



**BUILDING AND CONSTRUCTION
ENFORCEMENT**

**CODE ENFORCEMENT BOARD
HEARING AGENDA**

**APRIL 28, 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 • Alexander Schneider
• August Pujols • Jacquie Shaw • Ed Murphy • Board Attorney: Kymberlee Curry Smith

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
APRIL 28, 2026
9:00 AM**

NEW BUSINESS

**CASE NO: BE25120018
CASE ADDR: 109 S VICTORIA PARK RD
OWNER: BELLEW, RUSSELL A
INSPECTOR: JOSE SARAGUSTI**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

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

**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 SIDING AND INSULATION REPLACEMENT.**

**CASE NO: BE26010116
CASE ADDR: 1849 MIDDLE RIVER DR
OWNER: PBS ENGINEERING PROCUREMENT & CONSTRUCTION LLC
INSPECTOR: JORGE MARTINEZ**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

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

**CASE NO: BE25120176
CASE ADDR: 1220 SW 26 ST 1-8
OWNER: GREEN ARBOR MANAGEMENT CORP
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:
DUMPSTER ENCLOSURE**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
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**CASE NO: BE26020016
CASE ADDR: 2416 N ATLANTIC BLVD
OWNER: SHARIFI, FARIDEH
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:
GLASS RAILINGS, GENERATOR**

**CASE NO: BE25120006
CASE ADDR: 424 HENDRICKS ISLE 10
OWNER: WASILUK, ANDREAS & VESNA
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:
METAL PERGOLA, PLUMBING AND ELECTRIC FOR JACUZZI AND PLUMBING, ELECTRIC FOR OUTDOOR KITCHEN/BBQ ISLAND, AND NEW BROWN COMPOSITE DECK**

**CASE NO: BE26010110
CASE ADDR: 1128 N VICTORIA PARK RD
OWNER: 1114-1132 PROGRESSO VICTORIA 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:
FENCE AND DUMPSTER ENCLOSURE**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
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**CASE NO: BE26010204
CASE ADDR: 1530 SW 20 ST
OWNER: SCHOFIELD, WAYNE
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:
WOODSHED**

**CASE NO: BE25060041
CASE ADDR: 1333 CITRUS ISLE
OWNER: JEHLLEN, PAUL J H/E
PAUL & KIM JEHLLEN REV LIV TR ETL
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:
AWNING IN BACK**

**CASE NO: BE25120179
CASE ADDR: 2110 SW 28 WAY
OWNER: IH2 PROPERTY FLORIDA LP
% INVITATION HOMES
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT:

**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 REPAIR (WATER LINE REPLACEMENT)**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
APRIL 28, 2026
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**CASE NO: BE26010106
CASE ADDR: 1627 NE 7 ST
OWNER: TRACEY L CRAMER LIV TR
CRAMER, TRACEY L 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:
2 BATHROOMS REMODELED (ALTERATION) AND THE IMPACT WINDOWS TO SERVE THEM**

**CASE NO: BE26010166
CASE ADDR: 5300 NE 24 TER 526C
OWNER: FRACHTMAN, LISA HELENE
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:
INTERIOR ALTERATION**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
APRIL 28, 2026
9:00 AM**

**CASE NO: BE25090109
CASE ADDR: 2231 SW 14 ST
OWNER: PARDIS, BIJAN
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

VIOLATIONS: FBC(2023) 105.1

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

VIOLATIONS: FBC(2020) 111.1.1

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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OLD BUSINESS

**CASE NO: BE25080223
CASE ADDR: 3721 RIVERLAND RD
OWNER: GAYAL INVESTMENTS LLC
INSPECTOR: ALEXANDER ALBORES**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2023) 105.1

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

- 1. KITCHEN RENOVATION INCLUDING APPLIANCE RELOCATION, REMOVAL OF KITCHEN PARTITIONS, ELECTRICAL OUTLETS ADDED**
- 2. SLIDING GLASS DOOR SEPARATING THE ENCLOSED PORCH AND KITCHEN WINDOWS WERE REMOVED**
- 3. ALTERATIONS THE ENCLOSED PORCH EXTERIOR WALL TO ADD NEW SLIDING GLASS DOOR AND REMOVAL OF WINDOWS.**
- 4. BATHROOM RENOVATION**
- 5. NEW TANKLESS WATER HEATER**
- 6. ELECTRICAL PANEL RELOCATED**

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

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2023) 105.1

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

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

**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: 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.**

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

**CASE NO: BE25050001
CASE ADDR: 1401 NE 9 ST 61
OWNER: SOLAR, JOYCE ANN
INSPECTOR: PRESTON MARK**

**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:
COMPLETELY GUTTED FIRE DAMAGED HOME - REQUIRES BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL RENOVATIONS.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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**CASE NO: BE25050013
CASE ADDR: 2271 NE 68 ST
OWNER: IMPERIAL POINT COLONNADES CONDO INC
INSPECTOR: PRESTON MARK**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 1

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
BATHROOM REMEDIATION FOR LEAK AND BLOCKAGE BLDG 20 UNIT 2010 - BUILDING AND PLUMBING WORK COMPLETED WITHOUT PERMITS.**

**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.**

**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**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
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**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 INSTALLATION, WOOD DECK AND RAILING REPLACEMENT, STUCCO INSTALLATION, SPACE RE-CONFIGURATION,**

**CASE NO: BE25050093
CASE ADDR: 608 SW 8 TER
OWNER: CHALFANT, MICHELE
CHALFANT, AMANDA & FLORIAN
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:
DOCK REPAIR**

**CASE NO: BE25100061
CASE ADDR: 1348 SW 30 ST
OWNER: HOLLAND, ANDREW & TABITHA
INSPECTOR: SEVERIAN IONESCU**

COMMISSION DISTRICT: Fort Lauderdale City Commission District 4

VIOLATIONS: FBC(2023) 105.1

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

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

**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)**

**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**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
APRIL 28, 2026
9:00 AM

HEARING TO IMPOSE

CASE NO: BE23100214
CASE ADDR: 301 SW 2 ST
OWNER: 1129 VAN BRUNT LLC
129 VAN BRUNT GP LLC ETAL
INSPECTOR: JORGE MARTINEZ

COMMISSION DISTRICT: Fort Lauderdale City Commission District 2

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WOOD FENCE AT THE FRONT OF THE PROPERTY ALONG SECOND STREET.

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: BE25060122
CASE ADDR: 3131 SW 18 ST
OWNER: ARANGO, JUAN GUILLERMO
ARANGO, PAOLA A
INSPECTOR: ANDREW GEBBIA

COMMISSION DISTRICT: Fort Lauderdale City Commission District 3

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CARPORT ENCLOSURE, 1 WINDOW.

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**CASE NO: BE25030193
CASE ADDR: 4250 GALT OCEAN DR PHP
OWNER: CHECKMATE INVESTMENTS 2 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.**

**CITY OF FORT LAUDERDALE
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