



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JANUARY 28, 2020
9:00 A.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>2/2019 through 1/2020</u>	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	7	3
Mark Booth, Vice Chair	A	8	2
Julie Lurie	P	7	3
Peter Cooper	P	5	5
Chris Evert	P	10	0
William Marx [left at 9:01]	P	8	2
Justin Beachum	A	5	5

Alternates

Michael Madfis	A	5	5
Lakhi Mohnani	A	5	5
Terry Nolen	P	9	1

Staff Present

Richard Guiffredo, Board Attorney
 Yvette Ketor, Administrative Assistant
 Victoria Mack, Administrative Assistant
 Katrina Jordan, Administrative Assistant
 Francyne Webber, Administrative Assistant
 George Oliva, Chief Building Inspector
 Robert Masula, Building Inspector
 Jose Saragusti, Building Inspector
 Jorge Martinez, Building Inspector
 Leonardo Martinez, Building Inspector
 Rhonda Hasan, Assistant City Attorney
 Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18081115: Ingrid Dominici, expediter
CE17101770; CE18061643; CE17101744: Courtney Crush, attorney
CE18120956: Michael Herman, owner; Raymond Faulkner, prospective buyer
CE18110066: Tony Auguste, owner
CE19070588: Marina Vogel, tenant; Lauren Baruch, property manager
CE18010668: Ofir Rajoan, power of attorney
CE18010886: Paul Ludlow, contractor
CE19060880: Paul Vigil, owner
CE19041534: Michael Grossman, property manager
CE17100827: Mark Steinberger, owner; Gabriel Salazar, tenant
CE19051349: Garrett Winner, owner; Guillermina Herrera, owner
CE19091233: Parris Lakes, tenant
CE19091491: David Serra, owner
CE19040882: Robert Spano, representative
CE18070643: Oscar Calvo, tenant
CE19061178: Jesse Stevens, owner; Lee Cooper, architect
CE19030312: Marion Bustillo, owner
CE17071043: Dwayne Dickerson, attorney
CE19061832: Louis Cunha, contractor's representative

The meeting was called to order at 9:03 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE18010886

Address: 1000 NW 52 ST
Owner: REISS, STEVEN D

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paul Ludlow, contractor, said the owner had applied for a demolition permit and the City had noted several additional items needed to comply. He said the FPL disconnect was holding up the project now.

Motion made by Ms. Evert, seconded by Ms. Lurie to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19040882

Address: 1400 NE 16 CT
Owner: MDR MOTORS LLC
%MICHAEL GRIECO JR

This case was first heard on 7/23/19 to comply by 8/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was pending needed corrections.

Robert Spano, representative, said the modular company was working on the corrections.

Motion made by Ms. Evert, seconded by Ms. Lurie to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18120956

Address: 701 NW 19 ST, # 112

Owner: HERMAN, KATIA ALVES DE CAMPOS
HERMAN, MICHAEL

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said there had been no progress and recommended imposition of the fines.

Michael Herman, owner, described his efforts to comply and his wife's efforts to thwart his progress. He stated his wife was denying access to the condominium.

Ms. Hasan stated there were avenues available to Mr. Herman: asking the divorce judge for relief during the divorce proceeding. Mr. Herman said they were awaiting a date in front of the judge to force the sale of the condo. He reminded the Board that even though he lived in Massachusetts, he appeared for the Code Enforcement Board hearings but his wife never had.

Motion made by Ms. Evert, seconded by Ms. Lurie to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

The following two cases for the same owner were heard together:

Case: CE17101770

Address: 550 N BIRCH RD

Owner: NORTH BEACH HOTEL LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,125.

Courtney Crush, attorney, reported their request to combine the folio numbers for these two properties had been granted by the Broward County Property Appraiser. She stated they needed to amend the permits to reflect this and requested an extension.

Case: CE17101744

Address: 3000 TERRAMAR ST

Owner: NORTH BEACH HOTEL LLC

This case was first heard on 8/28/18 to comply by 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Motion made by Ms. Evert, seconded by Ms. Lurie to grant a 28-day extension to 2/25/20 for

both cases, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18061643

Address: 931 NW 53 CT

Owner: LORD PROPERTIES II LLC

This case was first heard on 9/25/18 to comply by 10/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 1/29/20 and would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended a 28-day extension.

