



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA JANUARY 15, 2026 9:00 AM**

**Marine Industries Association of Florida  
2<sup>nd</sup> Floor Meeting Room  
221 SW 3 AVENUE**

**ROSE-ANN FLYNN  
PRESIDING**

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

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

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

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



**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

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**NEW BUSINESS**

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**CASE NO:** BE25100176  
**CASE ADDR:** 701 ROYAL PLAZA DR  
**OWNER:** ARROWHEAD HILLCOUNTRY;  
PROPERTIES-SECO CREEK LLC  
**INSPECTOR:** MARY RICH  
COMMISSION DISTRICT 2

**VIOLATIONS:** 47-21.9.M.  
THERE IS MISSING GROUND/LAWN COVER ON THIS UNDEVELOPED PARCEL AS PER  
ZONING/LANDSCAPING REQUIREMENTS.

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**CASE NO:** BE24120081  
**CASE ADDR:** 200 S BIRCH RD 1207  
**OWNER:** SPERANZA, VINCENT  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
BATHROOM ALTERATION, BATHTUB CONVERTED INTO SHOWER, NEW PLUMBING AND RECESS  
LIGHTING FIXTURES.

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**CASE NO:** BE25070133  
**CASE ADDR:** 1001 INDIANA AVE  
**OWNER:** 1001 INDIANA LLC  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 3

**VIOLATIONS:** FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
COMPLETE REMODELING STRUCTURAL, M.E.P ALSO NEW WINDOWS AND DOORS.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**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.

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**CASE NO:** BE25090180  
**CASE ADDR:** 1620 W STATE ROAD 84  
**OWNER:** WM C MORRIS POST #36 AMERICAN LEGION INC  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ELE-SERV-24050350 ADDITION OF ELECTRICAL SERVICE

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**CASE NO:** BE25090064  
**CASE ADDR:** 2823 NE 36 ST  
**OWNER:** ETCHEVERRY, EDWARD  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RPAV-23020037-DRIVEWAY

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25080007  
**CASE ADDR:** 900 SW 5 PL  
**OWNER:** ANDERSON, NATALIE; STEINER, RICHARD  
**INSPECTOR:** LINDA HOLLOWAY  
COMMISSION DISTRICT 4

**VIOLATIONS:** 8-91.(c)  
THERE IS A DOCK / MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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**CASE NO:** BE24090142  
**CASE ADDR:** 1831 SW 30 ST  
**OWNER:** 1831 SW 30TH STREET; DEVELOPMENT LLC  
**INSPECTOR:** LINDA HOLLOWAY  
COMMISSION DISTRICT 4

**VIOLATIONS:** 47-19.1.A.1  
NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE PLACED ON ANY PARCEL OF LAND WITHOUT A PRINCIPAL STRUCTURE.

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**CASE NO:** BE25050138  
**CASE ADDR:** 2640 SW 18 ST  
**OWNER:** COSIC, BEGZAD H/E COSIC, ELVIS  
**INSPECTOR:** LINDA HOLLOWAY  
COMMISSION DISTRICT 4

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

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25100254  
**CASE ADDR:** 701 ROYAL PLAZA DR  
**OWNER:** ARROWHEAD HILLCOUNTRY;  
PROPERTIES-SECO CREEK LLC  
**INSPECTOR:** JORGE MARTINEZ  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-25060275 -- DEMO HOUSE AND POOL

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**CASE NO:** BE24110038  
**CASE ADDR:** 811 SW 4 ST 1-4  
**OWNER:** 811 FORT LAUDERDALE LLC  
**INSPECTOR:** JORGE MARTINEZ  
COMMISSION DISTRICT 2

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

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**CASE NO:** BE25070323  
**CASE ADDR:** 1412 NE 6 ST  
**OWNER:** OLSZEWSKI, JEFFREY JOHN; ARAYA, JAVIER  
**INSPECTOR:** JORGE MARTINEZ  
COMMISSION DISTRICT 2

