



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

**MAY 21, 2026
9:00 AM**

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

**RICHARD DOODY
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
MAY 21, 2026
9:00 A.M.

NEW BUSINESS

CASE NO: BE25120009
CASE ADDR: 716 NE 7 ST
OWNER: SPEAR CAPITAL GROUP I LLC
INSPECTOR: LINDA HOLLOWAY
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:
TEMPORARY CONSTRUCTION FENCE

CASE NO: BE25110154
CASE ADDR: 401 NW 7 TER
OWNER: MT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH INC
INSPECTOR: MARY RICH
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

CASE NO: BE26020179
CASE ADDR: 606 NW 8 AVE
OWNER: 606 NW 8TH AVE LLC
INSPECTOR: MARIE ARIAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.E.7.
THERE IS LOOSE SCREENING MATERIAL ON FENCE NOT SECURED

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:
CHAINLINK FENCE

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE26020121
CASE ADDR: 723 NW 3 ST
OWNER: 720 NW 4TH ST LLC
INSPECTOR: MARIE ARIAS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.5.E.7.
THERE IS GRAFFITI AND LOOSE SCREENING MATERIAL ON FENCE NOT SECURED

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:
CHAINLINK FENCE

CASE NO: BE26010190
CASE ADDR: 401 NW 14 WAY
OWNER: PEREZ, MIGUEL ANGEL
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-24090265 FENCE REPLACEMENT AROUND PROPERTY

CASE NO: BE26010188
CASE ADDR: 2368 CASTILLA ISLE
OWNER: MDS 2368 CASTILLA ISLE LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-BDSP-25060066 NEW CONCRETE DOCK & SEAWALL REPAIR

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25120154
CASE ADDR: 219 SW 12 ST
OWNER: MATHEWS, WALTER J
INSPECTOR: SEVERIAN IONESCU
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:
FRONT WOOD PORCH ALTERATION/REPAIR.

CASE NO: BE26010141
CASE ADDR: 313 NE 2 ST 1004
OWNER: BRAND, JASON W
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24090324 #1004 - GUEST BATH REPLACE DUROC AND TILE IN SHOWER

CASE NO: BE26040044
CASE ADDR: 1044 NE 18 AVE
OWNER: GALLERIA LOFTS CONDOMINIUM ASSOCIATION, INC.
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 2

VIOLATIONS: 2020 NEC 240.24(A,B)
THERE IS CURRENTLY NO ACCESSIBLE MEANS FOR EITHER OCCUPANT TO REACH THE ELECTRICAL CIRCUIT BREAKERS SERVING GARAGES C AND D (BUILDING 1044), RESULTING IN NO ACCESS BY EACH RESPECTIVE OCCUPANT TO THE REQUIRED OVERCURRENT PROTECTION AS SHOWN ON THE APPROVED PLANS;
PER THE APPROVED PLANS:
UNIT 201 IS IDENTIFIED AS UNIT C.
UNIT 202 IS IDENTIFIED AS UNIT D.
GARAGE C WAS APPROVED, ELECTRICALLY WIRED, AND HAS PANEL ACCESS FROM UNIT C (201), AND VICE VERSA FOR GARAGE D AND UNIT D (202).
THE GARAGES ARE CURRENTLY ASSIGNED INCORRECTLY AND ARE NOT BEING USED AS APPROVED:
UNIT C (201) IS OCCUPYING THE GARAGE APPROVED FOR UNIT D (202).
UNIT D (202) IS OCCUPYING THE GARAGE APPROVED FOR UNIT C (201).
ACCORDING TO THE APPROVED SET OF PLANS.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE26020177
CASE ADDR: 701 SE 24 ST
OWNER: PUBLIC STORAGE; DEPT PT FL 25766
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

