



**CODE ENFORCEMENT BOARD
HEARING AGENDA
VIRTUAL & IN-PERSON**

**NOVEMBER 23, 2021
9:00 AM**

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

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

CODE ENFORCEMENT BOARD

Code of Ordinances: Sec. 11-3.

PURPOSE: Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code._

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

Board Members: • Mark Booth, Chair • Chris Evert, Vice Chair • Julie Lurie
• William Marx • Justin Beachum • Terry Nolen • Karen Dirindin (alternate) • Kyle Sawchuk (alternate)
• Michael Madfis • Lakhi Mohnani (alternate) • Board Attorney: Kymberlee Curry Smith

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
CODE ENFORCEMENT BOARD AGENDA
NOVEMBER 23, 2021
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NEW BUSINESS

CASE NO: BE21090022
CASE ADDR: 916 NW 3 AVE 1-4
OWNER: 916 NW 3RD AVENUE LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 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:

FOUR MINI SPLIT A/C UNITS.

VIOLATIONS: FBC(2020) 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.
UNSAFE ELECTRICAL SYSTEM, A/C UNITS LEAKING, ELECTRIC FIXTURES HANGING.

CASE NO: BE21050059
CASE ADDR: 2901 NW 18 ST
OWNER: BROWARD MULTIFAMILY LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 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 CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:

UNITS # 2,3,4, 21, 28, 30, 27. STRUCTURAL, ELECTRICAL AND MECHANICAL.

CASE NO: BE21050066
CASE ADDR: 1701 NE 51 ST
OWNER: JAGUAR ASSETS LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 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 CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:

NEW WELL AND PUMP WITHOUT PERMIT.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: CE21040401
CASE ADDR: 513 SW 18 CT
OWNER: IQOOB A CORP
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 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 CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:

NEW FENCE WITHOUT PERMIT.

CASE NO: BE21060171
CASE ADDR: 2748 SW 7 ST
OWNER: VILLACAMPA, NORA
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 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 CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:

NEW FENCE, SHADED STRUCTURE IN FRONT AND BACK OF THE PROPERTY

CASE NO: BE21060108
CASE ADDR: 3010 SW 7 ST
OWNER: EXTORD LAWSON, NEIL
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 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:

ENCLOSED PORCH INTO LIVING AREA ON EAST SIDE OF THE PROPERTY.

**CITY OF FORT LAUDERDALE
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CASE NO: BE20050414
CASE ADDR: 528 NW 18 AVE
OWNER: BALFE, JEFFREY R
NIERENBERG, ASHLEY N
INSPECTOR: ALEJANDRO DEL RIO

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:

GARAGE AND LIVINGROOM CONVERTED INTO BEDROOMS. CONSTRUCTION OF ONE ADDITIONAL BATHROOM.

CASE NO: BE21080017
CASE ADDR: 536 INTRACOASTAL DR
OWNER: JONES, MICHAEL P
JUDGE, KIMBERLY R
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 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:

SHEET PILING RETAINING WALL AT THE NORTH SIDE OF PROPERTY. FILL ADDED/RAISED GRADE.

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RETURN HEARING

CASE NO: CE21030793
CASE ADDR: 2450 NW 31 AVE
OWNER: LOWE, ANTHONY L & EVADNE
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

SHED CONSTRUCTION WITHOUT PERMIT.

CASE NO: CE19050105
CASE ADDR: 1110 PARK DR
OWNER: BURNETTE, VALERIE L & THOMAS, IRENE E
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

1. COLUMN, WALL THAT WERE DAMAGE BY CAR, WERE FIXED
2. NEW WINDOW INSTALLED

CASE NO: BE-19120043
CASE ADDR: 1108 ARIZONA AVE
OWNER: LOUIS JEUNE, KENSON
JOSEPH, ALTENIE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 105.1
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

PLUMBING WORK WITHOUT PERMIT.

CASE NO: BE20060277
CASE ADDR: 328 CORAL WAY
OWNER: GEOFFROY, VINCENT & LINDA
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW STONE FENCE IN THE FRONT OF THE HOUSE.

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CASE NO: BE20100017
CASE ADDR: 3000 RIVERLAND RD
OWNER: OSTROVSKIY, STEVE
INSPECTOR: ALEXANDER ALBORES

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:

ATTACHED PERGOLA STRUCTURE BUILT IN THE REAR OF THE HOUSE BY THE POOL. DETACHED STRUCTURE IN THE REAR YARD. ATTACHED CARPORT AT THE SIDE OF THE HOUSE.

CASE NO: CE20120932
CASE ADDR: 2411 NE 32 AVE
OWNER: SOUTHEAST PROPERTY FUNDING LLC
INSPECTOR: ALEXANDER ALBORES

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:

STRUCTURAL MEMBERS REPLACED ON THE DOCK (RAFTERS).

CASE NO: CE21040026
CASE ADDR: 1440 N FEDERAL HWY
OWNER: GREENPOINT FEDERAL; INVESTMENTS LLC
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 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 STORE FRONT WINDOWS AND DOORS.

CASE NO: BE21060088
CASE ADDR: 76 ISLE OF VENICE DR
OWNER: 76 ISLE OF VENICE INC
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 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:

REPAIRS AND MODIFICATIONS TO MAIN ENTRANCE OVERHANG.

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**CASE NO: CE21020758
CASE ADDR: 2667 KEY LARGO LN
OWNER: ALMINAQUE, GUSTAVO A
RICO, ANALAY
INSPECTOR: ALEJANDRO DEL RIO**

**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.

**CASE NO: CE21040327
CASE ADDR: 2571 NW 16 ST
OWNER: THOMPSON, JOSEPH JR
INSPECTOR: ALEJANDRO DEL RIO**

**VIOLATIONS: FBC(2020) 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 FENCE INSTALLED.

**CASE NO: CE21050720
CASE ADDR: 2841 NE 55 ST
OWNER: MATOS, JUAN LUIS
INSPECTOR: ALEJANDRO DEL RIO**

**VIOLATIONS: FBC(2020) 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:**

**KITCHEN AND BATHROOMS REMODEL, NEW RECESSED LIGHTS THROUGHOUT ALL ROOMS,
NEW EXTERIOR DOORS AND WINDOWS.**

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MASSEY HEARING

CASE NO: CE17020146
CASE ADDR: 1545 NW 6 ST
OWNER: PERSAUD, BOODHWATTIE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 111.1.1
THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF BEAUTY SALON TO RESTAURANT WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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

FBC(2014) 105.3.1.5 COMPLIED
SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 105.3.1.4.5 COMPLIED
THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:
1. ADDED OUTLETS. OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 406.4 (D)(1) THRU (D)(6) GFI' S REQUIRED AS PER NEC 108.8 OUTLET SPACING AS REQUIRED UNDER NEC 210.52 R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.4 COMPLIED
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:
1. INSTALLATION OF SINKS. 2. INSTALLATION OF GAS LINES TO SERVICE GAS STOVES.

FBC(2014) 105.3.1.4.11
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS: 1. INSTALLED FIRE SUPPRESSION SYSTEM WITH HOOD.

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**CASE NO: BE20020065
CASE ADDR: 5535 NW 35 AVE B
OWNER: BRE ALPHA INDUSTRIAL PROPERTY
OWNER LLC % GATEWAY
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:**

FRAMING PARTITION AND ELECTRICAL RECEPTACLES WITHOUT PERMIT.

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