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

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**CASE NO:** BE25080027  
**CASE ADDR:** 1448 SW 28 AVE  
**OWNER:** SNOWDEN, SHAMANA TAVIA  
H/E; SAUER, CHRISTIAN  
**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:  
CARPORT BEING ENCLOSED WITHOUT ISSUED PERMITS

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25070256  
**CASE ADDR:** 2460 SW 15 CT  
**OWNER:** BRAULT, ZITA M  
**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:  
TRELIS, POOL, POOL DECK

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**CASE NO:** BE25070086  
**CASE ADDR:** 2518 WHALE HARBOR LN  
**OWNER:** AHARON, OZ  
**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:  
FENCE, REMOVAL OF WINDOW AND INSTALLATION OF NEW DOOR, ROOFED PATIO

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**CASE NO:** BE25070248  
**CASE ADDR:** 3548 SW 16 ST  
**OWNER:** MULLER, JOSHUA  
**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 ON THE EAST SIDE OF THE PROPERTY

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25090082  
**CASE ADDR:** 15 SW 18 AVE 1-2  
**OWNER:** DRAGOSLAVIC, GORAN  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-21050132 -RE-ROOF 3156SF NOC HURRICANE AFFIDAVIT ACCEPTED-NEED FIELD  
VERIFICATION. 15-17 SW 18 AVE #1-2

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**CASE NO:** BE25080117  
**CASE ADDR:** 90 ISLE OF VENICE DR  
**OWNER:** NINETY ISLE OF VENICE LLC  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 2

**VIOLATIONS:** Sec. 9-280 .B  
THERE IS DETERIORATION TO THE SEAWALL INCLUDING BUT NOT LIMITED TO CONCRETE  
SPALLING, CRACKING, ETC. THESE DEFECTS HAS AFFECTED THE STRUCTURAL INTEGRITY OF THE  
SEAWALL AND CONSIDERED IN DISREPAIR.

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**CASE NO:** BE25090186  
**CASE ADDR:** 1216 GUAVA ISLE  
**OWNER:** WAGENFUHR, GISLAINE SEDANO;  
WAGENFUHR, JORGE JUNIOR  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-24020362 -ATF: NEW FENCE

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25080097  
CASE ADDR: 1406 NE 15 AVE  
OWNER: SAKCLA LLC  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 1**

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

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
RENOVATED MAIN HOUSE AND GUEST HOUSE WITHOUT PERMITS INCLUDING BUILDING, PLUMBING,  
ELECTRICAL AND MECHANICAL.**

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**CASE NO: BE25080079  
CASE ADDR: 1501 NE 17 ST  
OWNER: 207 N 14 ST LLC  
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:  
INTERIOR REMODEL - KITCHEN, BATHROOMS, WALLS AND CEILING. ALSO REPLACEMENT FOR  
CONCRETE SLAB FOR PAVERS AND POOL EQUIPMENT.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE24060021  
**CASE ADDR:** 3024 NE 23 CT  
**OWNER:** TEFTELLER, RACHEL ELLEN &  
TEFTELLER, RICHARD ADAM  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 2

**VIOLATIONS:** 47-19.3(d) Mooring  
THERE ARE DOLPHIN PILES BEING INSTALLED ON THE CANAL SIDE WATERWAY ADJACENT TO THIS PROPERTY WITHOUT THE REQUIRED PERMITS. ALSO THERE ARE 2 NEWLY INSTALLED BOATLIFTS WITHOUT PERMITS.

**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 NEW DOLPHIN PLIES AND NEW BOATLIFTS WIITHOUT PERMITS.

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**CASE NO:** BE25080049  
**CASE ADDR:** 3800 W DAVIE BLVD  
**OWNER:** TOOLS & MUCH MORE INC  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 3

**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.

**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.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25090095  
CASE ADDR: 125 N BIRCH RD  
OWNER: SPRINGBROOK GARDENS INC A CONDO  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 2**

**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).**

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**CASE NO: BE25070122  
CASE ADDR: 518 NW 13 AVE  
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC  
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 OBTAINING THE REQUIRED PERMITS  
CONSISTING OF BUT NOT LIMITED TO:  
CHAINLINK FENCE**

