



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
VIRTUAL MEETING
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MAY 25, 2021
8:30 A.M.

Cumulative Attendance
2/2021 through 1/2022

Board Members

| | <u>Attendance</u> | <u>Present</u> | <u>Absent</u> |
|-------------------------|--------------------------|-----------------------|----------------------|
| Mark Booth, Chair | P | 4 | 0 |
| Julie Lurie | A | 0 | 4 |
| Chris Evert, Vice Chair | P | 4 | 0 |
| William Marx | P | 4 | 0 |
| Justin Beachum | P | 3 | 1 |

Alternates

| | | | |
|----------------|---|---|---|
| Michael Madfis | P | 4 | 0 |
| Lakhi Mohnani | A | 2 | 2 |
| Terry Nolen | P | 3 | 1 |

Staff Present

Greg Jolly, Board Attorney
 Yvette Cross-Spencer, Administrative Assistant
 Tasha Williams, Administrative Supervisor
 Katie Williams, Administrative Assistant
 Diana Cahill, Administrative Assistant
 Hallye Hinson, Administrative Assistant
 Victoria Mack, Administrative Assistant
 Rhonda Hasan, Assistant City Attorney
 Alex Albores, Building Inspector
 Alejandro Del Rio, Building Inspector
 Leonardo Martinez, Building inspector
 Jorge Martinez, Building Inspector
 Robert Masula, Building Inspector
 George Oliva, Chief Building Inspector
 Joe Pasquariello, Assistant Building Official
 Jamie Opplerlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

| | |
|--|--|
| BE20050004: Miberline Pierre | CE17100827: David Valkema; Sandra Puerta; Mark Steinberger |
| CE16071180: Mike Baruh | CE18051535: Courtney Crush |
| BE20100009: Sherri Galluzzo; Matthew Karim | CE19061832: Luis Cuana; Maria Lyons |
| CE19110067: Alex Cosme | CE20070880: Ricardo Pires |
| CE19032219: Vincent Rostov | CE21020758: Gustavo Alminaque |
| CE19050138: P.A. Nizahon | BE20080191: Dennis Lopez; Maria Lyons; Vania Duarte |
| BE20110046: Gabriel Camel | |
| CE19020717: Yindra Lopez | |

The meeting was called to order at 8:44 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

This case was first heard on 3/23/21 to comply by 5/25/21. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Building Inspector, reported the property was not in compliance.

Matthew Karim, attorney, recalled that there had been an issue of where to locate the fence between two properties. He said while they were negotiating with the neighbor, the neighbor had erected a fence in bad faith, starting in the middle of the night. The fence was installed on Mr. Karim's client's property, over pavers they had installed. Inspector Albores had inspected the fence and determined it was not in compliance with the code. Mr. Karim requested an extension. He believed there would be protracted litigation with the neighbor regarding the fence.

Sherri Galluzzo said they could not fix the portion of the fence that was on the neighbor's property.

Inspector Albores stated the neighbor had pulled a permit, but the horizontal members should be on the pool side. He said a survey would have been required as part of that process. He stated the violation related to not having a pool barrier, not the location of a fence. Inspector Albores agreed to an extension.

Mr. Karim requested 30 days.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE20050004

367 W DAYTON CIR

PIERRE, MIBERLINE V

This case was first heard on 3/23/21 to comply by 5/25/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application for the carport enclosure had been resubmitted with corrections. There was no permit application for the property addition.

Miberline Pierre requested a month's extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 7/27/21, 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, service and extensions were as noted in the agenda. The property was in compliance, and the City was requesting imposition of the full fine.

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Robert Masula, Building Inspector, reported the master and all sub permits had passed inspection and were closed. He recommended no fine be imposed.

Motion made by Mr. Nolen, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 5-0.

Case: CE18110067

672 W EVANSTON CIR
COSME, ALEXI A
SOTO, JULIA

This case was first heard on 2/25/20 to comply by 3/24/20. Violations, service 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 continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master and all sub permits had been issued. He said the violations were caused by the previous owner and recommended no fine be imposed.

Alexi Cosme agreed to the fine reduction.

Motion made by Mr. Nolen, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 5-0.

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 in compliance, and the City was requesting the full fine be imposed.

Robert Masula, Building Inspector, reported the previous tenant had done the work without permits. The final violation, related to an electrical permit, was now complied. He recommended no fine be imposed.

Vincent Rostov agreed to the fine reduction.

Motion made by Mr. Nolen, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 5-0.

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 in compliance, and the City was requesting the full fine be imposed.

Robert Masula, Building Inspector, reported the master and sub permits had all been issued. He recalled the owner had previously dealt with an unethical contractor. He recommended no fine be imposed.

Luis Cuana, contractor, said they had taken over the job.

Motion made by Mr. Nolen, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 5-0.

Case: BE20080191

4800 BAYVIEW DR

CORAL TOWERS CONDO ASSN INC

This case was first heard on 2/23/21 to comply by 4/27/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the CAM manager had informed him that the condo board had hired a contractor for the fire sprinklers and would apply for new permits. He recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 7/27/21, 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, service were as noted in the agenda. The property was in compliance, fines had been reduced to \$450.

Jorge Martinez, Building Inspector, recommended imposing \$450 to cover administrative costs.

P.A. Nizahon requested that all fees be waived. He said due to the pandemic, it had been difficult to get someone to work at the property. He stated the Board had previously promised at the March hearing to impose no fine during the extensions. Chair Booth recalled the Board had voted to reduce the fines at the last hearing. Ms. Cross-Spencer clarified that the \$450 was for administrative costs, not fines.

Motion made by Mr. Nolen, seconded by Ms. Evert to impose \$450 for administrative fees. 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.

Sandra Puerta, architect, said she had recently been hired to take over the work. She requested 60 days.

