



CITY OF FORT LAUDERDALE

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

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>2/2019 through 1/2020</u></b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
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.

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**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

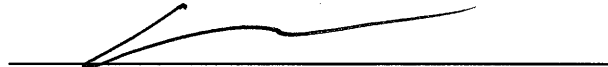
CE19031519

**Cases Withdrawn**

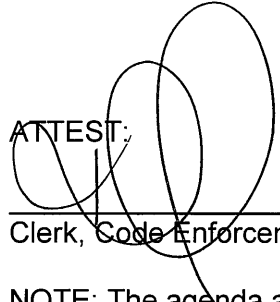
The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

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.