**VIOLATIONS: 47-19.5.E.7  
THE CHAINLINK FENCING IS NOT BEING MAINTAINED IN GOOD CONDITION OR THE FENCE IS  
UNSUPPORTED.**

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**CASE NO: BE25070247  
CASE ADDR: 601 NW 22 RD  
OWNER: ANAYA-RODRIGUEZ, LORETTA;  
RODRIGUEZ, HECTOR M ETAL  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 3**

**VIOLATIONS: 18-7.(b)  
PROPERTY BOARDED WITHOUT A CERTIFICATE.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25010227  
**CASE ADDR:** 1115 NW 19 ST  
**OWNER:** TOUSSAINT, NIKITA H/E TOUSSAINT, MELISA  
**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 OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW FENCE

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**CASE NO:** BE25090096  
**CASE ADDR:** 1300 N FEDERAL HWY  
**OWNER:** GRIECO MOTORS LLC;  
METRO MOTORS VENTURES INC  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 2

**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).

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**CASE NO:** BE25080088  
**CASE ADDR:** 1519 NE 26 AVE  
**OWNER:** CABEZA, OSCAR; SHAHBAZIAN, GEVORG ETAL  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 1

**VIOLATIONS:** 47-19.1.C.  
NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF THE PRINCIPAL STRUCTURE IS NO LONGER IN USE. THERE IS OUTDOOR STORAGE OF CONSTRUCTION MATERIALS ON THE PROPERTY.

**VIOLATIONS:** 47-21.11.A.  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25080102  
**CASE ADDR:** 1523 NE 26 AVE  
**OWNER:** CABEZA, OSCAR SHAHBAZIAN, GEVORG ETAL  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 1

**VIOLATIONS:** 47-19.1.C.  
NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF THE PRINCIPAL STRUCTURE IS NO LONGER IN USE. THERE IS OUTDOOR STORAGE OF CONSTRUCTION MATERIALS ON THE PROPERTY.

**VIOLATIONS:** 47-21.11.A.  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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**CASE NO:** BE24120118  
**CASE ADDR:** 2508 MIDDLE RIVER DR  
**OWNER:** EAST CAPITAL INVESTMENTS LLC  
**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:  
TEMP FENCE

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**CASE NO:** BE25070239  
**CASE ADDR:** 315 NE 3 AVE 103  
**OWNER:** PERFECT CIRCLE INTERNATIONAL INC  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CALT-23050042 CU103-INT.OFFICE BUILD OUT

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

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**CASE NO:** BE25080036  
**CASE ADDR:** 1020 NW 23 AVE  
**OWNER:** PUBLIC STORAGE PROP IV LTD; DEPT PT-FL 00415-01  
**INSPECTOR:** ANDREW GEBBIA

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ACC-23080023 TEMPORARY CONSTRUCTION JOBSITE TRAILER

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**CASE NO:** BE25080167  
**CASE ADDR:** 2185 IMPERIAL POINT DR  
**OWNER:** ALTUS IG REAL ESTATE LLC  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#ATF:BLD-RALT-24030202- INTERIOR REMODEL

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**CASE NO:** BE25090083  
**CASE ADDR:** 2400 FRYER PT  
**OWNER:** AMANDA ROY TR; FALLON ROY TR ETAL  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-24040267 -#ATF INSTALL NEW FENCE ON ONE SIDE OF HOUSE

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25080158  
**CASE ADDR:** 2500 E LAS OLAS BLVD  
**OWNER:** MARINE TOWER CONDOMINIUM INC  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CRES-24110282 CONCRETE REPAIR , PM-03061908 - EXACT CHANGE OUT OF 3 TON

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**CASE NO:** BE25090119  
**CASE ADDR:** 2500 NE 48 LN 306  
**OWNER:** ZINGG, LEONARDO & IRENE A  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-19061945 -#306: REPLACE 7 WINDOWS AND 1 DOOR

