



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA
JANUARY 27, 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.

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
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NEW BUSINESS

CASE NO: BE24050073
CASE ADDR: 600 BREAKERS AVE
OWNER: SEAWIND PLAZA 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:
NEW GAS LINE FOR OVEN AND NEW VENT HOOD IN GROUND FLOOR KITCHEN (WINE GARDEN), SECOND FLOOR UNIT CONVERTED INTO ADDITIONAL KITCHEN AREA.**

VIOLATIONS: FBC(2023) 111.1.1

THE USE OF SOME UNITS IN THE BUILDING HAS BEEN CHANGED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY, SECOND FLOOR UNIT CONVERTED INTO ADDITIONAL KITCHEN AREA FOR WINE GARDEN RESTAURANT.

CASE NO: BE24080358
CASE ADDR: 1609 NE 17 AVE
OWNER: CARTAGENA, ERNESTO & VERONICA
INSPECTOR: ALEXANDER ALBORES

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:
REAR STRUCTURE ADJACENT TO POOL.**

CASE NO: BE25080010
CASE ADDR: 2488 SW 6 CT
OWNER: AITAL GROUP CORP
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:
WINDOW AND EXTERIOR DOOR REPLACEMENT, REROOF, SOFFIT/FACIA REPLACEMENT, PORCH ENCLOSURE.**

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CASE NO: BE25080068
CASE ADDR: 1329 NE 1 AVE
OWNER: CAZEAU, JOHN
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:
DETACHED BUILDING AT THE REAR OF THE PROPERTY WAS CONVERTED INTO A DWELLING UNIT.

CASE NO: BE25040025
CASE ADDR: 637 W DAYTON CIR
OWNER: JONES, CARL
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:
COVERED CARPORT

CASE NO: BE25080107
CASE ADDR: 1618 NW 14 ST
OWNER: DORAH, AARON
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:
ACCESSORY STRUCTURE/SHED

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CASE NO: BE25080146
CASE ADDR: 3100 SW 16 ST
OWNER: ESPIN GUERRERO, CARLOS E H/E
VALLEJO, GLADYS ETAL
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:
WHITE PVC FENCE

CASE NO: BE25080228
CASE ADDR: 3130 SW 16 ST
OWNER: TORRES QUIROGA, CHISTEL
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:
WHITE METAL FENCE

CASE NO: BE25090031
CASE ADDR: 3661 SW 3 ST
OWNER: 2017-1 IH BORROWER LP
%INVITATION HOMES - TAX DEPT
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:
EXCAVATION TRENCH FOR SEWER/MAIN PLUMBING LINE

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CASE NO: BE25090078
CASE ADDR: 430 E EVANSTON CIR
OWNER: MORETZ-SOHN, CAMILA
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:
PAVER DRIVEWAY AND REAR PATIO AREA.

CASE NO: BE25090203
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA 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 RENOVATIONS: KITCHENS- BATHROOMS, DEMOLITION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

CASE NO: BE25100147
CASE ADDR: 3114 SW 13 ST
OWNER: APARTMENTS AT DAVIE LLC
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:
DEMOLITION, NEW ENTRY DOOR, PLUMBING FOR SEWER LINE

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CASE NO: BE25010234
CASE ADDR: 1269 SW 25 AVE
OWNER: SUNPETRO INC
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- CHANGE SEWER LINES
2- 2 LAUNDRY ROOMS

CASE NO: BE25050061
CASE ADDR: 2425 BIMINI LN
OWNER: BLAIR, DAVID
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- NEW OPENING AND DOOR INSTALLATION
2- NEW FENCE/GATE
3- KITCHEN RENOVATION

CASE NO: BE25080065
CASE ADDR: 3049 NE 20 AVE
OWNER: JEROME SQUADRITO REV LIV TR
SQUADRITO, JEROME 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- PAVERS ON BACK PATIO
2- AWNING

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**CASE NO: BE25080066
CASE ADDR: 3308 SW 15 ST
OWNER: 3308 15TH STREET LLC
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:
TWO ROOFED STRUCTURES ON THE WEST SIDE OF THE PROPERTY**

**CASE NO: BE25070241
CASE ADDR: 1318 NW 4 AVE A-B
OWNER: AUGUSTIN, MARIE D
LETANG FAM REV TR
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

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

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

**CASE NO: BE25080154
CASE ADDR: 5200 NW 31 AVE 162
OWNER: NUNES, DAVID F
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.**

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CASE NO: BE25080220
CASE ADDR: 1777 SE 15 ST 311
OWNER: OBED, JEROME R
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:
BATHROOM REMODEL.