Courtney Crush, attorney, requested an extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE17100827

Address: 1243 NE 11 AVE

Owner: STEINBERGER, MARK

This case was first heard on 7/23/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gabriel Salazar, tenant, requested an extension. He said he had taken over the business at the end of November.

Mark Steinberger, owner, said they had met at the City's Building Department and agreed on what must be done to comply. He stated some of the permits required corrections and there were more permits needed.

George Oliva, Chief Building Inspector, said he had met with the owner and tenant and agreed they would close off the opening between the nightclub and the liquor store. He recommended a 90-day extension.

Motion made by Ms. Evert, seconded by Ms. Lurie to grant a 91-day extension to 4/28/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18010668

Address: 835 NE 16 ST

Owner: SUNSET TRUST

This case was first heard on 4/24/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting a \$675 fine be imposed.

Ofir Rajoan, power of attorney, said the owner had informed him that they had never received

any notice and requested no fine be imposed.

Ms. Hasan confirmed with staff that the notice had been sent to the owner's Pompano Beach address via certified mail. Notices had been accepted in July 2018 and December 2019.

Jorge Martinez, Building Inspector, recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19041534

Address: 1109 NE 16 TER
Owner: CRICKETT, JOHN J

This case was first heard on 9/24/19 to comply by 10/4/19. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$47,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Grossman, property manager, said he had not realized there was a Code Enforcement case as well as a Special Magistrate case against the property. He agreed to have an electrician and other contractors address the violations and permits.

Chair McGee requested a short extension to ensure permits were applied for.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19091491

Address: 1351 SW 32 ST
Owner: SERRA, DAVID

Certified Mail to the owner was accepted on 1/13/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. NEW KITCHEN CABINETS.
2. KITCHEN PLUMBING, SINK AND FAUCET.
3. KITCHEN OUTLETS.
4. NEW TANK-LESS WATER HEATER AND ELECTRICAL.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

David Serra, owner, admitted the violations existed and said he had already applied for a

permit.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19051349

Address: 1309 NE 1 AVE

Owner: WINNER, GARRETT E

This case was first heard on 9/24/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed review and been picked up for corrections on December 9, 2019 and had not been returned yet.

Guillermina Herrera, owner, said she now needed a roofing contractor and she was seeking one. Inspector Masula thought the roof issue had come up and been addressed during the first plan review.

Garrett Winner, owner, stated there was no roof on the structure now and agreed they needed a contractor and a permit.

Inspector Masula thought there may be a setback issue and urged the owner to have the contractors work with plan review.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE17071043

Address: 6250 N ANDREWS AVE, #25

Owner: DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 1/29/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the property was in compliance. He recommended abatement of the fines.

Dwayne Dickerson, attorney, said they were moving forward with the redevelopment. He stated they had worked diligently to comply.

Motion made by Ms. Evert, seconded by Mr. Nolen to abate the fines. In a voice vote, motion passed 5-0.

Case: CE19060880

Address: 1017 SW 4 ST
Owner: VIGIL, PAUL

Certified Mail to the owner was accepted on 12/20/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. WINDOWS REMOVED FROM THE EAST SIDE OF THE RESIDENCE AND OPENINGS ENCLOSED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Paul Vigil, owner, said they were building six units on the property, which was in the City's Sailboat Bend historical district. He was working with City Planner Trish Logan on the development. Chair McGee urged Mr. Vigil to pull permits as soon as possible. Ms. Hasan explained that the owner should obtain a board-up certificate, which would be valid for one year.

Motion made by Ms. Evert, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/25/20, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

The Board took a brief break.

Case: CE18070643

Address: 1522 NE 4 AVE
Owner: SANZERI, CONNIE
SANZERI, JOSEPH C

Certified Mail to the owner was accepted on 12/20/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. CHANGE OF USE.
2. PAVERS.
3. HURRICANE SHUTTERS.
4. MECHANICAL.
5. ELECTRIC.
6. PLUMBING.
7. DEMOLITION OF OFFICE SPACE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Oscar Calvo, tenant, said the property was going through inspections now.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19091233

Address: 1320 NW 19 ST

Owner: LAKES, PARRIS H/E
WILLIAMS, SHENIQUA L

Certified Mail to the owner was accepted on 1/14/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. WOOD FENCE.
2. WINDOWS.
3. DOORS.
4. BUILDING BUILT IN THE REAR OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the owner had informed him that she was awaiting her tax return to help pay for the permits.