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**CASE NO:** BE25080150  
**CASE ADDR:** 3200 NE 36 ST 801  
**OWNER:** CELAJ, CEL & SAFETE  
**INSPECTOR:** ANDREW GEBBIA  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-24010103 #801 REMODEL OF 2 BATHROOMS AND KITCHEN. FLOOR REPLACEMENT.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE25090032  
CASE ADDR: 340 SUNSET DR 1008  
OWNER: 340 SUNSET DR 1008 LLC  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#1008 A/C REPLACEMENT MEC-HVCHG-24040019

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CASE NO: BE25080179  
CASE ADDR: 512 VICTORIA TER  
OWNER: BARNA, TODD ADAM  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-17052714 ADDITION AND REMODEL

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CASE NO: BE25090029  
CASE ADDR: 809 NW 15 TER  
OWNER: PEMBERTON, NATASSICIA Y  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ATF-ADDITION OF LIVING ROOM / KITCHEN WITH BEDROOM, BATHROOM AND CLOSET --  
BLD-RADD-23090025 AND ALL RELATED SUBS

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25080185  
**CASE ADDR:** 2308 SE 18 ST  
**OWNER:** RUS'S PROPERTY LLC  
**INSPECTOR:** RUSSELL CASTEEL  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RADD-24070684 ATF: ADDITION/ FRONT ENTRANCE ENCLOSURE W/ MECHANICAL AND  
ELECTRICAL ONLY. STEM WALL WITH WINDOW

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**CASE NO:** BE25070315  
**CASE ADDR:** 2500 W BROWARD BLVD  
**OWNER:** RIVERBEND WM LLC  
**INSPECTOR:** RUSSELL CASTEEL  
COMMISSION DISTRICT 3

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-TENT-24120152 TEMP TENT 20X40 FOR SEASONAL SALES OF SPARKLERS FROM 12/26-12/31

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**CASE NO:** BE25080075  
**CASE ADDR:** 2516 DELMAR PL  
**OWNER:** BAGALKOTKAR, SATISH LAXMANRAO  
**INSPECTOR:** RUSSELL CASTEEL  
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:  
SITE WALL

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE25080115  
CASE ADDR: 2641 SW 12 TER  
OWNER: HERRERA, OSCAR H  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-21060060 INTERIOR RENOVATION OF SINGLE FAMILY DWELLING, INCLUDING KITCHEN,  
BATH, AND 1 WALL REPAIRS

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CASE NO: BE25070308  
CASE ADDR: 2850 SW 8 ST  
OWNER: CHLOE'S HOUSE LLC; MANGABY TICO LLC  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
RE ROOF SHINGLE BLD-ROOF-WT-24100069

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CASE NO: BE25080178  
CASE ADDR: 3001 NW 24 CT  
OWNER: TOLES, HYACINTH R & TRAMOND T  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
MEC-HVCHG-WT-25010037 ONLINE WALK-THRU- HVAC CHANGEOUT

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25080123  
CASE ADDR: 3015 N OCEAN BLVD C114  
OWNER: VITUCCI, DOMINICK  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
INTERIOR IMPROVEMENT AND ALL SUBS BLD-CALT-23100010, PLB-COM-24010238,  
MEC-COM-24010120, ELE-COM-24020078, BLD-WIN-24030718**

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**CASE NO: BE25070292  
CASE ADDR: 3316 NE 37 ST  
OWNER: PREVETT, RICHARD & LYNNE  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-24050687 REPLACE KITCHEN CABINETS**

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**CASE NO: BE25070267  
CASE ADDR: 6200 N FEDERAL HWY  
OWNER: 6200 NORTH FEDERAL LLC  
INSPECTOR: RUSSELL CASTEEL  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
MEC-MISC-24090022 NEW HOOD SYSTEM INSTALLATION**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25080153  
**CASE ADDR:** 101 S FORT LAUDERDALE BEACH BLVD 210  
**OWNER:** RUGGIERI, DAVID E H/E RUGGIERI, ANTASTASIIA  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-WIN-24090667 #210 - REPLACE WINDOWS AND DOORS WITH IMPACT UNITS

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**CASE NO:** BE25080161  
**CASE ADDR:** 111 E LAS OLAS BLVD  
**OWNER:** TIITF/STATE OF FLORIDA  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PLB-MET-25010089 NEW 2" WATER METER & TAP

