



**BUILDING AND CONSTRUCTION  
ENFORCEMENT**

**CODE ENFORCEMENT BOARD  
HEARING AGENDA**

**JULY 30, 2024**

**9:00 AM**

**Marine Industries Association of Florida,  
221 SW 3 Avenue,  
Fort Lauderdale, FL 33312**

To watch and listen to the meeting, please visit [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale).

**CODE ENFORCEMENT BOARD**

**Code of Ordinances: Sec. 11-3.**

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

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

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

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

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

**Board Members:** • Chris Evert, Chairperson • Terry Nolen, Vice Chairperson • William Marx • Justin Beachum  
• Donald Ray Karney III • Carlos Lang • Alexander Schneider • Olivier Cale  
• Board Attorney: Kymberlee Curry Smith

**DEVELOPMENT SERVICES DEPARTMENT**

521 NE 4<sup>TH</sup> AVE, FORT LAUDERDALE 33301

TELEPHONE (954) 828-6520

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
JULY 30, 2024  
9:00 AM

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**NEW BUSINESS**

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**CASE NO:** BE23110007  
**CASE ADDR:** 1216 GUAVA ISLE  
**OWNER:** WAGENFUHR, GISLAINE SEDANO  
WAGENFUHR, JORGE JUNIOR  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLATION OF PVC FENCE AND A SHED.

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**CASE NO:** BE24020193  
**CASE ADDR:** 2610 E MARINA BAY DR  
**OWNER:** FALLS AT MARINA BAY LP  
**INSPECTOR:** ALEJANDRO DELRIO

**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:  
SLIDING GLASS DOOR REPLACEMENT, UNIT 506.

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**CASE NO:** BE24020195  
**CASE ADDR:** 3516 SW 6 CT  
**OWNER:** LOUIS, CHRISNOUDE L  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WINDOWS AND DOORS AT THE FRONT OF THE PROPERTY INCLUDING THE MODIFICATION OF OPENINGS. CARPORT ENCLOSURE.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24010095  
CASE ADDR: 5820 NE 22 WAY 601  
OWNER: ANGEL, VALERY  
INSPECTOR: JOSE SARAGUSTI**

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

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**CASE NO: BE24030016  
CASE ADDR: 2710 NE 49 ST  
OWNER: A49ST LLC  
INSPECTOR: JOSE SARAGUSTI**

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

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**CASE NO: BE24030018  
CASE ADDR: 1470 N DIXIE HWY #1  
OWNER: WARD, LOY E JR  
INSPECTOR: JOSE SARAGUSTI**

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

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**CASE NO: BE24040039  
CASE ADDR: 1443 NE 4 AVE  
OWNER: 1443 NE 4TH HOLDINGS LLC  
INSPECTOR: JOSE SARAGUSTI**

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

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**CITY OF FORT LAUDERDALE  
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**CASE NO:** BE24020162  
**CASE ADDR:** 1037 PARK DR  
**OWNER:** PAILLANT, HANSKY  
PASCOE, SIERRA LYNN GENEVIEVE  
**INSPECTOR:** JORGE MARTINEZ

**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 DOORS

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**CASE NO:** BE24030004  
**CASE ADDR:** 807 SW 25 ST  
**OWNER:** MCSWAIN, BRYAN  
**INSPECTOR:** JORGE MARTINEZ

**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 CEILING AND NEW GABLE END

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**CASE NO:** BE24030139  
**CASE ADDR:** 2554 WHALE HARBOR LN  
**OWNER:** WALDROOP, PETER MICHAEL  
**INSPECTOR:** JORGE MARTINEZ

**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:  
1 NEW FENCE. (COMPLIED)  
2 A/C ON THE NORTH SIDE

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO:** BE23090049  
**CASE ADDR:** 631 SW 28 AVE  
**OWNER:** FALCON, MILAGROS  
**INSPECTOR:** JORGE MARTINEZ

**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:

- 1- ADDITION ON THE BACK OF THE PROPERTY (COMPLIED)
- 2- ACCESORY STRUCTURE ON THE NW CORNER (COMPLIED)
- 3- SHADED STRUCTURE ON THE WEST SIDE (COMPLIED)
- 4- NEW FENCE (COMPLIED)
- 5- POOL DECK EXPANSION