CASE NO: BE26020176
CASE ADDR: 2750 N FEDERAL HWY
OWNER: HOUND HOUSE HOLDINGS LLC
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 47-21.15.F.3
A TREE WAS REMOVED FROM THIS B-1 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THREE (3) LIVE OAK TREES WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES OF \$1,000 PER TREE FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-22.9.
PAINTED FLAT WALL SIGN(S) HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CASE NO: BE25100274
CASE ADDR: 101 NE 3 AVE
OWNER: IVY TOWER 101 PROPERTY LLC %IVY REALTY
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25100202
CASE ADDR: 610 NW 3 AVE
OWNER: PANTRY LOFTS LTD
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

CASE NO: BE26020027
CASE ADDR: 2000 S OCEAN DR
OWNER: EVERGLADES HOUSE CONDO APTS INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060141
CASE ADDR: 3200 N FEDERAL HWY 700
OWNER: GUMBERG, STANLEY R TR/T-1163;
% PROP TAX DEPT TPN-0950
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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25110113
CASE ADDR: 130 SW 24 ST
OWNER: STAR MOTORS LLC %AUTONATION
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-19061459 AND RELATED SUBS - NEW PARKING /DRAINAGE SYSTEM "AUTONATION
CONTRACTORS YARD"120718 SF

CASE NO: BE25100220
CASE ADDR: 412 SE 16 ST 1-6
OWNER: NRC GLOBAL LLC
INSPECTOR: ALEXANDER ALBORES
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:
WORK DONE IN ALL 6 UNITS. KITCHENS AND BATHROOMS INCLUDING
BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL

CASE NO: BE25110195
CASE ADDR: 800 NE 6 ST
OWNER: DWYER, VICTORIA MARIA
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-03100896, PM-0406046, PM-04060469, PM-05060831 - ADD BED/BATH TO SFR

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25110132
CASE ADDR: 1110 W COMMERCIAL BLVD
OWNER: UNIVERSAL PROPERTY &
CASUALTY INSURANCE CO
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CALT-19110026 ENG-SITE-21050007 - BLD-CPAV-21050004 - PLB-COM-21050023 -
LND-TREE-21060006 - INTERIOR REMODEL

CASE NO: BE25110193
CASE ADDR: 1808 SW 10 ST
OWNER: VALVERDE, JESSICA A
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-20040003 REAR ADDITION TO EXISTING STRUCTURE, CARPORT ENCLOSURE
2015 IRC PLAN REVIEW ATTACHED

CASE NO: BE25090076
CASE ADDR: 2419 E COMMERCIAL BLVD 100
OWNER: PERENCAL LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. CONCRETE
SPALLING AND DETERIORATION.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE26010201
CASE ADDR: 813 RIVIERA ISLE DR
OWNER: MATITSINE, SERGUEI; MATYTSINA, TATIANA
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-BDSP-25040723 ATF DEMO EXISTING DOCK & STRUCTURES. INSTALL TRULINE VINYL
SEAWALL SYSTEM WITH SEAWALL CAP. INSTALL PILES. FRAME & POUR CONCRETE DOCK.
INSTALL BOAT LIFT. AND ELE-RES-25050154

CASE NO: BE26010185
CASE ADDR: 1130 SW 6 ST
OWNER: PEARL, JASON B
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-RES-23070003 INSTALL NEW OUTLETS AND CEILING FANS TO EXISTING CABANA.

CASE NO: BE26010030
CASE ADDR: 1701 NE 60 ST
OWNER: PICCOLO, ANGELIQUE
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-21100099 KITCHEN AND BATHROOM REMODEL AND ELE-RES-21100137

CASE NO: BE26010026
CASE ADDR: 1843 S FEDERAL HWY
OWNER: SEXY 60 REALTY LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CALT-23070034 EXTENSION TO EXISTING CONCRETE PARAPET

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25120095
CASE ADDR: 2248 SW 14 CT
OWNER: JUSTICE, MARK ELLIOTT
MAZARIEGOS, STEPHANIE LINETTE
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-22090007 AC CHANGE OUT