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**CASE NO:** BE25080217  
**CASE ADDR:** 790 SW 21 TER  
**OWNER:** ANGELUS PROPERTIES LLC  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 3

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-COMM-24110606 ANTENNA INSTALLATION ON EXISTING CELL TOWER.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO:** BE25060136  
**CASE ADDR:** 921 N ANDREWS AVE  
**OWNER:** ANDREWS PROJECT DEVELOPMENT LLC  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18112392 - 1/30/19 RECHECK B FLOOD G Z SITE WORK FOR PROPOSED DEVELOPMENT

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**CASE NO:** BE25080206  
**CASE ADDR:** 1600 S ANDREWS AVE  
**OWNER:** NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CALT-23080034; COMMERCIAL ALTERATION; BROWARD HEALTH MEDICAL CENTER GRADUATE  
MEDICAL EDUCATION RENOVATION; AND ALL RELATED PERMITS

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**CASE NO:** BE25080098  
**CASE ADDR:** 1717 BAYVIEW DR  
**OWNER:** BENBOW, TREFOR  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-21020101 ATF: WALL, BATHROOMS, AND KITCHEN RENOVATIONS

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**CASE NO:** BE25080113  
**CASE ADDR:** 1811 NE 8 ST  
**OWNER:** SLAVATICKI, CHAIM % CHABAD LUBAVITCH  
**INSPECTOR:** SEVERIAN IONESCU  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-24120045 SHINGLE RE-ROOF (INSPECTOR NOTE: HURRICANE MITIGATION AFFIDAVITS  
IN FILE, W/OPTION 3 SELECTED AND COST ESTIMATE) & BLD-ROOF-25010005 #1-3 REROOF -  
SHINGLE

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25080216  
CASE ADDR: 1948 SW 28 TER  
OWNER: ONNA, SUGEIL & DANIEL  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 4**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-GEN-24090599 FENCE - 6' H -COMPOSITE & ALUMINUM**

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**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**

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**CASE NO: BE25090025  
CASE ADDR: 2413 FLAMINGO LN  
OWNER: HICKS, NATHANIEL  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 4**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-24020122 17 SQFT OF HOT MOP RE-ROOF**

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**CASE NO: BE25090200  
CASE ADDR: 2505 E LAS OLAS BLVD  
OWNER: LANE, ROBERT IV  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
FRONT IMPACT WINDOWS INSTALLED ALL BUT LEFT SIDE 2ND FLOOR, MASONRY INFILL OF THE  
EAST AND WEST FAÇADE (WINDOWS ARE REMOVED AND THE OPENING IS INFILLED), INTERIOR  
ALTERATIONS.  
ON THE BACK OF THE HOUSE (THE CANAL SIDE) ALL OPENINGS HAVE BEEN MODIFIED AND  
IMPACT DOORS INSTALLED EXCEPT THE TOP LEVEL SLIDING GLASS), A NEW PRIVACY WALL WAS  
INSTALLED ON THE NE SIDE ALSO.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25080145  
CASE ADDR: 2880 NE 25 ST  
OWNER: VLP CONSULTING LLC  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-23090012 TOTAL DEMOLITION**

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**CASE NO: BE25080130  
CASE ADDR: 3015 N OCEAN BLVD C112A  
OWNER: VITUCCI, DOMINICK  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
(#C112A) INTERIOR IMPROVEMENT OF AN EXISTING TENANT**

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**CASE NO: BE25080139  
CASE ADDR: 3600 GALT OCEAN DR  
OWNER: EDGEWATER ARMS INC  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CPAV-23120002 SEAL-COATING, ASPHALT REPAIRS, & LINE-STRIPING & PM-00091018 -  
MODIFICATIONS TO HANDICAP CONCRETE RAMP**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

**CASE NO: BE25080152  
CASE ADDR: 4280 GALT OCEAN DR 5D  
OWNER: LUNARDO, ITALO  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-24080493 #5D BATHROOM REMODELING, BLD-WIN-25010115 (#5D) REPLACING  
WINDOWS AND DOORS WITH IMPACT UNITS**

