



**BUILDING AND CONSTRUCTION  
ENFORCEMENT**

**CODE ENFORCEMENT BOARD  
HEARING AGENDA  
MARCH 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  
MARCH 24, 2026  
9:00 AM

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**NEW BUSINESS**

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**CASE NO:** BE25110075  
**CASE ADDR:** 3333 NE 34 ST  
**OWNER:** GALT VIEW APARTMENTS INC  
**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:  
STEEL CANOPY STRUCTURE AT THE REAR OF THE BUILDING.**

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**CASE NO:** BE25110088  
**CASE ADDR:** 225 PLAZA LAS OLAS  
**OWNER:** THOMPSON, JOHN P  
**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:  
WOOD PILING ADJACENT NEAR THE SEAWALL.**

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**CASE NO:** BE25070093  
**CASE ADDR:** 1335 SW 26 AVE  
**OWNER:** DIAZ GONZALEZ, ALEJANDRO  
DE LA CARIDAD FERNANDEZ OJEDA, Z  
**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:  
DRIVEWAY EXTENSION, WHITE METAL FENCE, REAR SHADE STRUCTURE**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE25120165  
CASE ADDR: 420 NW 13 AVE 1-2  
OWNER: FRANKLIN, GWENDOLYN D  
FRANKLIN, TAHJUANNIA MARIE  
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:  
EXTERIOR DOOR AND NEW WINDOWS**

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**CASE NO: BE25110109  
CASE ADDR: 2895 NE 32 ST 110  
OWNER: PARKS, MICHAEL EDWARD  
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:  
STRUCTURAL, PLUMBING AND ELECTRICAL**

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**CASE NO: BE25100242  
CASE ADDR: 401 SE 25 AVE 202  
OWNER: TOTINO, LISA M  
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:  
KITCHEN AND BATHROOM REMODEL**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE25120024  
CASE ADDR: 2933 E LAS OLAS BLVD  
OWNER: STARLIGHT INTERNATIONAL HOLDINGS INC  
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:  
TEMPORARY FENCE**

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**CASE NO: BE25110101  
CASE ADDR: 1519 SW 18 AVE  
OWNER: RYAN J TIMBERG REV TR  
TIMBERG, RYAN J TRSTEE  
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 MINI SPLIT A/C UNITS**
- 2. TIKI HUT**
- 3. CONCRETE DRIVEWAY**
- 4. SHADED ROOF STRUCTURE**
- 5. TWO ELECTRICAL CAR CHARGERS**
- 6. EXTERIOR RECESS LIGHTS**
- 7. CARPORT ENCLOSURES**
- 8. MODIFICATION OF WINDOW OPENING**
- 9. DEMOLITION OF CARPORT**
- 10. INSTALLATION OF AN OUTSIDE WATER LINE FOR NEW HOSE BIBB.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE25020183  
CASE ADDR: 1030 NE 15 AVE  
OWNER: HOLIDAY PARK PLAZA LTD  
% CROWN LIQUORS  
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. WALL REPAIR DUE TO CAR CRASH**
  - 2. ELECTRICAL PANELS REPAIR DUE TO CAR CRASH**
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**CASE NO: BE25120046  
CASE ADDR: 1521 NW 3 AVE  
OWNER: ENRIQUEZ, JORGE IVAN  
INSPECTOR: PRESTON MARK**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 2**

**VIOLATIONS: FBC(2020) 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 DWELLING UNIT 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:  
ADDITION OF A NEW LIVING UNIT TO THE BACK OF THE HOME INCLUDING A KITCHEN AND BATHROOM.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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**CASE NO: BE25110173  
CASE ADDR: 22 NE 16 PL  
OWNER: MORRIS, SCOTT  
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:  
INTERIOR RENOVATIONS INCLUDING KITCHEN CABINETS, ELECTRICAL, PLUMBING AND STRUCTURAL REPAIRS.**

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**CASE NO: BE25110174  
CASE ADDR: 1104 N RIO VISTA BLVD  
OWNER: HATCHER, LORI & MATTHEW  
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:  
INTERIOR RENOVATIONS KITCHENS CABINETS, PLUMBING & ELECTRICAL, WALLS AND CEILINGS REPLACEMENT.**

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**CASE NO: BE25120067  
CASE ADDR: 3130 SW 22 CT  
OWNER: DE LOS ANGELES BERRIOS, ALICIA  
INSPECTOR: PRESTON MARK**

