



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD  
VIRTUAL MEETING  
FORT LAUDERDALE CITY HALL  
100 NORTH ANDREWS AVENUE  
FEBRUARY 23, 2021  
8:30 A.M.**

| <b><u>Board Members</u></b> | <b><u>Attendance</u></b> | <b>Cumulative Attendance</b>        |                      |
|-----------------------------|--------------------------|-------------------------------------|----------------------|
|                             |                          | <b><u>2/2021 through 1/2022</u></b> |                      |
|                             |                          | <b><u>Present</u></b>               | <b><u>Absent</u></b> |
| Mark Booth, Chair           | P                        | 1                                   | 0                    |
| Julie Lurie                 | A                        | 0                                   | 1                    |
| Chris Evert, Vice Chair     | P                        | 1                                   | 0                    |
| William Marx                | P                        | 1                                   | 0                    |
| Justin Beachum              | P                        | 1                                   | 0                    |
| <b><u>Alternates</u></b>    |                          |                                     |                      |
| Michael Madfis [until 9:00] | P                        | 1                                   | 0                    |
| Lakhi Mohnani               | P                        | 1                                   | 0                    |
| Terry Nolen                 | A                        | 0                                   | 1                    |

- Staff Present**
- Bruce Jolly, Board Attorney
  - Mary Rich, Building Inspector
  - Yvette Cross-Spencer, Administrative Assistant
  - Tasha Williams, Administrative Supervisor
  - Doris Coleman, administrative Assistant
  - George Oliva, Chief Building Inspector
  - Alex Albores, Building Inspector
  - Alejandro Del Rio, Building Inspector
  - Robert Masula, Building Inspector
  - Jose Saragusti, Building Inspector
  - Hector Suarez, Building Inspector
  - Leonardo Martinez, Building Inspector
  - Rhonda Hasan, Assistant City Attorney
  - Jamie Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**  
None

- Respondents and Witnesses**
- CE18110066: Tony Auguste
  - CE18010886: Steven Reiss
  - CE17080931: Marie Nelfort
  - CE20040275: Michael Lucci
  - CE19070588: Marina Vogel
  - CE19041196: Althelia Humphrey
  - CE19061832: Luiz Cunha
  - CE19051876: Dominique Rizo
  - CE20050087: Ronald Cameron

CE19030191: Rick Zorovich  
CE20040219: Sharon Holas  
CE17101770: Courtney Crush

The meeting was called to order at 8:51 a.m.

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

**Case: CE18110066**

784 W EVANSTON CIR  
AUGUSTE, TONY

This case was first heard on 4/23/19 to comply by 6/25/19. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed.

Tony Auguste explained that the contractor he hired and paid \$20,000 had claimed to be pulling a permit but had no license. He had found another contractor to do the work.

Alejandro DelRio, Building Inspector, recommended reducing the amount owed to \$225 to cover administrative costs.

**Motion** made by Mr. Marx, seconded by Ms. Evert to impose a fine of \$225 for the time the property was out of compliance. In a voice vote, motion passed unanimously.

**Case: CE18010886**

1000 NW 52 ST  
REISS, STEVEN D

This case was first heard on 4/23/19 to comply by 6/25/19. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,700 and the City was requesting the full fine be imposed.

Steven Reiss said he originally intended to repair the structure but had determined it would be better to demolish it. They had needed to address things such as asbestos during the permitting process. He stated they had progressed in good faith and requested the fines be waived.

Alejandro DelRio, Building Inspector, recommended reducing the amount owed to \$350 to cover administrative costs.

**Motion** made by Mr. Marx, seconded by Ms. Evert to impose a fine of \$350 for the time the property was out of compliance. In a voice vote, motion passed unanimously.

**Case: CE17080931**

480 NW 17 PL  
NELFORT, MARIE R

This case was first heard on 8/27/19 to comply by 11/26/19. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting no fine be imposed.

Leonardo Martinez, Building Inspector, recommended no fine be imposed.

Marie Nelfort thanked the Board.

**Motion** made by Mr. Marx, seconded by Ms. Evert to impose no fine. In a voice vote, motion passed unanimously.

**Case: CE20040275**  
3121 NE 51 ST 303E  
LUCCI, MICHAEL

Service was via posting at the property on 2/10/21 and at City Hall on 2/10/21.

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

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.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Michael Lucci said his mother had died recently and he had not addressed the violation.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE19070588**  
819 N FEDERAL HWY  
ACS 817 LLC

This case was first heard on 11/26/19 to comply by 12/16/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said the master and sub permit applications had been submitted in December 2020 but required corrections.

Marina Vogel said the contractor was working with the architect on the permit applications. She requested two months and Inspector Masula did not object.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19041196**  
1060 NW 23 WAY  
HUMPHREY, HANNAH

This case was first heard on 2/25/20 to comply by 4/28/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,440.

Leonardo Martinez, Building Inspector, reported corrections to the permit application had been pending since April 2020.

Hannah Humphry stated she had gone through a couple of contractors, but they now had a contractor and an architect. She stated the home had been damaged by a car. Inspector Martinez recommended a 28-day extension.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19061832**

1609 SE 2 CT  
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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,550 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 a new plumbing application had been submitted on 2/18/21 and he had spoken with the owner. He recommended a 91-day extension.