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**CASE NO:** BE23090199  
**CASE ADDR:** 139 SW 21 WAY  
**OWNER:** THEN, JANETT  
**INSPECTOR:** JORGE MARTINEZ

**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:  
ENCLOSING CARPORT, NEW WINDOW AND AWNING.

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**CASE NO:** BE23100123  
**CASE ADDR:** 3106 SW 14 ST  
**OWNER:** VILLAN, JULIEVER  
**INSPECTOR:** JORGE MARTINEZ

**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:  
OPENING OF THE SLAB, PLUMBING WORK, NEW ELECTRICAL WATERHEATER CONECTION.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE23120175  
CASE ADDR: 401 SW 4 AVE #801  
OWNER: DUNN, MILES D  
INSPECTOR: JORGE MARTINEZ**

**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:  
BATHROOMS RENOVATION.**

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**CASE NO: BE23120179  
CASE ADDR: 913 NW 12 AVE #1-2  
OWNER: ANGLADIN, PATRICK  
INSPECTOR: JORGE MARTINEZ**

**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 A/C SYSTEMS INSTALLED**

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CITY OF FORT LAUDERDALE  
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OLD BUSINESS

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CASE NO: BE23080399  
CASE ADDR: 1620 NE 20 AVE  
OWNER: 1620 NE 20TH AVE LLC  
INSPECTOR: ALEXANDER ALBORES

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:  
ELECTRICAL PANEL RELOCATION IN UNIT ONE. ASPHALT DRIVEWAY EXTENDED TO THE SOUTH SIDE. NEW ELECTRIC WATER HEATER. NEW FENCE AT WEST ELEVATION.

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CASE NO: BE23100016  
CASE ADDR: 2100 S OCEAN LN  
OWNER: POINT OF AMERICA CONDO COMMON  
AREA PHASE I & PHASE II  
INSPECTOR: ALEXANDER ALBORES

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:  
WOOD FRAME/COMPOSITE BOARD DECKS AND WALKWAYS AT BEACH SIDE OF THE BUILDING.

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CASE NO: BE23110014  
CASE ADDR: 1527 NW 11 CT  
OWNER: JOHNSON, WALTER  
INSPECTOR: ALEXANDER ALBORES

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:  
STRUCTURAL ROOF REPAIRS TO CARPORT INCLUDING BUT NOT LIMITED TO REPLACED WOOD MEMBERS, ROOF TO WALL CONNECTIONS.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23030202  
CASE ADDR: 1312 NW 15 TER  
OWNER: U&S INVESTMENT GROUP 1 INC  
INSPECTOR: JOSE SARAGUSTI

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:  
ADDITION AND NEW WINDOWS.

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CASE NO: BE23030256  
CASE ADDR: 2325 NW 15 CT  
OWNER: CASTILLO, DARIO HUMBERTO  
GUZMAN, FABIANA  
INSPECTOR: JOSE SARAGUSTI

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:  
WOOD FENCE ON THE SIDE OF THE PROPERTY.

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CASE NO: BE23050058  
CASE ADDR: 1432 NE 2 AVE  
OWNER: NOVA, RONALDO W &; AUSTIN, JEFFREY R  
INSPECTOR: JOSE SARAGUSTI

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:  
TWO SHADE STRUCTURES, ONE TIKI HUT AND TWO SHEDS.

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CASE NO: BE23070177  
CASE ADDR: 1708 NW 14 ST  
OWNER: FELMAN, MAXWELL ALAN  
INSPECTOR: JOSE SARAGUSTI

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 A/C; NEW BATHROOMS (2); NEW KITCHEN; NEW RECESSED LIGHTS, NEW PLUMBING FIXTURES. PARTITION WORK DONE. RE-ROOFING AND NEW WINDOWS.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23080023  
CASE ADDR: 2512 CAT CAY LN  
OWNER: KANE, JADE  
KANE, HEATHCLIFF  
KANE, HARRISON  
INSPECTOR: JOSE SARAGUSTI

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:  
3 A/C SPLIT UNITS.

