



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

APRIL 16, 2026

9:00 AM

**Marine Industries Association of Florida
2nd Floor Meeting Room
221 SW 3 AVENUE**

**ROSE ANN FLYNN
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.

NEW BUSINESS

CASE NO: BE25120184
CASE ADDR: 53 NE 16 PL
OWNER: SCHIEBER HOLDINGS LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 2

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
DRIVEWAY INSTALLATION

CASE NO: BE26020075
CASE ADDR: 1524 SE 13 ST
OWNER: 1524 SE 13TH STREET LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: 9-259
THIS BUILDING IS UNFIT FOR HUMAN HABITATION. 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. THERE IS DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. THE PERMIT BLD-RNC-20090003 HAS EXPIRED PRIOR TO COMPLETION AND PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
116.2.1.1 A BUILDING SHALL BE DEEMED A FIRE HAZARD OR UNSAFE WHEN:
116.2.1.2.2 THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.
116.2.1.3 A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF:
116.2.1.3.1 THE PERMIT HAS EXPIRED PRIOR TO COMPLETION AND A CERTIFICATE OF OCCUPANCY ISSUED.

CASE NO: BE25110080
CASE ADDR: 1752 LAUDERDALE MANOR DR
OWNER: GARCIA, MELANIE MICHELLE
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-ROOF-WT-24100124 RE-ROOFING FLAT

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110028
CASE ADDR: 416 SW 11 CT
OWNER: ROELOFS, MARIAH
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-ROOF-20070242 RE-ROOF AND SKYLIGHTS

CASE NO: BE25120100
CASE ADDR: 1166 CHATEAU PARK DR
OWNER: DAMUS, MARIE ROSE & ROGER
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CONSTRUCTION OF ACCESSORY DWELLING UNITS, STRUCTURAL, ELECTRICAL AND PLUMBING

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

CASE NO: BE25120086
CASE ADDR: 1200 NW 62 ST
OWNER: 1200 W CYPRESS CREEK PROPERTY LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CMU BLOCK WALL/FENCE AND METAL ROLLING GATE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110143
CASE ADDR: 1621 NW 18 AVE
OWNER: TERRY, CAROLYN H/E;
HOLLOWAY, FELICIA C H/E ETAL
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-22100021 REAR ADDITION AND RELATED SUBS ELE. PLUB. MECH.

CASE NO: BE25120180
CASE ADDR: 1790 E LAS OLAS BLVD 22
OWNER: GREMLER, WILLIAM M III
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-25010067 #22 HVAC CHANGE OUT

CASE NO: BE25110137
CASE ADDR: 2200 S OCEAN LN 210
OWNER: ITALIA, RICHMOND
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RDEM-22070002 #210 INTERIOR DEMO

CASE NO: BE25120158
CASE ADDR: 2895 NE 26 CT
OWNER: VAZQUEZ, MARTIN PAUL
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT
NOT LIMITED TO:
DOCK EXTENSION AND TIKI/CHICKEE HUT

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

**CASE NO: BE25110189
CASE ADDR: 405 SW 12 AVE
OWNER: TAYLOR, SHANE
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24080176 -AC CHANGE OUT 3 TON RHEEM SPLIT SYSTEM**

**CASE NO: BE26030223
CASE ADDR: 1000 SW 12 ST
OWNER: RIO NUEVO B CONDO ASSN INC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT
NOT LIMITED TO: SEWER LINE REPLACEMENT AND DRYWALL REPAIRS UNITS LINE 109.**

**CASE NO: BE25110187
CASE ADDR: 1109 NE 16 TER
OWNER: DAVIS, CORNEL LLOYD
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-24080076 --REPLACE 24 WINDOWS WITH IMPACT**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25120003
CASE ADDR: 1201 E SUNRISE BLVD
OWNER: BELL FUND VII SUNRISE LLC % RYAN
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-MISC-24010380 REPLACING (2) A-3/4" REDUCED PRESSURE ZONE