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**CASE NO: BE25080042  
CASE ADDR: 4280 GALT OCEAN DR 7B  
OWNER: KAPLAN, JANE G; JANE G KAPLAN REV LIV TR  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-WIN-24120215 #7B REPLACING 14 WINDOWS AND 3 DOORS WITH IMPACT UNITS**

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HEARING TO IMPOSE FINES

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CASE NO: BE23060052  
CASE ADDR: 125 N BIRCH RD  
OWNER: SPRINGBROOK GARDENS INC A CONDO  
INSPECTOR: MARY RICH  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO CRACKS IN INTERIOR WALLS IN STAIRWELL, STEEL TUBE COLUMN/CONCRETE LANDING ON SOUTH SIDE OF PROPERTY.

---

CASE NO: BE25040065  
CASE ADDR: 518 NW 13 AVE  
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 3

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS, PORTABLE TOILETS, ETC.

---

CASE NO: BE24080024  
CASE ADDR: 1804 SW 20 ST 1-2  
OWNER: SAGE COMMUNITY 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: MINI SPLIT A/C INSTALLED IN BOTH DWELLING UNITS. KITCHEN RENOVATION.

---

CASE NO: BE25020128  
CASE ADDR: 2848 NE 25 CT  
OWNER: CORAL RIDGE HOME LLC  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 110.1  
MISSING REQUIRED INSPECTIONS RELATED TO PERMIT PM18121940

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE24080251  
CASE ADDR: 220 SW 21 ST  
OWNER: MACDONALD, BRIAN; PATINO, MARIA JULIANA  
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:  
NEW RIBBONS DRIVEWAY AND SYNTHETIC INSTALLED IN THE FRONT YARD.

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CASE NO: BE25040148  
CASE ADDR: 1261 SW 32 ST  
OWNER: HERNANDEZ, LORRAINE STEFANY  
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:  
PARTITION WALLS, MECHANICAL, ELECTRICAL AND PLUMBING IN PROGRESS INCLUDING SEWER  
LINE. NEW WATER HEATER, WASHER AND DRIER, A/C UNIT.

---

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

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

---

CASE NO: BE25020084  
CASE ADDR: 2440 NE 25 PL  
OWNER: BLUEM, MICHAEL  
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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE25010048  
CASE ADDR: 3537 GALT OCEAN DR  
OWNER: 3537 GALT OCEAN DRIVE 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:  
STORAGE STRUCTURE IN THE ALLEYWAY, PLUBMING WORK, NEW DOOR OPENING AND NEW DOOR, NEW  
CO2 EQUIPMENT CONNECTION, NEW WATER HEATER, MULTIPLE FREEZERS

---

CASE NO: BE24010140  
CASE ADDR: 90 ISLE OF VENICE DR  
OWNER: NINETY ISLE OF VENICE LLC  
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.

---

CASE NO: BE23080369  
CASE ADDR: 1560 ARGYLE DR  
OWNER: PEETS, JOHN S & ADELLE NATALE  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2020) 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE24070355  
CASE ADDR: 1801 NW 49 ST  
OWNER: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

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

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CASE NO: BE24070339  
CASE ADDR: 1900 S OCEAN DR  
OWNER: BREAKWATER TOWERS CORP  
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.

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CASE NO: BE21110043  
CASE ADDR: 3800 GALT OCEAN DR  
OWNER: GALT OCEAN CLUB CONDO ASSN INC  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE24050070  
CASE ADDR: 1919 SUNRISE KEY BLVD  
OWNER: D'ALESSIO, DENNIS; JOHNSON, GUY K  
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:  
GARAGE CONVERTED INTO LIVING AREA (BEDROOM).

