BE25090191  
CASE ADDR: 4250 GALT OCEAN DR 9M  
OWNER: CORRENTE GENERAL CONTRACTING; INC  
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:  
COMPLETE INTERIOR REMODEL (INCLUDING KITCHEN AND (2) BATHROOMS),  
PLUMBING AND ELECTRICAL.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE25090219  
CASE ADDR: 4250 GALT OCEAN DR 10C  
OWNER: CORRENTE GENERAL CONTRACTING INC  
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:  
INTERIOR ALTERATION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL**

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**CASE NO: BE25090104  
CASE ADDR: 3100 NE 49 ST  
OWNER: ROYAL MARINER OF FORT LAUDERDALE INC  
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:  
MULTIPLE ELECTRICAL ALTERATIONS ON AROUND THE PERIMETER OF THE DOCK WALL (NEW CONDUITS, NEW ELECTRICAL OUTLETS, BREAKER PANNELS ALTERATION, SWITCHES AND CONDUITS INSTALLED, REMOVAL OF A FIRE DEPARTMENT STANDPIPE AND SIGN ON THE N SIDE OF THE BUILDING, INSTALLATION OF NEW CONDENSATE LINES, INSTALLATION OF NEW LIGHT FIXTURES IN THE MANAGERS' OFFICE)**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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**CASE NO: BE25090109  
CASE ADDR: 2231 SW 14 ST  
OWNER: PARDIS, BIJAN  
INSPECTOR: SEVERIAN IONESCU**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 4**

**VIOLATIONS: FBC(2023) 111.1.1  
THE PROPERTY, A SINGLE-FAMILY RESIDENCE HAS BEEN CONVERTED INTO A DUPLEX THROUGH THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT (ADU) LOCATED IN THE REAR PORTION OF THE LOT. THIS STRUCTURE BUILT SOMEWHERE AROUND 2008 FUNCTIONS AS A SEPARATE RESIDENTIAL UNIT, IDENTIFIED AS APARTMENT 2231-B.**

**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 ADU REFERRED TO AS APARTMENT 2231B IN THE BACK YARD OF THIS PROPERTY WAS BUILT WITHOUT PERMITS, THE PRIMARY RESIDENCE: 2231A, UNDERWENT A COMPREHENSIVE INTERIOR RENOVATION WITHOUT THE MANDATORY PERMITS. THE SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO:  
THE REMODELING OF BATHROOMS AND KITCHEN, AS WELL AS UPGRADES TO LIGHTING FIXTURES AND PLUMBING SYSTEMS. THE PVC FENCE ON THE N SIDE WAS ALSO INSTALLED WITHOUT A PERMIT.**

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**CASE NO: BE25100061  
CASE ADDR: 1348 SW 30 ST  
OWNER: HOLLAND, ANDREW & TABITHA  
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 AND SHED**

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CITY OF FORT LAUDERDALE  
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CASE NO: BE25100139  
CASE ADDR: 427 NW 17 ST  
OWNER: UBARRI, JOSE MIGUEL  
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:  
FLAT ROOF WORK PERFORMED

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CASE NO: BE25100131  
CASE ADDR: 3100 NE 40 CT  
OWNER: DONOGHUE, MICHAEL T  
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:  
ALUMINUM / WOOD SCREEN IN THE TERRACES AND BALCONIES.

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CASE NO: BE25110006  
CASE ADDR: 1344 NW 1 AVE 1-3  
OWNER: VERDAD PROPERTY MGMT LLC  
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:  
NEW A/C SYSTEM, KITCHEN RENOVATION, NEW LAUNDRY ROOM, AND PATIO FENCE WITH TWO GATES.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25100146  
CASE ADDR: 2200 NE 17 CT  
OWNER: GESELBRACHT, LAURA  
SHIVJI, MAHMOOD  
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:  
ROOF SOLAR PANELS RE-INSTALLED.**

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**CASE NO: BE25110026  
CASE ADDR: 2121 E COMMERCIAL BLVD  
OWNER: EAST COMMERCIAL OAKS PROPCO LLC  
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:  
ALUMINUM FRONT DOORS (2) REMOVED**

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**CASE NO: BE25100063  
CASE ADDR: 1330 SE 11 ST  
OWNER: POOLE, CHARLES & BROOKE  
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:  
NEW LANDSCAPING AND INSTALLATION OF A FREESTANDING STONE WALL WITHOUT  
PERMITS.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25100245  
CASE ADDR: 645 NW 15 AVE  
OWNER: HOSPITALITY ESTATE LLC  
INSPECTOR: PRESTON MARK**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 3**