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CASE NO: BE23120107  
CASE ADDR: 2185 IMPERIAL POINT DR  
OWNER: ALTUS IG REAL ESTATE LLC  
INSPECTOR: JOSE SARAGUSTI

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:  
PARTITION WORK IN LIVING AND BATHROOM, ELECTRICAL WORKS FOR HIGH HAT ALL AROUND, MECHANICAL, TWO BATHROOM RENOVATION WITH NEW PLUMBING FIXTURES. WOOD FENCE.

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CASE NO: BE23110172  
CASE ADDR: 2460 BIMINI LN  
OWNER: FELICIANO, NEIL  
INSPECTOR: JOSE SARAGUSTI

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:  
RAISED SEAWALL, NEW POOL DECK, NEW PVC FENCE WITH TWO GARAGE GATES, NEW SPRINKLER SYSTEM, NEW DRIVEWAY AND ACCESS AREA. EXISTING SHADE.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE22100008  
CASE ADDR: 720 SE 15 ST  
OWNER: PERITORE, FRANK  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
COMPLIED

VIOLATIONS: FBC(2020) 111.1.1  
DUPLEX HAS BEEN SUBDIVIDED AND CONVERTED INTO A TRIPLEX WITHOUT OBTAINING A  
CERTIFICATE OF USE.

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CASE NO: BE23010185  
CASE ADDR: 2671 E COMMERCIAL BLVD  
OWNER: SOFIKO 14 LLC  
INSPECTOR: ALEJANDRO DEL RIO

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:  
REMODEL OF SECOND FLOOR INCLUDING NEW PARTITION WALLS, NEW KITCHEN, AND  
BATHROOM.

VIOLATIONS: FBC(2020) 111.1.1  
SECOND FLOOR CONVERTED FROM OFFICE SPACE TO LIVING QUARTERS, WITHOUT  
OBTAINING A CERTIFICATE OF OCCUPANCY

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CASE NO: BE23080095  
CASE ADDR: 3000 E SUNRISE BLVD  
OWNER: CARLTON TOWER CONDO ASSN INC  
INSPECTOR: ALEJANDRO DELRIO

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:  
REMOVED AND COVERED WITH DRYWALL KITCHEN EXIT DOORS APPROX 60 UNITS

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE23080198  
CASE ADDR: 200 S BIRCH RD #906  
OWNER: AYDIN, LUTFI N  
INSPECTOR: ALEJANDRO DELRIO

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:  
INTERIOR DEMOLITION, FLOOR COVERING, KITCHEN AND BATHROOMS CABINETS, AND LARGE AREAS OF DRYWALL WERE REMOVED

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CASE NO: BE23050089  
CASE ADDR: 1470 NW 21 ST 1-2  
OWNER: WAISOME, BERNADETTE  
INSPECTOR: ALEJANDRO DEL RIO

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:  
CREATION OF OPENING ON UNITS SEPARATION WALL, REMOVAL OF KITCHEN IN ONE UNIT TO CONVERT SPACE INTO BEDROOM.

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CASE NO: BE23060135  
CASE ADDR: 1624 NW 17 LN  
OWNER: DUEX CAPITAL GROUP LLC  
INSPECTOR: ALEJANDRO DELRIO

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:  
CONVERSION OF SINGLE FAMILY HOME INTO FOURPLEX, NEW KITCHENS AND BATHROOMS, WINDOWS AND DOORS REPLACEMENT, INSTALLATION OF SEVEN A/C MINI SPLIT SYSTEMS.

VIOLATIONS: FBC(2020) 111.1.1  
SINGLE FAMILY HOME CONVERTED INTO A FOURPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23080336  
CASE ADDR: 403 SW 17 ST  
OWNER: BOYENGA, TRISTA  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
KITCHEN AND BATHROOM RENOVATION.