Jorge Martinez, Building Inspector, did not object to the extension request.

Motion made by Ms. Evert, seconded by Mr. Marx, to grant a 63-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18051535

1327 SW 1 AVE

C & C 123 LLC

This case was first heard on 10/23/18 to comply by 1/22/19. Violations, service 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 continue to accrue until the property was in compliance.

Courtney Crush, attorney, said they had changed the use to residential, and requested a 56-day extension to go through the site plan process.

Jorge Martinez, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by to Mr. Marx, to grant a 63-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE20070880

2179 NE 59 CT
PIRES, CLAUDIA
PIRES, RICARDO DE FRANCA

This case was first heard on 4/27/21 to comply by 5/25/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported there had been no progress toward compliance.

Ricardo Pires said he had purchased the home last March unaware of the violation. He requested 60 days.

Inspector Martinez did not object to the extension request.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 63-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE20110046

1050 SE 15 ST #402
CAMEL, GABRIEL J

Service was via posting at the property on 5/11/21 and at City Hall on 5/11/21.

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:
PLUMING REPAIRS ON BATHROOM, INCLUDING CONCRETE SLAB DEMOLITION AND REPAIR, UNSAFE PENETRATIONS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He said the permit application had been submitted on 5/6/21 and was out for corrections.

Inspector Martinez said he had taken this case form another inspector and did not have the photos. Ms. Hasan recommended withdrawing the case until the inspector could present the photos to the Board.

Motion made by Mr. Marx, seconded by Mr. Nolen, to withdraw the case from the agenda. In a voice vote, motion passed 4-1 with Chair Booth opposed.

Case: CE21020758

2667 KEY LARGO LN
ALMINAQUE, GUSTAVO A
RICO, ANALAY

Service was via posting at the property on 5/11/21 and at City Hall on 5/11/21.

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:
EXISTING CARPORT HAS BEEN ENCLOSED.

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

Gustavo Alminaque admitted the violation and requested 60 days to comply. He anticipated submitting plans the following week.

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 63 days, by 7/27/21, 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: BE20080130

3451 SW 20 CT
GONZALEZ, MARIA LULU

Service was via posting at the property on 5/11/21 and at City Hall on 5/11/21.

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:
CLOSING OPENING ON THE WEST SIDE OF THE HOUSE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 91 days, by 8/24/21, 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: CE20050087

2732 NE 15 ST
LAHOMA KEY LLC

This case was first heard on 1/26/21 to comply by 2/23/21. 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 to address the violations.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Chair Booth opposed.

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.

Leonardo Martinez, Building Inspector, reported the permit had been voided and recommended setting the case for a Massey Hearing.

The Board took no action.

Case: CE19020717

3010 SW 17 ST
RODRIGUEZ, FRANCISCO JOSE

This case was first heard on 7/23/19 to comply by 8/27/19. Violations, service 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 continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permits issued did not match the work performed and there had never been revisions after the change of contractor. At the previous hearing, Inspector Masula had instructed the respondent to call for a job check to determine if the permits matched the plans, but this had not been done.

Yindra Lopez said the Building Department had informed her there was no mechanical requirement because that work was very old. She said there were electrical and plumbing inspections scheduled for the following day.

Inspector Masula stated the mechanical issue was not before the Board. He said the front window opening had been reduced and a new window installed, and this revision had never been addressed. There was also a discrepancy regarding the full kitchen and two bathrooms remodels. He recalled in February 2019, the investors had admitted there were unlicensed contractors involved. The house was now owned by family members of the investors.

Ms. Lopez requested an extension. She said the previous contractor had taken \$60,000 and "run away." Inspector Masula reiterated that Ms. Lopez had not called for the jobs check as they discussed at the previous hearing.

Motion made by Mr. Nolen seconded by Mr. Beachum to grant a 28-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Ms. Evert opposed.

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 and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported Mr. Levy, the owner's representative, had contacted him and indicated he would apply for the permit for the plumbing work. He recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 63-day extension to 7/27/21, 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 in compliance, and the City was requesting \$737 for administrative costs be imposed.

Jorge Martinez, Building Inspector, recommended reducing the amount owed to \$737 to cover administrative costs.

Motion made by Mr. Nolen, seconded by Mr. Beachum to impose \$737 for administrative costs. In a voice vote, motion passed 5-0.

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, service 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 continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported permit applications for plumbing and electrical were pending needed corrections as of May 11, 2021.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19051876

2607 FLAMINGO LN
PEREZ, JOSE

This case was first heard on 2/25/20 to comply by 3/24/20. Violations, service 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 continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master and sub permits had been issued but the dock rebuild permit had been pending needed corrections since October 7, 2019.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 28-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Marx opposed.

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, 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 master and sub permit applications had failed plan review and were pending needed corrections since March 4, 2021. He did not support an extension.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$21,500 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Complied, Closed and Withdrawn Cases

Motion made by Ms. Evert, seconded by Mr. Nolen, to accept the closed cases listed on page 10 of the agenda into evidence. In a voice vote, motion passed unanimously.

Board Meeting Minutes

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

Board Discussion

None

Communication to the City Commission

None

Cases Closed

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

BE-20010018

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.

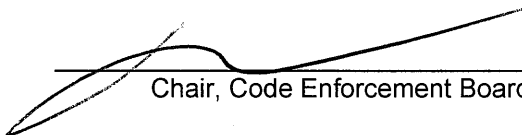
None

Cases Rescheduled

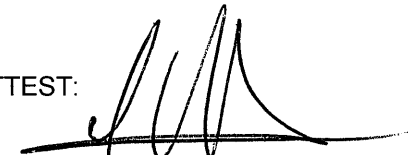
The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

There being no further business to come before the Board, the meeting adjourned at 9:55 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.