CASE NO: BE26010042
CASE ADDR: 3341 NE 42 CT
OWNER: SHARIFI, GHASSEM & FARIDEH;
SHARIFI, SASHA & SHARIFI, BOBAK
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 110.1
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FROM THE BUILDING DEPT.
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: BE26010093
CASE ADDR: 4250 GALT OCEAN DR
OWNER: GALT TOWERS CONDO ASSN INC
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:
INSTALLATION OF 2 EXTERIOR DOORS AND PLUMBING REPAIR AT VARIOUS
LOCATIONS FROM REGULAR MAINTENANCE.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25110199
CASE ADDR: 837 SW 16 CT
OWNER: CASALE, DENISE M
INSPECTOR: JIMMY LUGO
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:
BROWN HORIZONTAL PVC FENCE, CONCRETE DRIVEWAY, SHED IN REAR YARD, REAR ACCESSORY SHED STRUCTURE.

CASE NO: BE26010028
CASE ADDR: 1205 NW 12 ST
OWNER: ELVIR, EDDIE & LESLIE
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-21010003 - TRUSSES/ROOF/WINDOWS/FLOORS/KITCHEN/3FULL BATHROOMS/ELECTRIC/PLUMBING

CASE NO: BE26020096
CASE ADDR: 1287 SEMINOLE DR
OWNER: GRAY, SCOTT THOMAS; SCOTT T GRAY REV LIV TR
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-GEN-25050314 INSTALL 26KW GENERAC GENERATOR WITH CONNECTION TO EXISTING NG AND PLB-GAS-25050354

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25120193
CASE ADDR: 2537 SUGARLOAF LN
OWNER: BALDINO, ANTHONY J
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPAV-25010460 TILE PAVERS

CASE NO: BE26010029
CASE ADDR: 2627 CASTILLA ISLE
OWNER: SBWG LLC
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-20020014 - BALCONY ENCLOSURE AND INTERIOR ALTERATIONS - 2015 IRC PLAN
REVIEW ATTACHED

CASE NO: BE25120194
CASE ADDR: 2724 NE 37 DR
OWNER: MEACHAM, ROBERT C & CHRISTINE L
INSPECTOR: JIMMY LUGO
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-WT-25010049 INSTALL 88LF 6FT WOOD FENCE WITH 1 11'W ALUMINIUM DOUBLE GATE
NOT POOL BARRIER

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25120185
CASE ADDR: 181 SW 37 TER
OWNER: ESTIME, ANALDO C & TAMMI-ANN C
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-25010305 #ATF WOOD FENCE

CASE NO: BE26010047
CASE ADDR: 405 NE 3 ST
OWNER: CHIP HOLDINGS LLC
INSPECTOR: ANDREW GEBBIA
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:
WORK IN THE RIGHT OF WAY WITHOUT AN ISSUED PERMIT

CASE NO: BE26020038
CASE ADDR: 1119 NE 12 AVE
OWNER: HOGG, JOSEPH G
INSPECTOR: ANDREW GEBBIA
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 FENCE BOARD ON BOARD

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

**CASE NO: BE26010061
CASE ADDR: 1521 NW 19 AVE
OWNER: SLATER, MADISON
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-21070126 INSTALL 7 WINDOWS TO IMPACT**

**CASE NO: BE26010046
CASE ADDR: 1725 NE 49 ST 210
OWNER: VIERA, PHILIP
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-22120026 RELATED RECORDS #210 KITCHEN & BATHROOM REMODEL
(LEGALIZATION) & NEW A/C UNIT SYSTEM**

**CASE NO: BE26010053
CASE ADDR: 1800 NW 49 ST 100
OWNER: NORTH BROWARD HOSPITAL DISTRICT
ATTN:REAL ESTATE
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CALT-19120023 # 100 PARTIAL INTERIOR RENOVATION OF AN EXISTING BUILDING**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE26010051
CASE ADDR: 1800 NW 49 ST 140
OWNER: NORTH BROWARD HOSPITAL DISTRICT
ATTN: REAL ESTATE
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CALT-19120020 MEC-HVNEW-19120003 - ELE-LV-21040009 - # 140 PARTIAL
INTERIOR RENOVATION OF AN EXISTING BUILDING

