



CITY OF FORT LAUDERDALE

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

**Cumulative Attendance  
2/2021 through 1/2022**

**Board Members**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Mark Booth, Chair	P	2	0
Julie Lurie	A	0	2
Chris Evert, Vice Chair	P	2	0
William Marx	P	2	0
Justin Beachum	A	1	1

**Alternates**

Michael Madfis	P	2	0
Lakhi Mohnani [until 8:35]	P	2	0
Terry Nolen	P	1	1

**Staff Present**

Bruce Jolly, Board Attorney  
 Mary Rich, Building Inspector  
 Yvette Cross-Spencer, Administrative Assistant  
 Tasha Williams, Administrative Supervisor  
 Doris Coleman, Administrative Assistant  
 Francyne Webber, Administrative Assistant  
 Hallye Hinson, Administrative Assistant  
 Alicia Joseph, Administrative Assistant  
 Victoria Mack, Administrative Assistant  
 George Oliva, Chief Building Inspector  
 Alex Albores, Building Inspector  
 Mario Carrasquel, Building Inspector  
 Alejandro Del Rio, Building Inspector  
 Robert Masula, Building Inspector  
 Jose Saragusti, Building Inspector  
 Rhonda Hasan, Assistant City Attorney  
 Jamie Oppert, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

BE20100009: Matthew Karim, owner's attorney; Richard Alcott, neighbor  
 BE20050004: Miberline Pierre, owner  
 CE20011292: Sean Lamb, owner  
 CE17100827: Mark Steinberger, owner, Fabianna Spore, contractor's representative  
 CE19020576: Christine Sigman, owner's daughter  
 CE19050138: Shlomo Nizahon, attorney  
 CE19041534: John Crickett, owner

The meeting was called to order at 8:36 a.m.

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

**Case: BE20100009**

605 SE 9 AVE  
EGIS LLC

Service was via posting at the property on 3/10/21 and at City Hall on 3/10/21.

Alexander Albores, 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:  
POOL DECK MODIFICATION.

9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.  
THERE IS AN OUTDOOR SWIMMING POOL AT THIS PROPERTY WITHOUT THE REQUIRED BARRIER AS PER FBC SECTION 454.2.17.1 OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.14

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Matthew Karim, the owner's attorney, said his client had been trying to resolve a property dispute with the neighbor, Richard Alcott. He noted that his client and Mr. Alcott had "competing surveys." Mr. Karim's client was willing to install the pool barrier at the property line and would install a temporary barrier. He asked for more specifics regarding the paver violation.

Inspector Albores stated the original pool plan had been modified to add a fire pit, extend the pool deck and modify the water feature. He noted that his observation had been made from the adjacent property. He was requesting the owner amend the permit application to include the changes. Inspector Albores displayed photos of the work done compared with the plans submitted for the permit. He added there was no fence separating this property from Mr. Alcott's property. He had provided the owner with options for a barrier to comply with the Florida Building Code.

Mr. Marx suggested the additional paver area may be less than 200 square feet, in which case a permit was not needed. He further questioned whether the fire pit may be temporarily over the water feature. Mario Carrasquel, building inspector, explained that the 200 square-foot paver exemption was only for utilities in the right of way for Public Works, not residential uses.

Mr. Karim stated there was still a water feature. He said the additional pavers were only 110 square feet and a permit was required for pavers over 120 square feet. He stated his client had been stopped from installing a pool barrier by the neighbor.

Richard Alcott, neighbor, said in approximately 2011, the owner's contractor had expanded the pool deck and altered the water feature by installing the fire pit over it. Mr. Alcott said he had a recent survey showing the patio pavers, which had been widened by 2 feet for a length of 70 feet, crossed the property line and encroached onto his land by 140 square feet.

Mr. Karim stated they had a survey showing the water feature perimeter was within their property. They wanted to install the fence immediately adjacent to the pavers.

Mr. Booth remarked that the lack of a barrier was a safety hazard.

Mr. Alcott stated he had encouraged the neighbor to install a pool safety barrier and noted it was required by homeowner's insurance and the State of Florida. He reiterated that the work done without a permit had crossed the property line onto his property. He stated all surveys agreed where the property line was, but there was contention regarding a possible easement.

George Oliva, Chief Building Inspector, stated the missing pool barrier was a violation of the Child Protection Act and the owner should be granted a short amount of time to install the barrier.

Mr. Karim said his client was willing to provide a temporary barrier within 30 days.

**Motion** made by Mr. Marx, seconded by Mr. Madfis, to find for the City that the violation of 9-1(d) existed as alleged and to order the property owner to come into compliance by installing the pool barrier within 63 days, by 5/25/21, 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: BE20050004**

367 W DAYTON CIR  
PIERRE, MIBERLINE V

Service was via posting at the property on 3/15/21 and at City Hall on 3/10/21.