Parris Lakes, owner, said he had inherited the violations from the previous owner. He requested more than 91 days.

George Oliva, Chief Building Inspector, said a fence permit was a very easy permit to pull. He recommended a shorter compliance period and starting with the fence permit. If there was progress, the owner could work on the window permit next.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/21/20, or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19070588

Address: 819 N FEDERAL HWY
Owner: ACS 817 LLC

This case was first heard on 11/26/19 to comply by 12/16/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there was no permit activity.

Marina Vogel, tenant, said she had originally had work done without a permit. She was now working with a contractor, who was pulling permits. She requested an extension.

Lauren Baruch, property manager, said the owner was working with the tenant.

Ms. Vogel confirmed for Inspector Masula that the new contractor was working with a design professional. Inspector Masula said the new contractor had spoken with the contractors who had done the work and encouraged them to pull the permits. Inspector Masula recommended a 56-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Ms. Lurie left the meeting at 10:30

Case: CE19061178

Address: 3120 SW 14 ST
Owner: STEVENS, JESSE C

Service was via posting at the property on 12/17/19 and at City Hall on 1/17/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. REMODELED KITCHEN AND TWO BATHROOMS.
2. NEW ELECTRICAL PANEL, ELECTRICAL SWITCHES, INDOOR AND DOOR OUTLETS.
3. PLUMBING FOR BATHROOMS, AND KITCHEN.
4. GAS LINES FOR HOT WATER HEATER, DRYER, AND STOVE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Jesse Stevens, owner, requested 56 days. He said his architect was working on the plans. Lee Cooper, architect, stated they intended to complete the plans to submit with the permit applications.

Motion made by Ms. Evert, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE18110066

Address: 784 W EVANSTON CIR
Owner: AUGUSTE, TONY

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 1/29/20 and would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, said the owner had fixed the problem but without a permit.

Tony Auguste, owner, said he had hired a general contractor, whose contract stated he would hire a licensed contractor, but he had used an unlicensed contractor. Mr. Auguste had hired a new contractor and was waiting for the architect to provide the plans for the permit application.

Inspector Martinez recommended 28 days.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19061832

Address: 1609 SE 2 CT
Owner: LESLEE WILLIAMS WALKER REV TR
WALKER, LESLEE WILLIAMS TRUSTEE

This case was first heard on 9/24/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and the sub-permit applications had been submitted. He recommended 91-day extension.

Louis Cunha, contractor's representative, said they had just applied for the plumbing permit.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 91-day extension to 4/28/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE17051026

Address: 327 SW 12 AVE
Owner: ESPOSITO, ROBERT
ESPOSITO, ENRICO

Service was via posting at the property on 12/28/19 and at City Hall on 1/17/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2014) 105.1

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

1. BRICK PAVERS INSTALLED WITHOUT OBTAINING PERMITS AND INSPECTIONS.
2. PAVERS INSTALLED IN SWALE AREAS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE19030312

Address: 3720 SW 22 ST

Owner: BUSTILLO, MARIANA Z

Certified Mail to the owner was accepted on 12/20/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. CONCRETE DRIVEWAY.
2. GAZEBO BUILT IN THE REAR OF THE PROPERTY.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE19051240

Address: 1952 NW 9 AVE

Owner: SUNTRAX CORP
% HADIGA HAIDER

Service was via posting at the property on 1/9/20 and at City Hall on 1/17/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. STRUCTURE BUILT IN THE REAR OF PROPERTY ENCROACHING THE SETBACK.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/25/20, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE19062280

Address: 1745 NE 52 ST

Owner: KNEZEVICH, DAVID

Certified Mail to the owner was accepted on 12/19/19.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

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

1. BATHROOM AND KITCHEN RENOVATION.
2. CONVERTED TWO ROOMS INTO A KITCHEN.

VIOLATION: FBC(2017) 111.1.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE-FAMILY RESIDENT WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/20, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE19050650