CASE NO: BE26010104
CASE ADDR: 3200 N FEDERAL HWY PKG2
OWNER: CORAL RIDGE SHOPPING CNTR TR
% J J GUMBERG COMPANY
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-MISC-24060335 (#PKG2//NORTH) MODIFICATION OF THE EXISTING DRAINAGE SYSTEM TO
ISOLATE A LOW AREA OF THE EXISTING PARKING LOT.

CASE NO: BE26010101
CASE ADDR: 3500 GALT OCEAN DR 2314
OWNER: QUINTANA, JULIET
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-24090441 #2314 REPLACE ENTRY DOOR

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25120187
CASE ADDR: 1512 NW 19 ST
OWNER: DAJANI FAMILY HOLDING LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-19071220 AND RELATED RECORDS

CASE NO: BE25100187
CASE ADDR: 2200 S OCEAN LN 1901
OWNER: JUSTIN THOMAS NEPOLA REV TR;
NEPOLA, JUSTIN THOMAS TRSTEE
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-MISC-24070057 # 1901 - REMOVE TILE, DEMO SHOWER AREA AND INSTALL NEW SHOWER
PAN.

CASE NO: BE25110096
CASE ADDR: 2213 NE 17 CT
OWNER: VP7 USA CORP
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-ROOF-WT-25040091ATF:RE ROOF METAL AND FLAT AND PLB-RES-24060108

CASE NO: BE25110094
CASE ADDR: 2512 BIMINI LN
OWNER: PENA CURBELO, YARITZA H/E;
LOSADA, CAMILO PORTELLES
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPAV-22030080 CONCRETE PAVER DRIVEWAY

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25110087
CASE ADDR: 2549 MERCEDES DR
OWNER: YESIL, BREE
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.13.(D)(2)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

CASE NO: BE25110068
CASE ADDR: 4280 GALT OCEAN DR 19A
OWNER: OBERG, SHIRLEY ANN;
SHIRLEY ANN OBERG REV TR
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-WT-24070055 19A - REPLACE 22 WINDOWS AND 3 DOORS WITH IMPACT

CASE NO: BE25090144
CASE ADDR: 5540 NE 26 AVE
OWNER: FLACK, NORMA JEANNE
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:
REMOVAL OF SOLAR PANELS

HEARING TO IMPOSE FINES

CASE NO: BE25050022
CASE ADDR: 2091 SW 36 TER
OWNER: A&R PAVING SOLUTIONS LLC
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 3

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:
FENCE

CASE NO: BE24080010
CASE ADDR: 350 E LAS OLAS BLVD 1
OWNER: BRADFORD ALLEN LAS OLAS LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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: BE24080038
CASE ADDR: 2120 N OCEAN BLVD COMM
OWNER: THE PALMS 2100 MASTER ASSOCIATION, INC.
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE25060130
CASE ADDR: 1475 SW 18 AVE
OWNER: AHMADOV, TAHIR KHAGANI
INSPECTOR: SEVERIAN IONESCU
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, ELECTRICAL AND PLUMBING, WINDOWS AND DOORS (EXCLUDING FRONT ENTRANCE DOOR) KITCHEN AND BATHROOM REMODEL.