CASE NO: BE25120112
CASE ADDR: 1709 NE 17 AVE
OWNER: HUGEANU, SEBASTIAN; GUTU, TATIANA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 111.1.1
PROPERTY OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

CASE NO: BE25120011
CASE ADDR: 2608 MIDDLE RIVER DR 1-2
OWNER: MALCO, ROMANY ROMANIC JR
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-WT-24020012 62' ALUM FENCE 6' WITH GATES

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110186
CASE ADDR: 3381 SW 11 AVE B
OWNER: HUNTER, DAVID WILLIAM JR;
LYLE BOYER REAL ESTATE TR ETAL
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CMIS-24050631 COLLOCATION OF ANTENNAS AND INSTALLATION OF ASSOCIATED
EQUIPMENT ON AN EXISTING CELL TOWER

CASE NO: BE25110185
CASE ADDR: 3550 GALT OCEAN DR 1208
OWNER: BRILL, GAIL L; BRILL, JAMES R
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24050114 #1208 A/C CHANGE OUT 3.5 TON

CASE NO: BE26010027
CASE ADDR: 4725 N FEDERAL HWY
OWNER: HOLY CROSS HOSPITAL INC;
ATT: LEGAL AFFAIRS
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
FIR-ALARM-19120015 - SYSTEM UPGRADE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25120116
CASE ADDR: 613 NE 15 AVE
OWNER: MCHENRY, JENNIFER L & MITCHELL G
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-22060004 NEW OFFICE ROOM ADDITION 223 SQ FT

VIOLATIONS: FBC(2023) 111.1.1
OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY RELATED TO PERMIT #
BLD-RADD- 22060004

CASE NO: BE25120163
CASE ADDR: 1210 NE 11 AVE
OWNER: FISHER, STEPHEN; ROTMIL, LAUREN
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-SERV-24120318 INSTALL 240V 50AMP EV CHARGER AND CIRCUITY NEXT TO PANEL

CASE NO: BE25120146
CASE ADDR: 1724 NE 16 TER
OWNER: ABED, CHRISTOPHER THOMAS
INSPECTOR: JIMMY LUGO
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:
ELECTRICAL WORK WITHOUT PERMITS.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25120162
CASE ADDR: 1724 NE 16 TER
OWNER: ABED, CHRISTOPHER THOMAS
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-MET-25060044 ADD NEW 3/4" DOMESTIC WATER METER FOR BACK DUPLEX HOUSE

CASE NO: BE25110019
CASE ADDR: 2140 IMPERIAL POINT DR
OWNER: KATZ, JONATHAN P & LORI
INSPECTOR: JIMMY LUGO
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:
DRIVEWAY.

CASE NO: BE25120160
CASE ADDR: 2191 NE 68 ST 412
OWNER: RAMIREZ DE CASTILLO, ELSA
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24120459 412 NEW KITCHEN CABINETS, REMODEL BATHROOM, NEW FLOOR AND PAINT AND SUB MEC-RES-25030034

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25100236
CASE ADDR: 110 SW 30 AVE
OWNER: WILLIAMS, RICKY E
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-11062110 CHANGE CARPORT INTO GARAGE AND NEW WINDOWS AND DOOR W/ IMPACT

CASE NO: BE25110128
CASE ADDR: 825 SE 6 CT
OWNER: ALCOTT, RICHARD C; HICKS, MARTIN
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 111.1.1
PROPERTY IS BEING OCCUPIED WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

CASE NO: BE25090232
CASE ADDR: 920 SW 30 ST
OWNER: JESUS A SANCHEZ TR;
SANCHEZ, JESUS ANTONIO TRSTEE
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

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

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 DUPLEX TO A TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25090027
CASE ADDR: 1000 SE 4 ST 319
OWNER: HAY, MARTHA J
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INTERIOR WALLS ARE IN DISREPAIR.