**VIOLATIONS: FBC(2023) 111.1.1**

**THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION AS A TRI-PLEX TO A FOUR-PLEX 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:  
KITCHEN AND BATHROOM REMODEL OF ALL UNITS. INSTALLATION OF NEW MINI-SPLIT AC UNITS AND FENCE/GATES.**

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**CASE NO: BE25110160  
CASE ADDR: 1000 RIVER REACH DR  
OWNER: RIVER REACH INC  
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:  
AC UNIT INSTALL WITHOUT A PERMIT. ALSO, CMU WALL PENETRATION FOR AC VENT THRU ELEVATOR AND TELEPHONE ROOM.**

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**CASE NO: BE25110059  
CASE ADDR: 510 SW 17 ST  
OWNER: DE SILVA, GIULIANA  
INSPECTOR: PRESTON MARK**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 4**

**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: BE25090036  
CASE ADDR: 2065 NE 56 ST 208  
OWNER: MODA, MARIA R  
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:  
WINDOW AND DOORS REPLACEMENT.**

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**CASE NO: BE25110057  
CASE ADDR: 1450 MIAMI RD  
OWNER: ACS 1450 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. MULTIPLE UNITS HAVE BEEN FULLY REMODELED, INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING**
- 2. AREA BENEATH THE STAIRCASE WAS ENCLOSED**
- 3. FIRE EXTINGUISHER WAS MOVED**

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**CASE NO: BE25100156  
CASE ADDR: 1418 NW 11 ST  
OWNER: FUENMAYOR, CASTO  
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:**

- 1- BATHROOM AND KITCHEN RENOVATION**
- 2- RECESS LIGHTS ALL AROUND THE HOUSE**
- 3- CARPORT WAS ENCLOSED**
- 4- NEW METAL GATE**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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**CASE NO: BE25090188  
CASE ADDR: 2821 SW 3 CT  
OWNER: ALFONSO, MAYLIN GONZALEZ  
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:  
NEW WINDOWS AND DOORS, NEW METAL FENCE**

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**CASE NO: BE25090088  
CASE ADDR: 825 NW 61 ST  
OWNER: 825 NW 61ST STREET LLC  
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 FENCE  
2- RESTRIPIING OF PARKING LOT**

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**CASE NO: BE25100181  
CASE ADDR: 2648 NE 37 DR  
OWNER: VALLETA, CHRISTOPHER DAVID  
GIL VALLETA, LILIANA ANDREA  
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:  
STRUCTURE BUILT AT THE BACK OF THE PROPERTY.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25100265  
CASE ADDR: 1619 NW 14 AVE  
OWNER: ANTOINE, FENEL  
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:  
ACCESSORY STRUCTURE ON THE SOUTH SIDE OF THE PROPERTY**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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**OLD BUSINESS**

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

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 3**

**VIOLATIONS: FBC(2023) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ILLEGAL CONVERSION OF A UTILITY/STORAGE STRUCTURE INTO A LIVABLE SPACE OR RENTAL UNIT WITHOUT PERMITS.**

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

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE24070185  
CASE ADDR: 2760 SW 2 CT  
OWNER: TIMOTHEE, PAULA  
INSPECTOR: JOSE SARAGUSTI**

**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:  
CONCRETE DRIVEWAY EXTENSION.**

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**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.**

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**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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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**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 TRELIS**

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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**

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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**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
FEBRUARY 24, 2026  
9:00 AM**

**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: BE25030158  
CASE ADDR: 1601 NW 11 ST  
OWNER: FRANCOIS, TONY CADET FRANCOIS, CARLINE  
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:  
MULTIPLE STRUCTURES CONSTRUCTED ON THE PROPERTY WITHOUT THE MANDATORY PERMITS**

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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**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
FEBRUARY 24, 2026  
9:00 AM**

**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.**

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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.**

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**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**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
FEBRUARY 24, 2026  
9:00 AM**

**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.**

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**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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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
FEBRUARY 24, 2026  
9:00 AM

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**HEARING TO IMPOSE**

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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.

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**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.

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**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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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
FEBRUARY 24, 2026  
9:00 AM**

**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.**

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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**

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**CITY OF FORT LAUDERDALE  
 BUILDING AND CONSTRUCTION ENFORCEMENT  
 CODE ENFORCEMENT BOARD AGENDA  
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