CASE NO: BE25020215
CASE ADDR: 2895 NE 32 ST 106
OWNER: RANGER, DANIEL A
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:
AIR CONDITIONER UNIT REPLACEMENT

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE25030085
CASE ADDR: 902 NW 13 AVE
OWNER: HARVEY, EUGENE L H/E; VIEUX, NADEGE
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
WOOD FENCE

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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW PCV FENCE

CASE NO: BE25080002
CASE ADDR: 2811 NE 40 ST
OWNER: LATZ, GORDON W; GORDON W LATZ TR
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 1

VIOLATIONS: 18-11.(b)
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE24080147
CASE ADDR: 1021 SW 29 ST
OWNER: MERCADO, ADRIANA P & ROBERT A
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:
BATHROOMS AND KITCHEN REMODEL, MULTIPLE MINI SPLITS, CLOSING OF EXTERIOR DOOR OPENING, NEW WINDOWS AND DOORS

CASE NO: BE24120139
CASE ADDR: 1531 NW 13 CT
OWNER: GUERRIER, JOSEPH
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 3

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

CASE NO: BE25010027
CASE ADDR: 2140 SW 36 AVE
OWNER: AGOSTINHO, MONICA; PIRES, MARCOS ANDRE
INSPECTOR: JORGE MARTINEZ
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 ADDITION, SHED, FENCE, ROOF STRUCTURE

CASE NO: BE25020084
CASE ADDR: 2440 NE 25 PL
OWNER: BLUEM BUILDING 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:
NEW GARAGE DOOR, BATHROOM AND KITCHEN REMODEL, RECESS LIGHTS

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

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

CASE NO: BE24070186
CASE ADDR: 336 SW 20 ST
OWNER: DEAN, STACY J
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:
KITCHEN AND BATHROOMS RENOVATION. NEW WINDOWS AND DOORS.

CASE NO: BE24060049
CASE ADDR: 804 SW 22 TER
OWNER: WRIGHT-GRANT, SONIA
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 ENCLOSED AND CONVERTED INTO A BEDROOM AND BATHROOM.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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MAY 21, 2026
9:00 A.M.

CASE NO: BE24070086
CASE ADDR: 1661 SW 32 CT
OWNER: BARRETT, SEBASTON
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 RENOVATION, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.

CASE NO: BE24080284
CASE ADDR: 1824 COCONUT DR
OWNER: GRINER, DAVID & BROOKE
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.2.P
CAR AWNINGS (2) INSTALLED CLOSER THAN 5 FEET FROM THE SIDE PROPERTY LINE.

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:
LARGE STORAGE SHED.

CASE NO: BE25070223
CASE ADDR: 2312 NW 13 CT
OWNER: JACKSON, CHRISTINE CAIN
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE24080294
CASE ADDR: 301 SW 21 ST
OWNER: BAKER, MATT J
INSPECTOR: PRESTON MARK
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 REMODEL - ENCLOSED FLORIDA ROOM WITHOUT PERMITS.

CASE NO: BE24110146
CASE ADDR: 1221 SW 29 ST
OWNER: VITALI, MARCUS JR
INSPECTOR: PRESTON MARK
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:
WINDOW AND DOOR REPLACEMENT AND INTERIOR REMODEL KITCHEN AND BATHROOMS. THERE IS ALSO A NEW DECK INSTALLED WITHOUT PERMIT.

CASE NO: BE24090081
CASE ADDR: 1516 N DIXIE HWY
OWNER: 1516 NORTH DIXIE HWY LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

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 MULTI-FAMILY DWELLING 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
MAY 21, 2026
9:00 A.M.

CASE NO: BE24120092
CASE ADDR: 1720 SW 23 AVE
OWNER: US PRIME CAPITAL LLC
INSPECTOR: PRESTON MARK
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:
ALTERATION TO THE REAR OF THE HOME - KITCHEN, BATHROOMS, WINDOWS & DOORS, WALL CLADDING, ELECTRICAL SERVICE AND AC CHANGEOUT.

CASE NO: BE24080264
CASE ADDR: 1826 SW 29 ST
OWNER: HENRY, GLENN P; HENRY, TIMOTHY
INSPECTOR: PRESTON MARK
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 REMODEL - KITCHEN AND BATH, REAR TRELIS/ SHED AND NEW WINDOWS.
NOTE: REAR TRELIS/ SHED TO BE REMOVED TO COMPLY.