CASE NO: BE25110118
CASE ADDR: 1850 EISENHOWER BLVD
OWNER: BROWARD COUNTY BOARD
OF COUNTY COMMISSIONERS
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 111.1.1
PROPERTY IS BEING OCCUPIED WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

CASE NO: BE25100276
CASE ADDR: 2000 S OCEAN DR 609
OWNER: 9236-3761 QUEBEC INC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-WT-25010029- #609 REPLACE AC IN SAME LOCATION

CASE NO: BE25100237
CASE ADDR: 2678 GULFSTREAM LN
OWNER: CLEAR SAILS PROPERTIES LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-15052129 SINGLE FAMILY RESIDENCE: CONVERT EXISTING FRONT PORCH INTO A
CONDITIONED ROOM AND EXISTING REAR PORCH INTO AN UNCONDITIONED SUNROOM

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
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CASE NO: BE25110127
CASE ADDR: 3324 NE 39 ST
OWNER: KARAJ, ELTON & LOLIANA; KARAJ FAM TR
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 111.1.1
PROPERTY IS BEING OCCUPIED WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

CASE NO: BE25100278
CASE ADDR: 4571 NW 10 AVE
OWNER: DURAND, FERNANDO
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-SRVRP-WT-25010005 EMERGENCY ELECTRICAL PANEL CHANGE OUT

CASE NO: BE25090039
CASE ADDR: 4600 NE 23 AVE
OWNER: WHITTINGTON JR, REGINALD DON;
WHITTINGTON, SHERI ANN
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-20010035 INSTALL CBS WALL ON S PROP LINE 158
LNF PLB-IRR-22010034 INSTALL 1 IN IRRIGATION METER

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110063
CASE ADDR: 27 S GORDON RD
OWNER: ALBOUCREK, MICHAEL J & STACIE L
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-BDSP-24060279 WOODEN DOCK

CASE NO: BE25110158
CASE ADDR: 505 N FORT LAUDERDALE BEACH BLVD HOTEL
OWNER: Q CLUB HOTEL LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CU-23030005 #4TH FL GARAGE - CU-1 BUILDOUT OFFICES AND PLB-COM-23090017,
BLD-CALT-22120044 HILTON-PORTE COCHERE EXTERIOR MODIFICATIONS

CASE NO: BE25120172
CASE ADDR: 1044 NE 18 AVE
OWNER: GALLERIA LOFTS CONDOMINIUM
ASSOCIATION INC.
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: Sec.9-280 (G)
ALL ELECTRICAL WIRING AND ACCESSORIES SHALL BE MAINTAINED IN GOOD, SAFE WORKING
CONDITION.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25120115
CASE ADDR: 1192 SEMINOLE DR
OWNER: FARO, DOMENIC R & DIANE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-17110764 ENCLOSE 3RD FLR ROOF DECK TO ADD 292 SF TO FLA

CASE NO: BE25120121
CASE ADDR: 1470 SW 21 TER
OWNER: KNIGHT, RYAN
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-20120021 AND RELATED RECORDS GARAGE ADDITION

CASE NO: BE25120122
CASE ADDR: 1500 SE 9 ST
OWNER: NARO, SALVATORE & BRITA CHRISTINA
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18070491, PM-19010650, PM-19020448, PM-19020450 1500-1506, ADDITION OF 2 CAR
GAR & CABANA BATH 1ST

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

**CASE NO: BE25110066
CASE ADDR: 1620 SW 4 CT
OWNER: GROSS, DAVID M
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-MISC-24060130 INSTALL BATTERY TO A PV SOLAR SYSTEM**

**CASE NO: BE25090200
CASE ADDR: 2505 E LAS OLAS BLVD
OWNER: LANE, ROBERT IV
INSPECTOR: SEVERIAN IONESCU
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:
INSTALLATION OF FRONT IMPACT WINDOWS ON ALL ELEVATIONS EXCEPT THE LEFT SIDE OF THE SECOND FLOOR.
MASONRY INFILL OF WINDOW OPENINGS ON THE EAST AND WEST FAÇADES, WHERE EXISTING WINDOWS WERE REMOVED AND THE OPENINGS WERE FILLED IN WITH MASONRY UNITS.
INTERIOR ALTERATIONS TO THE STRUCTURE.
CONSTRUCTION OF A NEW FRONT BALCONY.
MODIFICATION OF ALL REAR (CANAL SIDE) OPENINGS, WITH NEW IMPACT DOORS INSTALLED, EXCEPT FOR THE TOP LEVEL SLIDING GLASS DOORS.
INSTALLATION OF A NEW PRIVACY WALL ON THE NORTHEAST SIDE OF THE PROPERTY.
ALTERATIONS TO THE POOL DECK AREA AND LANDSCAPING**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110157
CASE ADDR: 2711 CENTER AVE
OWNER: CENTER NATION BUILDERS LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RDEM-23020016 -TOTAL DEMOLITION

