



**CODE ENFORCEMENT BOARD  
AGENDA  
VIRTUAL HEARING**

**FEBRUARY 23, 2021  
8:30 AM**

**CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT. LAUDERDALE, FL 33301**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:  
<https://www.fortlauderdale.gov/government/CEB>**

**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:** • Mark Booth, **Vice Chair** • Julie Lurie

- Chris Evert • William Marx • Justin Beachum • Terry Nolen (alternate)
- Michael Madfis (alternate) • Lahki Mohnani (alternate) • **Board Attorney:** Bruce Jolly

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

---

NEW BUSINESS

---

CASE NO: BE20080191  
CASE ADDR: 4800 BAYVIEW DR  
OWNER: CORAL TOWERS CONDO ASSN INC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE,  
BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE  
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE  
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

FIRE WATER LINE DAMAGED AND FOUNDATION UNDERMINED

---

CASE NO: CE20040219  
CASE ADDR: 1636 NW 9 AVE  
OWNER: ESCARMENT, ODILES  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS : FBC(2017) 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 EFFICIENCY

---

CASE NO: CE20040275  
CASE ADDR: 3121 NE 51 ST 303E  
OWNER: LUCCI, MICHAEL  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS : FBC(2017) 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 front door.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

---

RETURN HEARING (OLD BUSINESS)

---

CASE NO: CE19041196  
CASE ADDR: 1060 NW 23 WAY  
OWNER: HUMPHREY, HANNAH  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 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. DAMAGED STRUCTURE REPAIRED WITHOUT A PERMIT.
- 

CASE NO: BE 20010101  
CASE ADDR: 2500 E COMMERCIAL BLVD B  
OWNER: ALTO PROPERTY MANAGEMENT LLC  
% F&A OF FORT LAUDERDALE LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 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:

- BUILD OUT WITH ELECTRICAL AND PLUMBING
- 

CASE NO: CE16071180  
CASE ADDR: 512 NW 15 TER  
OWNER: SABRA 52 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.3.1.4.4  
COMPLIED

FBC(2014) 105.3.1.4.5  
COMPLIED

FBC(2014) 105.3.1.5  
COMPLIED

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

CONTINUED

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

Page 3

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE  
ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY TO DUPLEX  
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM  
THE BUILDING DEPARTMENT.

FBC(2014) 105.1  
COMPLIED

FBC(2014) 105.3.1.4.11  
COMPLIED

---

CASE NO: CE19051876  
CASE ADDR: 2607 FLAMINGO LN  
OWNER: PEREZ, JOSE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. FULL KITCHEN REMODEL.
2. FULL BATHROOM REMODEL.
3. REBUILD OF THE DOCK.

THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

---

CASE NO: CE20050087  
CASE ADDR: 2732 NE 15 ST  
OWNER: LAHOMA KEY LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 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:

EXTENSIVE INTERIOR DEMO AND RENOVATIONS IN PROGRESS THAT INCLUDE BUT ARE NOT  
LIMITED TO: FRAMING, DRYWALL, ELECTRICAL, PLUMBING AND MECHANICAL WITHOUT THE  
REQUIRED PERMITS AND/ OR INSPECTIONS

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

---

HEARING TO IMPOSE FINES  
CHAPTER 11, FORT LAUDERDALE CODE OF ORDINANCES

---

CASE NO: CE18010886  
CASE ADDR: 1000 NW 52 ST  
OWNER: REISS, STEVEN D  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 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:

TOTAL RENOVATION/DEMOLITION. INCLUDES DRYWALL, PLUMBING , ELECTRICAL  
BLOCKED UP OPENINGS AND WINDOWS INSTALLED ALL WITHOUT BEING PERMITTED.

---

CASE NO: CE17080931  
CASE ADDR: 480 NW 17 PL  
OWNER: NElfORT, MARIE R  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 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. REAR ADDITION ADDED WITHOUT A PERMIT.

---

CASE NO: CE19062280  
CASE ADDR: 1745 NE 52 ST  
OWNER: KNEZEVICH, DAVID  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 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.

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.

CONTINUED

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

FBC(2017) 110.2

BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED BUILDINGS, STRUCTURES AND SITES FOR WHICH AN APPLICATION HAS BEEN FILED.

---

CASE NO: CE19020576  
CASE ADDR: 901 N BIRCH RD, # 4A  
OWNER: KLEIN, WALTER  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 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. MINI SPLIT A/C UNIT WITH ELECTRICAL WIRING.
- 

CASE NO: CE17101770  
CASE ADDR: 550 N BIRCH RD  
OWNER: NORTH BEACH HOTEL LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 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 TO INCLUDE:  
DRYWALL PLUMBING, AND ELECTRICAL WORK.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

FBC(2014) 110.2

BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED BUILDINGS, STRUCTURES AND SITES FOR WHICH AN APPLICATION HAS BEEN FILED.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

CASE NO: CE19032219  
CASE ADDR: 751 NW 57 ST, # 3  
OWNER: 751 NW 57TH ST LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. CONVERTING A WAREHOUSE SPACE INTO A BAKERY. THIS WORK WILL REQUIRE A CHANGE OF USE.
  2. THERE IS ELECTRICAL, MECHANICAL AND PLUMBING WORK THAT HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
- 

CASE NO: CE19061832  
CASE ADDR: 1609 SE 2 CT  
OWNER: LESLEE WILLIAMS WALKER REV TR  
WALKER, LESLEE WILLIAMS TRSTEE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. INTERIOR RENOVATIONS INCLUDING ELECTRICAL AND PLUMBING PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
- 

CASE NO: CE19070588  
CASE ADDR: 819 N FEDERAL HWY  
OWNER: ACS 817 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT  
LIMITED TO ALTERATIONS MADE SUCH AS:

1. COMPLETE INTERIOR REMODEL.
  2. ELECTRICAL.
  3. PLUMBING.
  4. MECHANICAL.
  5. A POSSIBLE CHANGE OF USE.  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
-

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
VIRTUAL MEETING  
FEBRUARY 23, 2021  
8:30 AM

Page 7

CASE NO: CE19030191  
CASE ADDR: 5440 NW 33 AVE, # 113  
OWNER: MERIDIAN REALTY PROPERTY WAREHOUSES  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. INTERIOR ALTERATIONS OF WALLS AND FLOOR PLAN INCLUDING FRAMING AND DRYWALL.
  2. ELECTRICAL WORK FOR NEW WALLS AND 220V INSTALLED FOR WASHER AND DRYER.
  3. CHANGE OF USE BASED ON USE AND OCCUPANCY. THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
-

INSPECTOR	PAGES
Albores, Alexander	-
Carrasquel, Mario	-
Del Rio, Alejandro	-
Martinez, Jorge	4
Martinez, Leonardo	1, 2, 4, 5
Masula, Bobby	1-3, 5-7
Oliva, George	-
Rich, Mary	-
Saragusti, Jose	1
Suarez, Hector	-
<b>New Cases:</b>	<b>Pages: 1</b>
<b>Hearing to Impose Fines:</b>	<b>Pages: 4-7</b>
<b>Return Hearing:</b>	<b>Pages: 2-3</b>