**COMMISSION DISTRICT: Fort Lauderdale City 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.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25100229  
CASE ADDR: 6700 NE 22 WAY 2227  
OWNER: KOLENKO, ROMAN  
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:  
COMPLETE INTERIOR REMODELING.**

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**CASE NO: BE26020079  
CASE ADDR: 2811 NE 41 ST  
OWNER: A H PROPERTIES 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:  
NEW WINDOWS AND DOORS, WOOD WORKS IN PROGRESS IN THE EAVES ALSO NEW COLUMNS AND DECK IN THE FRONT OF THE PROPERTY; ELECTRIC CAR CHARGER AND MINI SPLITS INSTALLED. ELECTRICAL WORK IN PROGRESS. COMPLETE INTERIOR ALTERATION AND RENOVATION INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.**

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**CASE NO: BE25090111  
CASE ADDR: 1315 NE 14 AVE  
OWNER: CERES, PATRICK  
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:  
FENCE**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25110110  
CASE ADDR: 2881 NE 32 ST 221  
OWNER: FETT, ELLENA  
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:  
(2) BATHROOMS REMODELED**

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**CASE NO: BE25110062  
CASE ADDR: 1134 NW 18 AVE  
OWNER: HI-LAND PROPERTIES 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:  
KITCHEN RENOVATION AND FLORIDA ROOM INTEGRATED TO THE LIVING SPACE**

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**CASE NO: BE25120069  
CASE ADDR: 1731 SE 15 ST 209  
OWNER: GABALDON, DAVID & MARIANA  
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**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25120094  
CASE ADDR: 1001 SE 16 ST  
OWNER: HARBORDALE CONDO ASSN 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:  
COMPOSIT WOOD DECK BUILT IN THE COMON AREA**

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**CASE NO: BE25090145  
CASE ADDR: 1800 SW 9 ST  
OWNER: SANCHEZ NOGUEIRAS, LIUBA  
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:  
NEW BATHROOM ADDED IN THE UTILITY ROOM**

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**CASE NO: BE25100206  
CASE ADDR: 321 SW 38 TER  
OWNER: FANN, TIFFANNIE  
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:  
SPRINKLER SYSTEM INSTALLATION TOOL SHED ON CONCRETE PAD IN THE BACK YARD.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25120023  
CASE ADDR: 930 SW 18 ST  
OWNER: WHITAKER, LISA ANDREA  
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:  
METAL FENCE INSTALLED IN THE REAR OF THE PROPERTY.**

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

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**OLD BUSINESS**

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

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 2**

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ROOF, FRAMING, AND SHEATHING OVER LAUNDRY ROOM**

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

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

**VIOLATIONS: FBC(2023) 105.1**

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

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

**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.**

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**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.**

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

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 1**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
CONDO REMODEL - KITCHEN AND BATHROOM - CABINETS, FRAMING & DRYWALL WORK, PLUMBING AND ELECTRICAL.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE25050084  
CASE ADDR: 1235 NW 3 AVE  
OWNER: SALAZAR,CAROL  
INSPECTOR: PRESTON MARK**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 2**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ILLEGAL CONVERSION OF CARPORT TO RENTAL UNIT AND COVERED SHADED STRUCTURE WITHOUT PERMITS.**

**VIOLATIONS: FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

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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.**

**CITY OF FORT LAUDERDALE  
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**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**

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

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

**VIOLATIONS: FBC(2023) 105.1**

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

- WOOD FENCE**

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

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

**VIOLATIONS: FBC(2023) 105.1**

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

- 1. TWO SHADED STRUCTURES**
- 2. CONCRETE SLAB ON BACK OF THE PROPERTY.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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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: BE25020184  
CASE ADDR: 1505 SW 9 ST  
OWNER: LEBBAD,FOUAD R  
INSPECTOR: JORGE MARTINEZ**