CASE NO: BE25100243
CASE ADDR: 3200 NE 36 ST 502
OWNER: CHARBONNEAU, SONIA;
FOUCAULT, ANDRE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-WAT-24120219 #502 REPLACE WATER HEATER

CASE NO: BE25110161
CASE ADDR: 6515 BAY CLUB DR
OWNER: BAY COLONY CLUB CONDO INC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-ROOF-23040049 - REPAIR/ MAINTENANCE OF EXISTING ROOF PENETRATIONS CONDO
BUILDING

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25110117
CASE ADDR: 520 NE 10 AVE
OWNER: BISHOPRIC, GEORGE A JR
GEORGE A BISHOPRIC JR REV LIV TR
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-20020009 - GARAGE ADDITION AND NEW ROOF, NEW PORCH / C.O. REQUIRED

CASE NO: BE25110003
CASE ADDR: 540 NE 11 AVE
OWNER: 540 NE 11 GROUP LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-20030044 INSTALL FENCE 185 LF X 6' HIGH WOOD WITH ONE GATE

CASE NO: BE25110136
CASE ADDR: 700 SE 3 AVE
OWNER: AIDS HEALTHCARE FOUNDATION INC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-15120020 - INSTALL DIESEL GENERATOR

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.**

CASE NO: BE25100092
CASE ADDR: 800 N VICTORIA PARK RD
OWNER: BABCOCK, BENJAMIN D; GASPARD, ANDREA L
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL OF THE MAIN HOUSE INCLUDING KICHEN AND BATHROOMS.
ALSO ALTERATION OF THE ACESSORY STRUCTURE INCLUDING KITCHEN & BATHROOM REMODEL, NEW SERVICE CHANGE, NEW ADDRESS CHANGE AND ADDING NEW AC UNITS.

CASE NO: BE25110041
CASE ADDR: 1212 E BROWARD BLVD
OWNER: BR PROPERTY 18 LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-19072953 - 1212 E BROWARD BLVD - 3RD FLOOR INTERIOR IMPROVEMENTS HANDICAP BATHROOMS/CORRIDOR AND SUBS PM-19080246, PM-19080247, PM-19080248

CASE NO: BE25080103
CASE ADDR: 1326 NW 7 TER
OWNER: JIMENEZ, DANIELA GARCIA
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
HOME RENOVATION INCLUDING WINDOWS AND DOORS AND NEW UTILITY STRUCTURE.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25110023
CASE ADDR: 1644 NE 15 AVE
OWNER: NORMAN, GISLA
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-20120043 ATF: NEW PVC FENCE

CASE NO: BE25110175
CASE ADDR: 1701 NE 6 ST
OWNER: CARRAS, JAMES & ALICIA MARIE
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-04082434 PM-19071457 REPL 12 WINDOWS 4 DOORS INSTALL TRAVERTINE PAVERS
POOL DECK

CASE NO: BE25110013
CASE ADDR: 1824 NW 24 TER
OWNER: BRENNEN TAYLOR, CHRISTINA;
CHRISTINA BRENNEN TAYLOR REV TR
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18100715 - ADDITION OF SITTING AND LAUNDRY ROOMS - C.O. REQUIRED

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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APRIL 16, 2026
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CASE NO: BE25100327
CASE ADDR: 2300 AQUA VISTA BLVD
OWNER: CYBURT HOLDINGS LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW DRIVEWAY, GATES, COVERED AWNING, AND TENNIS COURT INSTALLED WITHOUT PERMITS.