CASE NO: BE25090008
CASE ADDR: 204 SW 24 AVE
OWNER: ARIZA, ALEJANDRA BERBESI
DUQUE SANTANA, MAURICIO A
INSPECTOR: PRESTON MARK

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, WINDOWS & DOORS INSTALLATION, NEW MINI-SPLIT AC AND KITCHEN & BATH REMODEL.

CASE NO: BE25090017
CASE ADDR: 2881 NE 32 ST 115
OWNER: LUISA RABANAL 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 REMODEL KITCHENS AND BATHROOMS.

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CASE NO: BE25090045
CASE ADDR: 5800 NE 14 WAY
OWNER: WHELAN, EVAN
REYNOLDS, JENNIFER
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:
COMPLETE REMODEL - KITCHEN, BATHROOMS, WALLS AND CEILING, ELECTRICAL, PLUMBING AND MECHANICAL.

CASE NO: BE25090051
CASE ADDR: 1208 TANGELO ISLE
OWNER: DONALDSON, STEWART G
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 CHANGEOUT.

CASE NO: BE25090098
CASE ADDR: 925 SW 2 CT
OWNER: MIDDLE ST LLC
INSPECTOR: PRESTON MARK

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FCB (2023) 107.4
WORK BEYOND SCOPE OF PERMIT - NEW FENCING INSTALLED AT SIDE AND BACK OF UNIT 925. PLANS SHOWN AS EXISTING.

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**CASE NO: BE25100167
CASE ADDR: 1316 N RIO VISTA BLVD
OWNER: 1316 RIO LLC
INSPECTOR: PRESTON MARK**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

**VIOLATIONS: FBC(2023) 105.1
WORK COMPLETED BEYOND SCOPE OF THE FOUNDATION ONLY PERMIT BLD-PHZ-25030070.
NEW CONSTRUCTION WORK WAS COMPLETED ON PERMIT BLD-GEN-25030069 WHICH IS STILL
IN REVIEW AND AWAITING CLIENT REPLY.**

**CASE NO: BE25080174
CASE ADDR: 1138 N VICTORIA PARK RD
OWNER: GARCIA, YAZMIN
INSPECTOR: RUSSELL CASTEEL**

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:
FENCE**

**CASE NO: BE25080213
CASE ADDR: 118 SW 24 AVE
OWNER: CHARLEMAGNE, EDNA H/E
CHARLEMAGNE, EDYNE
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**

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**CASE NO: BE25100168
CASE ADDR: 1259 E LAS OLAS BLVD
OWNER: 1263 LAS OLAS ENTERPRISE LLC
INSPECTOR: RUSSELL CASTEEL**

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**

**CASE NO: BE25090089
CASE ADDR: 1531 SW 21 ST
OWNER: LIN, WENGHUI
INSPECTOR: RUSSELL CASTEEL**

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:
ILLEGAL CARPORT ENCLOSURE, WOOD GATE AT FRONT WEST SIDE, COMMERCIAL
EXHAUST FAN ON CARPORT ROOF**

**CASE NO: BE25090132
CASE ADDR: 2809 SW 8 ST
OWNER: LAWRENCE, JEREMIAH
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**

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CASE NO: BE25090169
CASE ADDR: 1132 N VICTORIA PARK RD
OWNER: 1114-1132 PROGRESSO VICTORIA LLC
INSPECTOR: RUSSELL CASTEEL

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:
PVC FENCE

CASE NO: BE25100062
CASE ADDR: 1204 CITRUS ISLE
OWNER: KAUFMAN, DANIEL H/E
AMIR, LI ANN
INSPECTOR: RUSSELL CASTEEL

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:
PAVER DRIVEWAY

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CASE NO: BE25050025
CASE ADDR: 2517 NE 32 AVE
OWNER: KNIGHTS, CLIFFORD W JR
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:
NEW CONSTRUCTION / SINGLE FAMILY HOME