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

**VIOLATIONS: FBC(2023) 105.1**

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

**CARPORT ENCLOSURE WITHOUT PERMITS**

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

**COMMISSION DISTRICT:** Fort Lauderdale City Commission District 2

**VIOLATIONS:** FBC(2023) 105.1

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

**FULL REMODEL**

**1- KITCHEN**

**2-BATHROOMS**

**3-FLOOR**

**4- INTERIOR WALLS**

**5- ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTS**

**6- MAIN SEWER AND DRAINS**

**7- COMPLETE SUPPLY WATER LINES**

**8-CEILING**

**9-A/C DUCTS AND KITCHEN DUCT EXHAUST**

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

**COMMISSION DISTRICT:** Fort Lauderdale City Commission District 1

**VIOLATIONS:** FBC(2023) 105.1

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

**1- NEW PVC FENCE**

**2- NEW WINDOWS AND DOORS**

**3- TRELLIS**

**4- ROOF STRUCTURE ON THE WEST SIDE**

**5- KITCHEN AND BATHROOM REMODEL**

**6- NEW RECESS LIGHTS**

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

**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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**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: 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.**

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**CITY OF FORT LAUDERDALE  
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**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.**

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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.**

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**CASE NO: BE25030170  
CASE ADDR: 2160 NE 56 CT 205  
OWNER: MONACO,ELDA; MONACO,ANNE  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
PARTIAL KITCHEN AND BATHROOM DEMOLITION, NEW FLOORING INSTALLED.**

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

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

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
SHED STRUCTURE, WINDOW REMOVED AND WALL COMPLETED.**

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

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

**VIOLATIONS: FBC(2023) 105.1**

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

**VIOLATIONS: FBC(2023) 111.1**

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

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25070034  
CASE ADDR: 1120 NE 17 AVE  
OWNER: DAYAN PROPERTIES LLC  
INSPECTOR: SEVERIAN IONESCU**

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 2**

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
CONSTRUCTION OF A TINY HOME FOR RENT AS A MULTI-FAMILY UNIT, ALSO INTERIOR ALTERATION OF BATHROOMS AND KITCHEN INCLUDING PLUMBING AND ELECTRIC.**

**VIOLATIONS: FBC(2023) 111.1.1**

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

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**CASE NO: BE25050056  
CASE ADDR: 2621 SW 18 ST  
OWNER: LUJAN, DIANILEYS H/E  
GALINDEZ, EVANGELIO  
INSPECTOR: SEVERIAN IONESCU**

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

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
DRIVEWAY, WINDOWS AND DOORS, SIDE YARD AWNING, ROOFING**

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**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**

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

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

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
KITCHEN ALTERATION WITH PLUMBING AND ELECTRICAL, INSTALLATION OF 2 MINI SPLIT AC UNITS, INSTALLATION OF WATER HEATER, MULTIPLE ELECTRICAL ALTERATIONS, LVT FLOORING INSTALLED THROUGHOUT**

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

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 1**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
COMPLETE INTERIOR ALTERATION : KITCHEN, BATHROOMS, ELECTRICAL, PLUMBING, DUCT WORK, SOUND PROOFING FOR TILE FLOORS**

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

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

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
2 CAR GARAGE CONVERSION IN TO APARTMENT/ LIVING SPACE**

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

**COMMISSION DISTRICT: Fort Lauderdale City Commission District 2**

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

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

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

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR ALTERATION AS FOLLOWS: TANKLESS WATER HEATER INSTALLED, ELECTRICAL ALTERATION TO SERVE THE AIR CONDITIONING UNIT INSTALLED IN THE PATIO, NEW PLUMBING PIPES INSTALLED IN THE KITCHEN AREA, DRYWALL REMOVED AT 2 FEET ABOVE FINISHED FLOOR FOR FLOOD RESTORATION THROUGHOUT, SOME FLOORING REMOVED.**

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**CASE NO: BE25060064  
CASE ADDR: 1270 NW 9 ST 1-2  
OWNER: BDL 1270 LAND TR  
PINERO, GUSTAVO TRSTEE  
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:  
FENCE INSTALLED AT BACK OF PROPERTY WITHOUT PERMIT**

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

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

**VIOLATIONS: FBC(2023) 105.1**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
FULL BATHROOM RENOVATION WITH NEW ADJACENT LAUNDRY INSTALLATION AND ADDED LINEN CLOSET**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE25070096  
CASE ADDR: 941 SW 19 ST  
OWNER: MEREDITH, KYLE  
INSPECTOR: SEVERIAN IONESCU**

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

**VIOLATIONS: FBC(2023) 105.1**

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

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**CASE NO: 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  
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**HEARING TO IMPOSE**

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

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

**VIOLATIONS: FBC(2023) 105.1**

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

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**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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**CITY OF FORT LAUDERDALE  
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