Address: 113 SW 21 WAY

Owner: US HOUSING EQUITY FUND LLC

Certified Mail to the owner was accepted on 1/13/20.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. DOORS AND WINDOWS REPLACEMENT & DOOR ENCLOSURE.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/25/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE19081023

Address: 342 SW 22 ST

Owner: KAPAKOS, CONSTANTINOS

Service was via posting at the property on 12/17/19 and at City Hall on 1/17/20.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. INTERIOR RENOVATION: STRUCTURAL, ELECTRICAL, PLUMBING.
2. REPLACED FRONT PORCH ROOF JOIST.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/25/20, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE16121959

Address: 1524 SW 18 TER
Owner: MINEO, CHARLES H/E
MINEO, JANET H

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported some permits still required inspections and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18061230

Address: 6701 NW 21 TER
Owner: HERNANDEZ, KEITH & NICOLE

This case was first heard on 1/22/19 to comply by 3/26/19, amended to 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Mario Carrasquel, Building Inspector, reported the fence permit was ready for pickup. He recommended a 63-day extension and abatement of the fines.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18060407

Address: 1422 NW 2 ST
Owner: LEO F WEBER REAL ESTATE
INVESTMENT LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the permit application had been in need of corrections since December and he did not recommend an extension.

The Board took no action.

Case: CE17020146

Address: 1545 NW 6 ST
Owner: PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported corrections had been submitted on 1/22/20 and recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE17020835

Address: 1000 SW 18 CT
Owner: SOJA, WIESLAW

This case was first heard on 3/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,400.

Leonardo Martinez, Building Inspector, reported the permit application had needed corrections since November and he did not recommend an extension.

The Board took no action.

Case: CE17080931

Address: 480 NW 17 PL
Owner: NELFORT, MARIE R

This case was first heard on 8/26/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported corrections were needed and recommended a 56-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19011949

Address: 3427 SW 12 CT
Owner: SNI PROPERTIES LLC

This case was first heard on 8/27/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the permit application from March 13, 2019 had been voided on 1/22/20. He did not recommend an extension.

The Board took no action.

Case: CE18111242

Address: 1426 NE 60 ST
Owner: PALAU INC

This case was first heard on 5/28/19/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,150. The City was requesting the Board amend the 6/25/19 order comply-by date from 9/24/19 to 11/26/19, removing the accrued fines.

Mario Carrasquel, Building Inspector, reported there had been no activity since June and he did not recommend an extension.

Motion made by Ms. Evert, seconded by Mr. Cooper, to amend the 6/25/19 order comply-by date from 9/24/19 to 11/26/19, removing the accrued fines. In a voice vote, motion passed 4-0.

The Board took no additional action.

Case: CE18020982

Address: 515 NW 7 TER
Owner: BARR, ESSIE MAE
SMITH, EDWARD H EST

This case was first heard on 5/22/18 to comply by 7/24/18 amended to 8/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting abatement of the fines.

Motion made by Ms. Evert, seconded by Mr. Cooper to abate all fines. In a voice vote, motion passed 4-0.

Case: CE18040661

Address: 300 SW 31 AVE
Owner: DIXON, CARLTON A

This case was first heard on 6/26/18 to comply by 7/24/18, amended to 8/28/18 and then to 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the owner had repaired the carport without a permit. He recommended a 56-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18080550

Address: 311 FLORIDA AVE
Owner: TAPIA, MARIA M

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Jorge Martinez, Building Inspector, reported the permit application and been submitted and recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18081115

Address: 101 SE 19 ST
Owner: CHIMERA HOLDINGS LLC

This case was first heard on 11/26/19 to comply by 1/28/20. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the owner was working toward compliance and recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18101875

Address: 532 SW 10 AVE
Owner: ROMERO, MICHAEL

This case was first heard on 7/23/19 to comply by 9/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported only the mechanical permit was needed and recommended a 28-day extension

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18110574

Address: 901 SE 14 ST
Owner: DERLLY, KAREN

This case was first heard on 9/24/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity but the owner had filed a complaint against the contractor who had performed the work without permits. He recommended a 56-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19030191

Address: 5440 NW 33 AVE, # 113
Owner: MERIDIAN REALTY PROPERTY WAREHOUSES

This case was first heard on 8/27/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Motion made by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. Motion died for lack of a second.