CASE NO: BE25110036
CASE ADDR: 2511 LAGUNA TER
OWNER: RANKIN, REBECCA J
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPSF-21070025 NEW POOL

CASE NO: BE26030121
CASE ADDR: 4440 NW 15 AVE
OWNER: JAGGI, KARUSH
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
PLUMBING, MECHANICAL, STRUCTURAL,
ELECTRICAL AND ZONING – FOR THE GARAGE BUILD OUT, BACK YARD SHED CONVERSION TO ACCESSORY DWELLING UNITS.
THIS IS A REPEAT VIOLATION OF PREVIOUS CASE # CE20121042 AND WILL BE PRESENTED TO THE MAGISTRATE OR CODE BOARD WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.
DUE TO THE LIFE SAFETY CONCERN AND THIS BEING A REPEAT VIOLATION THE CITY WILL BE REQUESTING A FINE OF \$5,000 PER DAY. A STOP WORK ORDER HAS BEEN POSTED ON THE PROPERTY.

HEARING TO IMPOSE FINES

CASE NO: BE24120065
CASE ADDR: 2171 SW 23 AVE
OWNER: KAVITA NAUTICAL LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOF FLAT 600SF-NOC-BLD-ROOF-WT-23050070

CASE NO: BE25010080
CASE ADDR: 2172 NE 62 ST
OWNER: MENDEZ, TATIANA; SILVA, RODGER SENA H/E
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCE BOARD ON BOARD AND A FRONT DOOR REPLACEMENT

CASE NO: BE20040355
CASE ADDR: 2200 S OCEAN LN
OWNER: POINT OF AMERICAS CNDO APTS II INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2017) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.

CASE NO: BE24070257
CASE ADDR: 3400 GALT OCEAN DR
OWNER: SOUTHPOINT CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070079
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE PROPERTY IS OR MAY REASONABLY BECOME A THREAT OR DANGER TO THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES DUE TO THE FOLLOWING SITUATION: PROPERTY NOT BEING MAINTAINED. TRASH/RUBBISH AT THE PROPERTY, OVERGROWN GRASS NOT BEING MAINTAINED.

CASE NO: BE24070394
CASE ADDR: 1430 NE 62 ST
OWNER: GONZALEZ, NICETTE C GARCIA
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 1

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW PCV FENCE

CITY OF FORT LAUDERDALE
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CASE NO: BE25020295
CASE ADDR: 429 SW 24 AVE
OWNER: LOUIS, JEAN M; MATHURIN, DENISE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATTACH SOLAR PANELS TO ROOF & REPLACE AC- PM-16122216 & MEC-HVCHG-24080117

CASE NO: BE25020296
CASE ADDR: 701 CAROLINA AVE
OWNER: NICOLAS, YAIR E ACEVEDO
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
CLOSE UP A DOORWAY AT SFR- BLD-RALT-23040056

CASE NO: BE25030117
CASE ADDR: 1400 NE 2 AVE 1-2
OWNER: 1400 HOLDINGS LLC
INSPECTOR: SEVERIAN IONESCU
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 ALTERATION, WINDOWS AND DOORS REPLACEMENT.

CASE NO: BE25030106
CASE ADDR: 2572 NE 26 ST
OWNER: JPV HOME SOLUTIONS LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPSF-22070030 - CONSTRUCT A NEW SWIMMING POOL AND SPA

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25020026
CASE ADDR: 3055 E COMMERCIAL BLVD
OWNER: EAST COMMERCIAL BOULEVARD PROPERTY LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ACCESSORY METAL STRUCTURE AND CONCRETE SLAB BUILT IN THE REAR OF THE PROPERTY

CASE NO: BE24020035
CASE ADDR: 27 ISLA BAHIA DR
OWNER: SYMONS, SUSAN R SYMONS 2024 IRREV TR ETAL
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