Robert Masula, 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:

THE CARPORT HAS BEEN CONVERTED INTO A GARAGE, THE WINDOW OPENINGS HAVE BEEN ALTERED/ CLOSED IN WITH WINDOWS AND DOORS REPLACED AN ADDITION BUILT ON THE REAR OF THE PROPERTY. INTERIOR ALTERATIONS/ REMODELING

Inspector Masula presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. A permit application for the carport enclosure only had been pending corrections since 12/17/2020.

Miberline Pierre, owner, acknowledged she had enclosed the carport but said the rear addition had been done prior to her ownership. She said she was seeking an architect and an engineer to apply for a permit. Inspector Masula said both the enclosed carport and rear addition were being rented as studio apartments. He stated Ms. Pierre had admitted to him that she had enclosed the carport and built the rear addition. He stated he had an agreement with the owner to first permit the carport. The owner had been working with a draftsman to create the drawings.

Ms. Pierre said she had paid the draftsman \$1,500 and she felt he was taking advantage of her. She said she needed to find another architect and requested four to five months.

**Motion** made by Mr. Marx, seconded by Mr. Madfis, 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 5/25/21, 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: CE20011292**

1727 POINSETTIA DR  
LAMB, SEAN & RACHEL

Service was via posting at the property on 3/9/21 and at City Hall on 3/10/21.

Alejandro DelRio, 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:  
PERGOLA BUILT ON THE FRONT OF THE PROPERTY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Sean Lamb, owner, said he had submitted a permit application and agreed to comply within 63 days.

**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 5/25/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE17100827**

1243 NE 11 AVE  
STEINBERGER, MARK

This case was first heard on 7/23/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$24,200.

Robert Masula, Building Inspector, reported the master permit and sub permit applications were in review and he recommended a 63-day extension.

Fabianna Spore, the contractor's representative, requested more than 63 days. Inspector Masula objected to the request for more than 63 days, and said the case had been going on for three years and this was an active nightclub.

**Motion** made by Mr. Marx, seconded by Mr. Madfis to grant a 63-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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.

Mario Carrasquel, Building Inspector, said the owner had passed away and his daughter was addressing the violations. He recommended a 91-day extension.

Christine Sigman, the owner's daughter, agreed to the extension.

**Motion** made by Mr. Marx, seconded by Mr. Madfis to grant a 91-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE19050138**

909 NW 16 TER  
PBN INVESTMENTS LLC

This case was first heard on 11/26/19 to comply by 2/25/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,200.

Robert Masula, Building Inspector, reported the permit was ready to be issued and recommended a 35-day extension.

Shlomo Nizahon, attorney, agreed to the 35-day extension.

**Motion** made by Mr. Madfis, seconded by Mr. Marx to grant a 35-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE19041534**

1109 NE 16 TER  
CRICKETT, JOHN J

This case was first heard on 9/24/19 to comply by 10/4/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$52,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the permits were in process and recommended a 35-day extension.

John Crickett, owner, said there was an issue with his permit application. He had tried to apply using old plans, but the City informed him he must find a new architect and engineer. He requested 60 days.

**Motion** made by Ms. Evert, seconded by Mr. Madfis to grant a 63-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20020002**

6760 NW 22 TER  
LAURIE, ANTHONY J JR

This case was first heard on 1/26/21 to comply by 3/23/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the fence permit was ready to be issued and recommended a 35-day extension.

**Motion** made by Mr. Marx, seconded by Mr. Madfis to grant a 35-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE-19120043**

1108 ARIZONA AVE  
LOUIS JEUNE, KENSON  
JOSEPH, ALTENIE

This case was first heard on 1/26/21 to comply by 3/23/21. Violations were as noted in the agenda. The property was not in compliance.

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

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 35-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE-20010018**

5975 N FEDERAL HWY  
CJB REAL ESTATE MANAGEMENT LP

This case was first heard on 1/26/21 to comply by 3/23/21. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had applied for the permit and recommended a 63-day extension.

**Motion** made by Mr. Marx, seconded by Mr. Madfis to grant a 63-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 \$10,275.

Robert Masula, Building Inspector, reported the master permit was active with pending revisions and recommended a 91-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 91-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20020064**

3120 SW 17 ST  
SELECT OCEAN HOLDING LLC

This case was first heard on 1/26/21 to comply by 3/23/21. Violations were as noted in the agenda. The property was not in compliance.

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

The Board took no action.

**Case: BE20020065**

5535 NW 35 AVE B  
BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC  
% GATEWAY

This case was first heard on 1/26/21 to comply by 3/23/21. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the owner was working on pulling a permit and recommended a 35-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 35-day extension to 4/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Board Meeting Minutes**

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

**Complied, Closed and Withdrawn Cases**

Staff entered into evidence the two closed cases on page 6 of the agenda.

**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.

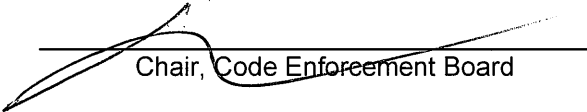
None

**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 9:43 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.