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CASE NO: BE23080390  
CASE ADDR: 1440 SW 30 ST  
OWNER: TAH 2017-2 BORROWER LLC  
INSPECTOR: ALEJANDRO DELRIO

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:  
STORAGE AREA WAS CONVERTED INTO BEDROOM AND BATHROOM, FLORIDA ROOM WAS CONVERTED INTO BEDROOM

VIOLATIONS: FBC(2020) 111.1.1  
STORAGE ROOM AND FLORIDA ROOM WERE CONVERTED INTO LIVING AREA WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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CASE NO: BE23090175  
CASE ADDR: 2731 SW 10 ST  
OWNER: LINKUS LLC  
INSPECTOR: ALEJANDRO DEL RIO

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:  
CARPORT CLOSED IN

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE23120059  
CASE ADDR: 709 SW 4 CT  
OWNER: DBAK INVESTMENTS IV LLC  
INSPECTOR: ALEJANDRO DELRIO

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 RENOVATION OF ALL UNITS INCLUDING STRUCTURAL, PLUMBING, AND ELECTRICAL WORK.

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CASE NO: BE23120071  
CASE ADDR: 840 NE 17 TER  
OWNER: SN REEVES PROPERTIES LLC  
INSPECTOR: ALEJANDRO DELRIO

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:  
SEVERAL UNITS HAVE BEEN SUBDIVIDED, REPLACEMENT OF AIR CONDITIONING UNITS.

VIOLATIONS: FBC(2023) 111.1.1  
SOME UNITS ON THIS ELEVEN UNIT BUILDING WERE SUBDIVIDED, INCREASING THE NUMBER OF UNITS WITHOUT OBTAINING A CERTIFICATE OF USE.

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CASE NO: BE24020112  
CASE ADDR: 2308 SE 18 ST  
OWNER: RUS'S PROPERTY LLC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ADDITION AT THE FRONT OF THE PROPERTY, CARPORT ENCLOSURE, MODIFICATION OF WINDOW AND DOOR OPENINGS, INTERIOR REMODEL.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: CE22100090  
CASE ADDR: 804 SW 2 CT 1-3  
OWNER: 1190507 TIFOMELO LLC  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLATION OF FIVE SPLIT A/C UNITS, ADDITION OF FOUR BATHROOMS AND FOUR KITCHENS.

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CASE NO: CE23010124  
CASE ADDR: 1350 SW 32 AVE  
OWNER: AGATON, MARIA  
GARAY, WILLIAM  
INSPECTOR: ALEJANDRO DEL RIO

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:  
EXTERIOR WALL REMOVED AND REPLACED.

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CASE NO: BE23060089  
CASE ADDR: 5240 NE 14 TER  
OWNER: 5240 NE 14TH INC  
INSPECTOR: JORGE MARTINEZ

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:  
PLUMBING WORK ON THE FRONT AND SIDE PATIO

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CASE NO: BE23060147  
CASE ADDR: 1116 W BROWARD BLVD  
OWNER: 1116 BROWARD BLVD BC LLC  
INSPECTOR: JORGE MARTINEZ

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:  
3 NEW MINI-SPLITS, ELECTRICAL OUTLETS, TWO BATHROOMS AND ONE EXTERIOR DOOR.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE23070183  
CASE ADDR: 1820 NW 3 CT  
OWNER: SWANSON, LEVORIA H/E  
JONES, ALBERT LEE  
INSPECTOR: JORGE MARTINEZ

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:

- 1-KITCHEN REMODEL,
  - 2- DRYWALL INSTALLATION,
  - 3- ELECTRICAL OUTLETS
  - 4- CEILING IN PROGRESS
- NEEDS PLUMBING, ELECTRICAL AND STRUCTURAL PERMITS
- 

CASE NO: BE23080288  
CASE ADDR: 1737 NE 1 ST  
OWNER: WEHBY, JEREMY & JENON  
JACKSON, EDWARD P & KIMBERLY R  
INSPECTOR: JORGE MARTINEZ

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:

- 1. NEW WINDOWS
- 2. ACCESORY BUILDING AT THE BACK OF THE PROPERTY

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CASE NO: BE23080362  
CASE ADDR: 891 W COMMERCIAL BLVD  
OWNER: MERSINA HOLDING LLC  
INSPECTOR: JORGE MARTINEZ

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 A/C UNIT

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CASE NO: BE23090153  
CASE ADDR: 208 SW 21 WAY  
OWNER: GONZALEZ, TAYLOR  
INSPECTOR: JORGE MARTINEZ

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:  
1. CONCRETE ON FRONT LAWN  
2. FENCE  
3. SHADED STRUCTURE AT THE BACK OF THE PROPERTY.