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

CASE NO: BE25010132
CASE ADDR: 417 SE 16 ST
OWNER: FLL401 INVESTMENT LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
TWO KITCHENETTES (ELECTRICAL AND PLUMBING), MULTIPLE MINI-SPLITS, TWO NEW IMPACT WINDOWS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE24010094
CASE ADDR: 1019 SW 20 ST
OWNER: HERNANDEZ, JANENE;
TORRES, ELKIN A HERNANDEZ
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW ROOF,
ALTERATION OF ROOF STRUCTURE,
NEW WINDOW AND DOORS,
MODIFICATION OF DOORS AND WINDOWS OPENINGS,
ENCLOSED CARPORT,
MODIFIED FLORIDA ROOM (INCREASED AREA AND NEW ROOF.),
ACCESSORY STRUCTURE AT BACK OF PROPERTY,
FENCE

CASE NO: BE24080209
CASE ADDR: 1200 SW 29 ST
OWNER: RAMOS, MANUEL E
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

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

CASE NO: BE24120001
CASE ADDR: 1649 NE 8 AVE
OWNER: ALON, LIRON
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
BATHROOM AND KITCHEN REMODEL, NEW RECESS LIGHTS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE24070005
CASE ADDR: 2346 SW 17 AVE 1-2
OWNER: RAMOS GUETE, LUIS
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

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

CASE NO: BE24070155
CASE ADDR: 244 SW 23 ST
OWNER: BONNET, VICTOR ALEJANDRO;
GALLO, MARIA TERESA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SHADE STRUCTURES WITH TRELIS STRUCTURE /ELECTRICAL INSTALLATION FOR LIGHTING, TV. AND FANS. DOOR THRU THE ALLEY.

CASE NO: BE25010015
CASE ADDR: 540 SW 28 AVE
OWNER: 540 INVESTMENTS LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
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CASE NO: BE25020034
CASE ADDR: 609 SW 20 ST
OWNER: SEVEN NINE 86 LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE REMODELING INCLUDING STRUCTURAL, ELECTRICAL, PLUMBING AND WINDOWS

CASE NO: BE24100057
CASE ADDR: 633 NW 15 AVE
OWNER: ROVASH PROPERTIES LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 111.1.1
MORE THAN NINE UNITS IN THIS PROPERTY WITHOUT CERTIFICATE OF OCCUPANCY; WITH RECORDS FOR A QUADPLEX ONLY.

CASE NO: BE25020223
CASE ADDR: 1111 E LAS OLAS BLVD 408
OWNER: BATTISTA, ANTHONY M;
ANTHONY M BATTISTA TR ETAL
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#408 TILE INSTALL FOR EXISTING BALCONY- BLD-RMIS-24050613

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25020249
CASE ADDR: 1345 SW 26 AVE
OWNER: ALFARO, JESSICA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

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

CASE NO: BE25020025
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT CONDO ASSN INC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

VIOLATIONS: FBC(2023) 105.1
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 WORK, ELECTRICAL WORK AND PVC FENCE AND GATE.

CASE NO: BE24100109
CASE ADDR: 1620 SW 5 ST
OWNER: MEERSON, YANA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
DOCK RENOVATION AND SEAWALL RAISED. TIKI HUT IN THE BACKYARD.

CITY OF FORT LAUDERDALE
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CASE NO: BE25030065
CASE ADDR: 5300 NE 24 TER 431C
OWNER: EMBRES FAM LIV TR
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#431C INSTALL UNDERLAYMENT AND FLOORING - BLD-SND-24080029

CASE NO: BE25020102
CASE ADDR: 132 ISLE OF VENICE DR 1
OWNER: 132 ISLE OF VENICE INVESTMENTS LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL OF ALL UNITS INCLUDING KITCHEN AND BATHROOMS.

CASE NO: BE24110126
CASE ADDR: 635 NW 14 AVE
OWNER: SME INVESTMENT GROUP LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
REMODELING KITCHEN, NEW ELECTRICAL PANEL AND WINDOW INSTALLATION.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25020161
CASE ADDR: 1220 N ANDREWS AVE
OWNER: HEIER, COLTON GARRETT
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL - KITCHEN AND BATHS. ELECTRIC FOR EV CHARGER.