CASE NO: BE25100165
CASE ADDR: 213 ROYAL PALM DR
OWNER: MORI LEGACY FOUNDATION INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO:
ROOF COVERING, ROOF TRUSSES, FACIA AND SOFFIT.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE24020085
CASE ADDR: 408 NE 6 ST
OWNER: SE SOLMAR LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(d)
EXTERIOR WALLS- DELAMINATING STUCCO WALL COVERING

CASE NO: BE25020197
CASE ADDR: 903 E CYPRESS CREEK RD
OWNER: 903 CYPRESS CREEK LLC
INSPECTOR: ALEXANDER ALBORES
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:
DIVIDING TENANT SPACE 909 INTO TWO SEPARATE SPACES NOW IDENTIFIED AS SPACE 909 AND 909B. ALTERATIONS TO STOREFRONT. CHANGE OF USE WITHOUT THE REQUIRED PERMIT.

CASE NO: BE24050080
CASE ADDR: 925 N ANDREWS AVE
OWNER: LA MEXICANA HOLDINGS LLC
INSPECTOR: ALEXANDER ALBORES
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 INCLUDING FRAMING. EXTERIOR WINDOW AND DOOR REMOVED AT WEST AND SOUTH EXTERIOR WALL. EXTERIOR WALL OPENING INFILL AT SOUTH WALL.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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MAY 21, 2026
9:00 A.M.

CASE NO: BE24070020
CASE ADDR: 1137 SW 8 TER
OWNER: KJ 4 INVESTMENT LLC
INSPECTOR: ALEXANDER ALBORES
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:
SINGLE FAMILY HOME SUBDIVIDED AND CONVERTED INTO TRIPLEX, KITCHENS ADDED, INTERIOR LAYOUT MODIFIED.

VIOLATIONS: FBC(2023) 111.1.1
SINGLE FAMILY HOME CONVERTED INTO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

CASE NO: BE25090099
CASE ADDR: 1524 SE 13 ST
OWNER: GLOBAL KAY INVESTMENT GROUP LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(d)
CONTINUED EXPOSURE TO THE ELEMENTS IS RESULTING IN THE DETERIORATION OF THE WOOD SHEATHING AND TRUSSES.

CASE NO: BE25040165
CASE ADDR: 1590 SW 31 AVE
OWNER: SARTORI, LAURENT D LAUDE;
SARTORI, SUNSHINE HEIDY
INSPECTOR: ALEXANDER ALBORES
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 ON THE WEST AND SOUTH SIDE OF THE PROPERTY. MULTIPLE STRUCTURES AT REAR OF THE HOUSE ON THE EAST SIDE OF THE PROPERTY.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE23080031
CASE ADDR: 3051 NE 47 CT
OWNER: WAYNE HOUSE ASSOCIATION INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(C)
DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN
DISREPAIR

CASE NO: BE25050103
CASE ADDR: 3058 W BROWARD BLVD
OWNER: 3058 W BROWARD UNITED LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE
WORKING CONDITION.

VIOLATIONS: 9-308(a)
THE ROOF FRAMING STRUCTURE AND COVERING IS NOT MAINTAINED IN SAFE, SECURE AND
WATER-TIGHT CONDITION.

CASE NO: BE24100155
CASE ADDR: 300 NE 4 ST
OWNER: DEPENDABLE EQUITIES LLC
INSPECTOR: ANDREW GEBBIA
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:
ASPHALT PARKING LOT AND INSTALLATION OF ARTIFICIAL TURF

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE24070028
CASE ADDR: 317 SW 9 AVE
OWNER: HIERSCHE, KYLE
INSPECTOR: ANDREW GEBBIA
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:
KITCHENS AND BATHROOMS RENOVATION, NEW A/C MINI-SPLIT UNITS.