Inspector Masula asked if the permit for the pool renovation and equipment were being followed up. Luiz Cunha, contractor, said the pool contractor was dealing with the pool renovation and equipment permits. Inspector Masula asked if the air conditioning units were included on an application. Mr. Cunha stated this work had been done by another contractor. Inspector Masula asked Mr. Luiz to ensure that all of the work was properly permitted.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 91-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19051876**

2607 FLAMINGO LN  
PEREZ, JOSE

This case was first heard on 2/25/20 to comply by 3/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Robert Masula, Building Inspector, reported permits were about to expire and the dock permit application had been in need of corrections for nine months.

Dominique Rizo, the owner's representative, said they had hired and paid a contractor to pull permits and do the work, but he had disappeared. Inspector Masula said the property owner was also a realtor and should have known to hire licensed contractors. He recommended allowing 63 days before imposing the fines.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 63-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE20050087**

2732 NE 15 ST  
LAHOMA KEY LLC

This case was first heard on 1/26/21 to comply by 2/23/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. The contractor informed the previous day him that a design professional would deliver plans within 30 days. He recommended a 91-day extension.

Ronald Cameron, contractor, said they were waiting for the design professional to make changes to the plans.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 91-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19030191**

5440 NW 33 AVE, # 113  
MERIDIAN REALTY  
PROPERTY WAREHOUSES RLLP

This case was first heard on 8/27/19 to comply by 11/26/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,550 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 violations were now in compliance. He recommended reducing the amount owed to \$250 to cover administrative costs.

Rick Zorovich agreed to the fine reduction.

**Motion** made by Mr. Marx, seconded by Mr. Beachum to impose a fine of \$250 for the time the property was out of compliance. In a voice vote, motion passed unanimously.

**Case: CE20040219**

1636 NW 9 AVE  
ESCARMENT, ODILES

Service was via posting at the property on 2/10/21 and at City Hall on 2/10/21.

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

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

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

Sharon Holas said this was not an efficiency and they had already submitted plans for the storage conversion. She requested 60-90 days to comply.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: CE17101770**

550 N BIRCH RD  
NORTH BEACH HOTEL LLC

This case was first heard on 5/22/18 to comply by 8/28/18. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,425 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 electrical permit had been reinstated and the master permit had been voided out. He said the case was in compliance and recommended reducing the amount owed to \$1,600 to cover administrative costs.

Courtney Crush, attorney, agreed to the fine reduction.

**Motion** made by Mr. Marx, seconded by Ms. Evert to impose a fine of \$1,600 for the time the property was out of compliance. In a voice vote, motion passed unanimously.

**Case: BE20080191**

4800 BAYVIEW DR  
CORAL TOWERS CONDO ASSN INC

Service was via posting at the property on 2/10/21 and at City Hall on 2/10/21.

Robert Masula, Building Inspector, testified to the following violation(s):

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

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said the permit must be closed out to comply the violation. He explained that this was the main fire line for the building.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed unanimously.

**Case: BE-20010101**

2500 E COMMERCIAL BLVD B  
ALTO PROPERTY MANAGEMENT LLC  
% F&A OF FORT LAUDERDALE LLC

This case was first heard on 1/26/21 to comply by 2/23/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity to address the electrical or plumbing work.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE16071180**

512 NW 15 TER  
SABRA 52 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$9,600.

Robert Masula, Building Inspector, reported that per FBC 110.6, which was in effect when this case was initiated, the permits must be fully closed out to comply the case. He stated they had recently been notified by a lien search company that there was a question about the sale of the property. He said there had been a job check recently to the property.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 28-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Case: CE19062280**

1745 NE 52 ST  
KNEZEVICH, DAVID

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,400 and the City was requesting imposition of the

finest, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported there had been no permit activity or communication from the owner and he did not recommend an extension. He recommended imposition of the fine. He added that the same owner had a few other code enforcement cases open.

**Motion** made by Mr. Marx, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$14,400 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

**Case: CE19020576**

901 N BIRCH RD, # 4A  
KLEIN, WALTER

This case was first heard on 2/25/20 to comply by 4/28/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,600 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 he had not been able to contact the owner. A few days ago, he had heard from an electrical contractor, who said he would inform Inspector Martinez when he would apply for the permits as soon as the owner approved his proposal. The electrician had indicated he was very upset about the electrical work that had been done. Inspector Martinez recommended imposition of the fine.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 3/23/21, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Booth opposed.

**Case: CE19032219**

751 NW 57 ST, # 3  
751 NW 57TH ST LLC

This case was first heard on 11/26/19 to comply by 1/28/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,600 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 new tenant was having new work performed and the electrician had informed him they would be applying for a permit within 30 days. He recommended a 91-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 91-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed unanimously.

**Complied and Withdrawn Cases**

None

**Board Meeting Minutes**

**Motion** made by Ms. Evert, seconded by Mr. Marx, to approve the minutes of the Board's January 2021 meeting. In a voice vote, motion passed unanimously.

**Motion** made by Ms. Evert, seconded by Mr. Beachum, to elect Mr. Booth Chair. In a voice vote, motion passed unanimously.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to elect Ms. Evert Vice Chair. 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.

None

**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.

None

**Cases Rescheduled**

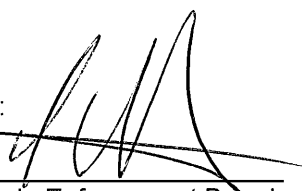
The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

There being no further business to come before the Board, the meeting adjourned at 9:52 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.