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CASE NO: BE23090259  
CASE ADDR: 2654 GULFSTREAM LN  
OWNER: LUGO, AMELIS & JESSY  
INSPECTOR: JORGE MARTINEZ

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:  
1. FRONT PATIO COVERED WITH CONCRETE  
2. NEW FENCE

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CASE NO: BE23110081  
CASE ADDR: 651 NE 19 AVE  
OWNER: PYLE, THERESA & VINCENT F JR  
INSPECTOR: JORGE MARTINEZ

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 SHADED STRUCTURE(CARPORT) BUILT AT THE NORTH SIDE OF THE PROPERTY

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CASE NO: BE23110153  
CASE ADDR: 6000 NE 22 WAY #5C  
OWNER: VERA, CESAR ALBERTO MENDOZA  
INSPECTOR: JORGE MARTINEZ

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:  
FLOORING, BATHROOM REMODELING

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CASE NO: BE23120073  
CASE ADDR: 1301 NW 7 TER  
OWNER: COOPER, ROBIN D  
INSPECTOR: JORGE MARTINEZ

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:  
METAL GATE

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CASE NO: BE23120079  
CASE ADDR: 181 SW 37 TER  
OWNER: ESTIME, ANALDO C & TAMMI-ANN C  
INSPECTOR: JORGE MARTINEZ

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

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CASE NO: BE23120111  
CASE ADDR: 37 CASTLE HARBOR ISLE  
OWNER: WADE, JUD  
INSPECTOR: JORGE MARTINEZ

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:  
1- THREE SHADED STRUCTURES TWO IN THE BACK AND ONE IN THE FRONT  
2- COVERED THE BACK PATIO WITH PAVERS.

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CASE NO: CE22080063  
CASE ADDR: 729 SW 14 TER  
OWNER: CODREA, IOAN LIVIU  
INSPECTOR: JORGE MARTINEZ

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: A SECOND FLOOR WAS ADDED TO THE ORIGINAL PROPERTY.

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**CASE NO:** CE23090713  
**CASE ADDR:** 2831 E OAKLAND PARK BLVD, 8  
**OWNER:** FAT DEPOT LLC  
**INSPECTOR:** JORGE MARTINEZ

**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:  
3 NEW A/C UNITS AND DUCT WORK ON UNITS 7, 9, AND 10

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**CASE NO:** BE22120016  
**CASE ADDR:** 962 NW 53 ST  
**OWNER:** ACS 960 LLC  
**INSPECTOR:** JORGE MARTINEZ

**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:  
INTERIOR WALL BEING BUILT

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**CASE NO:** BE23010070  
**CASE ADDR:** 1632 NW 7 AVE  
**OWNER:** ST FLEUR, FRANCIS & CLARIMENE  
**INSPECTOR:** JORGE MARTINEZ

**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:  
ROOF (complied)  
WINDOWS AND DOORS (complied)  
NEW ACCESSORY STRUCTURE FOR LAUNDRY.

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HEARING TO IMPOSE

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CASE NO: BE22120018  
CASE ADDR: 1524 NW 15 ST  
OWNER: ORTIZ, EDDIE  
VASILIOU-ORTIZ, CHRISTINE  
INSPECTOR: ALEJANDRO DEL RIO

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:  
INTERIOR OPENING TO TV ROOM WAS ENCLOSED AND A BATHROOM AND CLOSET WERE BUILT CONVERTING THE ROOM INTO AN EFFICIENCY.

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CASE NO: BE22110056  
CASE ADDR: 11 SW 24 ST  
OWNER: 11 W STATE RD 84 LLC  
INSPECTOR: JOSE SARAGUSTI

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:  
MASONRY AND DRYWALL REPAIR NEXT TO THE ENTRANCE STORE.

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CASE NO: BE23080395  
CASE ADDR: 5321 NE 24 TER 502A  
OWNER: SZLOBODA, ZACHARY  
INSPECTOR: JOSE SARAGUSTI

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:  
6 NEW BATHROOMS (2) AND NEW FLOORING  
NEW TANK LESS WATER HEATER

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**CITY OF FORT LAUDERDALE  
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