CASE NO: BE25020243
CASE ADDR: 1431 N FEDERAL HWY
OWNER: RANG 1431 LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
EXTRACT ASPHALT PATIO AND INSTALL PAVER PATIO- BLD-RPAV-24010181 AND EXTERIOR STAIRWAY- BLD-CALT-2211001

CASE NO: BE24080029
CASE ADDR: 1508 NE 17 WAY
OWNER: LABRIOLA, TANIA
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE
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CASE NO: BE23100226
CASE ADDR: 1628 NE 7 AVE
OWNER: WBRD SERVICES LLC
INSPECTOR: PRESTON MARK
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 SHED ON EXISTING SLAB IN BACK YARD, WINDOWS REPLACEMENT, WIRE LATH INSTALLED AT UTILITY ROOM & FLORIDA ROOM, COMPLETE SOFFIT REPLACEMENT, PLUMBING FOR SHUTOFF VALVE, WASHER & DRYER, ELECTRICAL FOR NEW PANEL, AND KITCHEN REMODEL.

CASE NO: BE24030146
CASE ADDR: 1800 NW 7 AVE
OWNER: WILLS, GINETTE
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WINDOWS & DOORS, STUCCO WORK AND PVC FENCE.

CASE NO: BE25050152
CASE ADDR: 2125 BAYVIEW DR
OWNER: GOODWIN, ROBIN
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
REAR AWNING WITH LIGHTS, NEW PAVERS SIDE, REAR AND AROUND POOL.
AC UNIT AND POOL EQUIPMENT CHANGEOUT WITHOUT PERMIT AND NEW RETAINING WALL AT REAR.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25030114
CASE ADDR: 2621 N OCEAN BLVD
OWNER: USMAN, GHULAM H
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC (2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD- WIN- 24040127 - ATF - REPLACE WINDOWS AND DOORS**

**CASE NO: BE25020293
CASE ADDR: 2811 E COMMERCIAL BLVD
OWNER: 1302 NE 32ND LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
OPERATING WITHOUT A CERTIFICATE OF OCCUPANCY EXPIRED PERMIT- BLD-CALT-20010022**

**CASE NO: BE24070140
CASE ADDR: 3131 SW 20 ST
OWNER: ULLOA MAGDALENO, GREYER KARINA MASEDA,
DAVID RAUDEL
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3**

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

OLD BUSINESS

CASE NO: BE25050048
CASE ADDR: 3309 NE 33 ST
OWNER: SECOND RISK HOLDINGS LLC
INSPECTOR: JORGE MARTINEZ
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 BUILDOUT, WILL NEED ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL PERMITS

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF AN ICE CREAM PARLOR (GROUP A2) TO OFFICE SPACE(GROUP B) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: BE25090135
CASE ADDR: 109 NE 12 AVE
OWNER: LIBERMAN, ROBERT J
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-04010527-ALUMINUM FENCE POOL BARRIER 5X122LF AND PM-04010524 -INSTALL POOL DECK 318SQ FT

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 16, 2026
9:00 A.M.

INSPECTOR	PAGES
ALEX ALBORES	1
ANDREW GEBBIA	2, 3, 20
JIMMY LUGO	7, 8
JORGE MARTINEZ	9, 10, 11, 23, 24, 25, 32
JOSE SARAGUSTI	4, 5, 6, 25, 26, 27, 28, 32
LEONARDO MARTINEZ	20, 21
LINDA HOLLOWAY	-
MARIE ARIAS	-
MARY RICH	-
PRESTON MARK	16, 17, 18, 19, 28, 29, 30, 31
RUSSELL CASTEEL	-
SEVERIAN IONESCU	12, 13, 14, 15, 22, 23
WILSON QUINTERO JR	1, 21
NEW BUSINESS	1-19
HEARING TO IMPOSE FINES	20-31
OLD BUSINESS	32