The Board took no action.

Case: CE19060406

Address: 2701 E COMMERCIAL BLVD
Owner: OCEAN REALTY ASSOCIATES LLC

This case was first heard on 11/26/19 to comply by 1/28/20. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the tenant had left the space and recommended a 119-day extension

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 119-day extension to 5/26/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19060822

Address: 300 SW 12 ST
Owner: REILLY RYAN INVESTMENT GROUP LLC

This case was first heard on 8/27/19 to comply by 9/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Robert Masula, Building Inspector, reported the case was in compliance. He recommended abatement of the fines.

Motion made by Mr. Cooper, seconded by Mr. Nolen to abate all fines. In a voice vote, motion passed 4-0.

Case: CE19070753

Address: 211 SW 2 ST, # W
Owner: RIVERWALK CENTRE LTD

This case was first heard on 8/27/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit had been closed and the floorplan had been re-drawn to address the occupant capacity and life safety exit route. He recommended a 91-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 91-day extension to 4/28/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19032219

Address: 751 NW 57 ST, # 3
Owner: 751 NW 57TH ST LLC

This case was first heard on 11/26/19 to comply by 1/28/20. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed review and been picked up for revisions on January 15, 2020 but had not been resubmitted yet.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 56-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE17060261

Address: 1041 NE 9 AVE
Owner: SELF DIRECTED IRA SERVICES INC
JULIETA A HORNER IRA 201315701

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$675 and the City was requesting no fine be imposed.

George Oliva, Chief Building Inspector, requested abatement of the fines.

Motion made by Ms. Evert, seconded by Mr. Nolen to abate all fines. In a voice vote, motion passed 4-0.

Case: CE18102205

Address: 430 FLORIDA AVE
Owner: DREAM HOMES LEASING LLC

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 1/29/20 and would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE18100735

Address: 901 N BIRCH RD
Owner: MARINE COLONY VILLAS CO-OP

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting reducing the fines to \$590 to cover administrative costs.

Jose Saragusti, Building Inspector, recommended reducing the fines to \$590 to cover administrative costs.

Motion made by Ms. Evert, seconded by Mr. Cooper to impose a fine of \$590 for the time the property was out of compliance. In a voice vote, motion passed 4-0.

Case: CE19021611

Address: 4812 NE 23 AVE, #8
Owner: COLLIS, GRAHAM
MALDONADO, BIANCA

This case was first heard on 7/23/19 to comply by 8/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permits had been issued so the property was in compliance. He said because the owner had not followed the direction of the Building's CAM manager, he and the Police Department had worked together to file criminal charges against the owner. He noted that the owner had paid after-the-fact permit fees and recommended reducing the fines to \$325 to cover administrative costs.

Motion made by Ms. Evert, seconded by Mr. Nolen to impose a \$325 fine for the time the property was out of compliance. In a voice vote, motion passed 4-0.

Case: CE18041516

Address: 6301 NE 20 WAY
Owner: HOLLEY, STEVEN

This case was first heard on 11/27/18 to comply by 1/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the property was in compliance and recommended abatement of the fines.

Motion made by Mr. Nolen, seconded by Mr. Cooper to abate all fines. In a voice vote, motion passed 4-0.

Case: CE18041864

Address: 2889 SW 16 ST
Owner: R S ROCHA LLC

This case was first heard on 10/23/18 to comply by 11/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to grant a 28-day extension to 2/25/20, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: CE19022026

Address: 1121 SW 19 ST

Owner: KARSKO, DANIEL

This case was first heard on 9/24/19 to comply by 11/26/19. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,575 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, said there had been no permit activity and recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Evert, to find the property was not in compliance by the ordered date and to impose the \$1,575 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 4-0.

Complied and Withdrawn Cases

Staff entered the Complied and Withdrawn cases on page 30 into the record.

Board Meeting Minutes

Motion made by Mr. Cooper, seconded by Mr. Nolen, to approve the minutes of the Board's November 2019 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE19100334

CE15050755

CE16051422


CE19031519

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

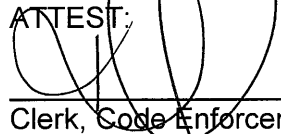
CE19081560

There being no further business to come before the Board, the meeting adjourned at 11:27 a.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.