CASE NO: BE25070242
CASE ADDR: 1812 NE 23 AVE
OWNER: VJ PROPERTY FL LLC
BENIGNO, JOSEPH
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:
FOUNDATION WORK

CASE NO: BE25070272
CASE ADDR: 1001 SW 18 CT
OWNER: TOKARZ-BESU, BETH H/E
BESU, KATELYN
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:
BATHROOM ALTERATION

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OLD BUSINESS

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

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: BE25040072
CASE ADDR: 1432 SW 26 AVE
OWNER: JIMENEZ, JUAN C
MOLINE, ISABEL
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, WHITE PVC FENCE AND REAR STRUCTURES

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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.**

**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: BE25040210
CASE ADDR: 1850 S OCEAN DR 411
OWNER: WEBSTER, KATHRYN H/E; WEBSTER, MONICA
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:
TILE FLOORING**

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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 TRELLIS**

**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**

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

**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: 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**

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

**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**

**CASE NO: BE24080133
CASE ADDR: 2321 SW 14 CT
OWNER: MAYS, GISELLE H/E
MAYS, JERYN MICHAEL
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- SHADED STRUCTURE
2- CONCRETE ON BACK AND SIDE PATIO
3- KITCHEN REMODEL (complied)
4-BATHROOMS REMODEL (complied)
5- RECESSED LIGHTS
6- WINDOWS AND DOOR (complied)
7-CARPORT WAS ENCLOSED**

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

**CASE NO: BE25020031
CASE ADDR: 1112 NE 17 TER
OWNER: RM HOLDINGS I 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- BATHROOM AND KITCHEN REMODEL**
 - 2- NEW MINI-SPLITS**
 - 3-WINDOWS AND DOORS**
 - 4-CONCRETE ON BACK PATIO**
 - 5 -RECESS LIGHTS**
-

**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**
-

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
JANUARY 27, 2026
9:00 AM**

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

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.

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

**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.**

**CITY OF FORT LAUDERDALE
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**CASE NO: BE25020280
CASE ADDR: 1505 NE 14 TER
OWNER: RIVERA, GEORGE A JR
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 STRUCTURE IN THE BACKYARD.**

**CASE NO: BE25040014
CASE ADDR: 522 SW 9 TER
OWNER: BT COCONUT NORTH FORK 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:
DOCK WORK IN PROGRESS**

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

VIOLATIONS: ULDR Sec 47-19.5.H.3

PERMANENT BARBED WIRE VISIBLE FROM THE STREET. THE PROPERTY IS NOT VACANT.

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

VIOLATIONS: 47-19.13(d)(2)

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

**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: 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 REMEDERATION FOR LEAK AND BLOCKAGE BLDG 20 UNIT 2010 - BUILDING AND PLUMBING WORK COMPLETED WITHOUT PERMITS.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25050034
CASE ADDR: 620 SW 18 ST
OWNER: MARTINEAU, LAWRENCE A III
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:
SOFFIT, TRUSS AND GIRDER REPAIRS/REPLACEMENT WITHOUT A PERMIT.**

**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.**

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25030082
CASE ADDR: 3325 NE 14 CT
OWNER: STORMS FAM LAND TR
STORMS, CAROL TRSTEE
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:
PAVERS INSTALLED IN THE FRONT YARD ADDING TO THE EXISTING DRIVEWAY**

**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: 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**

**CITY OF FORT LAUDERDALE
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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: BE25030243
CASE ADDR: 2505 E LAS OLAS BLVD
OWNER: LANE, ROBERT IV
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:
FRONT BALCONY REMOVAL/ALTERATION**

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

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

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

**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**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25060043
CASE ADDR: 1428 CORAL RIDGE DR
OWNER: WEISS, ELIZABETH; GORDON, MICHAEL
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:
ELEVATED DECK BUILT IN THE FRONT YARD**

**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**

**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**

**CITY OF FORT LAUDERDALE
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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

CITY OF FORT LAUDERDALE
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HEARING TO IMPOSE

CASE NO: BE24070170
CASE ADDR: 3410 SW 16 ST
OWNER: KEENAN, ANTONIA LUPARI H/E
KEENAN, FRANCIS JR
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:
GARAGE CONVERSION INTO A/C AREA, NEW DRIVEWAY.

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.

CITY OF FORT LAUDERDALE
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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

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

**CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
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