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CASE NO: BE24100177  
CASE ADDR: 1930 E SUNRISE BLVD  
OWNER: CORDOVA ROAD LLC  
INSPECTOR: ANDREW GEBBIA  
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.FBC (PLUMBING) 8TH EDITION (2023) CHAPTER  
10 SECTION 1003.3.1  
A GREASE INTERCEPTOR OR AUTOMATIC GREASE REMOVAL DEVICE SHALL BE REQUIRED TO RECEIVE  
THE DRAINAGE FROM FIXTURES AND EQUIPMENT WITH GREASE-LADEN WASTE LOCATED IN FOOD  
PREPERATION AREAS. ABSENCE OF GREASE TRAP

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

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE25010009  
CASE ADDR: 2171 SW 23 AVE  
OWNER: 2171 23RD LLC  
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, BATHROOMS, STRUCTURAL, ELECTRICAL, PLUMBING AND  
MECHANICAL. EXTERIOR RENOVATIO/ STUCCO, REAR ALUMINUM ROOF OVER EXISTING REAR  
BALCONY, FRONT CONCRETE ENTRANCE STEPS.

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

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

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CASE NO: BE24120112  
CASE ADDR: 3081 E COMMERCIAL BLVD  
OWNER: SUNNYVALE CORP N V  
INSPECTOR: ANDREW GEBBIA  
COMMISSION DISTRICT 1

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE24090003  
CASE ADDR: 829 NW 19 AVE  
OWNER: HOLDINGS OF R J SEEDS LLC  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
NEW SFR: 1STY 3-BED 2-BATH NO GARAGE- PM-18080488 DRIVEWAY- BLD-RPAV-22070041

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CASE NO: BE24080231  
CASE ADDR: 971 SW 31 ST  
OWNER: ACOSTA, ROSA IZAGUIRRE H/E  
RIVERA, VICTOR HUGO  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.2.EE  
CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: UTILITY STRUCTURE OR SHED INSTALLED IN BACK YARD.

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

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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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.

CASE NO: BE24120008  
CASE ADDR: 1640 NE 5 CT 1-4  
OWNER: 1640 VICTORIA PARK LAND TR  
IRONWOOD COMP GROUP LLC TRSTEE  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
RENOVATE BUILDING- NEW FENCE-REPLACE 17 WINDOWS AND 4 DOORS- #4 NEW POOL AND FLOOR  
BLD-CADD-21110002- BLD-FEN-24050128- BLD-WIN-22010013-BLD-RPSF-23020018

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CASE NO: BE24070282  
CASE ADDR: 1640 NW 5 AVE  
OWNER: AIM PARTNERS LLC  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR REMODEL INCLUDING NEW FRONT DOOR, KITCHEN AND BATHROOM. EXTERIOR WORK  
INCLUDING NEW PAVERS AND A HOT TUB.

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CASE NO: BE24090021  
CASE ADDR: 2426 KEY LARGO LN  
OWNER: MAINELLA, ANTHONY  
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:  
REMODEL KITCHEN AND BATHROOM - NEW BOAT DOCK AND LIFT - NEW ENCLOSURE - WINDOWS AND  
DOORS.

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CASE NO: BE25010103  
CASE ADDR: 2500 DEL LAGO DR  
OWNER: DICELLO, NICHOLAS D  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
DOCK & SEAWALL REPAIR-BLD-BDSP-24070160

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
JANUARY 15, 2026  
9:00 A.M.**

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**OLD BUSINESS**

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**CASE NO:** BE25020158  
**CASE ADDR:** 405 N VICTORIA PARK RD  
**OWNER:** STEWART, SCOTT M  
**INSPECTOR:** PRESTON MARK  
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: WOODEN BACK FENCE, LAUNDRY SHED, ELECTRICAL & WATERHEATER IN DISREPAIR AND INSTALLED WITHOUT THE REQUIRED PERMITS.

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**CASE NO:** BE25050031  
**CASE ADDR:** 17 S FORT LAUDERDALE BEACH BLVD  
**OWNER:** THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 2

**VIOLATIONS:** 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. CONCRETE SPALLING OBSERVED AT THE PARKING GARAGE STRUCTURE.

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**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.

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**CITY OF FORT LAUDERDALE**  
**BUILDING AND CONSTRUCTION ENFORCEMENT**  
**SPECIAL MAGISTRATE AGENDA**  
**JANUARY 15, 2026**  
**9:00 A.M.**

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