CASE NO: BE25040009
CASE ADDR: 729 SE 16 CT
OWNER: NEW HARBOR LOFTS HOMEOWNERS ASSN
INSPECTOR: ANDREW GEBBIA
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 WORK IN RIGHT OF WAY- ON EACH SIDE OF DRIVEWAY APRON, EAST AND WEST

CASE NO: BE24080163
CASE ADDR: 805 SW 22 AVE
OWNER: RUIZ SANDOVAL, DIEGO D;
SANDOVAL SOTO, SANDRA
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:
BATHROOM, ABOVE GROUND POOL

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE25020160
CASE ADDR: 1120 SW 30 ST
OWNER: BENNETT, SHELDON
INSPECTOR: ANDREW GEBBIA
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-KITCHEN, BATHROOM, STRUCTURAL, ELECTRICAL, PLUMBING

CASE NO: BE25030049
CASE ADDR: 1329 SW 31 ST
OWNER: E & Z INVESTMENTS SERVICES CORP INC
INSPECTOR: ANDREW GEBBIA
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 WINDOWS, DOORS, EXTERIOR COLUMNS

CASE NO: BE24080036
CASE ADDR: 1401 RIVERLAND RD
OWNER: RONDON, IRIS V H/E; ARIAS, SILVERIO
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.

CASE NO: BE25030061
CASE ADDR: 2420 SW 15 ST
OWNER: KASINA, BILL MUSINGI
INSPECTOR: ANDREW GEBBIA
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:
CLOSED IN CARPORT AWNING OF THE BACK OF THE HOUSE, TIKI HUT, KITCHEN, BATHROOM REMODEL. INTERIOR RENOVATIONS, STRUCTURAL, ELECTRICAL AND PLUMBING

CASE NO: BE24050084
CASE ADDR: 3000 E OAKLAND PARK BLVD
OWNER: CLARIDGE HOMES 3000 WATERSIDE LP
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-PHZ-22070002, LND-TREE-23020071, ENG-SITE-22070003, ELE-COM-22070077, PLB-COM-22070035

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

OLD BUSINESS

CASE NO: BE25120097
CASE ADDR: 909 BREAKERS AVE
OWNER: BREAKERS OF FT LAUD CONDO ASSOC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(C)
THE RAMP STRUCTURE, INCLUDING THE STEEL I-BEAMS AND ROUND STEEL COLUMNS, EXTENDING FROM THE RIGHT-OF-WAY TO THE SECOND-FLOOR GARAGE, IS IN A STATE OF DISREPAIR.

CASE NO: BE26020075
CASE ADDR: 1524 SE 13 ST
OWNER: GLOBAL KAY INVESTMENT GROUP 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: BE25080045
CASE ADDR: 2021 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
2021 SE 10 AVE BLDG2 /2009 SE 10 AVE BLDG3 /2005 SE 10 AVE BLDG4 /2039 SE 10 AVE BLDG5 /2033 SE 10 AVE BLDG6 /2119 SE 10 AVE BLDG9 /2125 SE 10 AVE BLDG10 DIFFERENT ADDRESSES BUT SAME FOLIO

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MAY 21, 2026
9:00 A.M.**

CASE NO: BE25100288
CASE ADDR: 145 FIESTA WAY
OWNER: NODINE MOTOR CO INC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18032558 --NEW SEAWALL CAP 85 LF AND DOCK 85 LF

CASE NO: BE25080049
CASE ADDR: 3800 W DAVIE BLVD
OWNER: TOOLS & MUCH MORE INC
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:
PARTITION WALL, INSTALL AIR COMPRESSOR & TIRE EQUIPMENT.

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION AS STORAGE TO A TIRE REPAIR SHOP WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: BE25070258
CASE ADDR: 2425 NW 67 CT
OWNER: BERTUCCIO, JOSEPH L H/E; ARMELLINO, AMBER
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:
METAL CANOPY/SHADE STRUCTURE LOCATED ON SIDE YARD

CITY OF FORT LAUDERDALE
 BUILDING AND CONSTRUCTION ENFORCEMENT
 SPECIAL MAGISTRATE AGENDA
 MAY 21, 2026
 9:00 A.M.

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