



**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MARCH 22, 2022
9:00 A.M.**

CITY OF FORT LAUDERDALE

**Cumulative Attendance
2/2022 through 1/2023**

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	2	0
Chris Evert, Vice Chair	P	2	0
Justin Beachum	P	1	1
Julie Lurie	A	0	2
Michael Madfis	P	2	0
William Marx	P	2	0
Terry Nolen	P	2	0

Alternates

Lakhi Mohnani [until 9:05]	P	1	1
Kyle Sawchuk	A	0	2

Staff Present

Marie Arias, Administrative Assistant
Katie Williams, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hasan Assistant City Attorney
Robin Hazel, Board Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Alejandro DelRio, Building Inspector
Nash Madic, Building Inspector
Jorge Martinez, Building Inspector
Jose Saragusti, Building Inspector
Hector Suarez, Building Inspector
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE21100149: Jose Jerez	BE21020069: Miguel Pilgram
CE21050843: Harold Lovell	BE21100057: Tommy Bolden
BE20050004: Miberline Pierre	CE21050720: Juan Matos
BE21100138: Zachary Heissner	CE-20011726: Roya Edward; Steven Zekowitz,
BE20080069: Edward Sherburne	Stephanie Toothaker
BE21100212: Rahema Golding	BE21120017: Christian Gonzalez
BE21080079: Jarek Clary	

The meeting was called to order at 9:10 a.m.

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

Case: CE-20011726
3030 HOLIDAY DR
HARBOR BEACH PROPERTY LLC
% THE MACK CO

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance. He said the permit must be approved by the State and County and recommended a 98-day extension.

Stephanie Toothaker, attorney, said a Tiki hut was constructed without permits and it needed a zoning permit and a permit from the State.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 98-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE21050720
2841 NE 55 ST
MATOS, JUAN LUIS

This case was first heard on 9/28/21 to comply by 11/23/21. Violations and service were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting administrative costs of \$559.

Alejandro DelRio, Building Inspector, recommended reducing the amount owed to \$559 to cover administrative costs.

Juan Matos said he had been divorced in 2021 and had no established address. The person responsible for this job had not done his job and had not informed Mr. Matos about the notices.

Motion made by Mr. Madfis, seconded by Mr. Nolen to find the property was not in compliance by the ordered date and to impose \$559 for administrative costs. In a voice vote, motion failed 1-5 with Mr. Madfis voting in favor.

Motion made by Mr. Marx, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21100149
120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 1/25/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance.

Jose Jerez said he was working with the City on compliance. He requested 35 days.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Jose Saragusti, Building Inspector, reported the property was not in compliance; no permits had been issued for the windows, doors, or addition.

Miberline Pierre said she had submitted the permit application for the addition and it required corrections. She requested 60 days. Inspector Saragusti said he did not see a permit application in the system.

The Board took no action.

Case: BE21080079
1016 E LAS OLAS BLVD
LAS OLAS BOULEVARD LTD
% AMERA PROPERTIES INC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had applied for a couple of permits.

Jarek Clary, tenant, said he had applied for permits and was awaiting inspections. Inspector DelRio recommended 63 days.

Motion made by Ms. Evert, seconded by Mr. Marx. to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21020069
1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance; no permit had been issued.

Miguel Pilgram, owner, said his plans for the building had been for a restaurant but the pandemic had made this impossible. He wanted to demolish the building but had been asked to repair it instead because it was in a historic area.

Inspector Saragusti stated the roof was unsafe.

Ms. Hasan recalled that the Board had already found the structure to be unsafe at a prior hearing; the roof was caved in. Inspector Saragusti said the roof must be replaced. Mr. Pilgram agreed to replace the roof. Inspector Saragusti recommended 35 days and Ms. Hasan also wished to order the respondent to attend the April hearing.

Motion made by Mr. Madfis, seconded by Mr. Beachum to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21100212
916 NW 3 AVE
916 NW 3RD AVENUE LLC

This case was first heard on 2/22/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance. No permits had been issued for mechanical work.

Rahema Golding, property manager, said they had a permit for the electrical. Inspector Saragusti recommended 35 days and Ms. Golding requested 60.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21110057
1501 NW 5 ST
BOLDEN, TOMMY

This case was first heard on 2/22/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance. No permit had been issued for the windows.

Tommy Bolden said there had been confusion regarding the work that needed permits. He said he had applied for permits once he understood what was needed. Inspector Saragusti said the permit was in process and recommended 35 days.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21100138
403 SW 11 AVE
HEISSNER, ZACHARY G

This case was first heard on 2/22/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported no permit had been issued for the fence.

Zacharay Heissner requested 35 days. Inspector Saragusti agreed.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE21050843
200 SW 9 ST 1-6
TRAIN 200 LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Hector Suarez, Building Inspector, reported two permits had been issued and two were in process. He recommended 63 days.

Harold Lovell agreed to the 63-day extension.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE20080069
417 SE 16 ST
EDWARD SHERBURNE W REV TR
SHERBURNE, EDWARD W TRUSTEE

This case was first heard on 4/27/21 to comply by 9/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance. A permit was needed for the kitchen.

Edward Sherburne said his attorney had refused to attend this hearing to represent him. He stated the tenant, who had not paid rent since the start of 2021, had reported the roof leak to Code Enforcement. Mr. Sherburne said he had been trying to repair the house, but now was considering selling it. Mr. Madfis advised Mr. Sherburne to hire someone to repair the house and Mr. Sherburne agreed and requested 30 days.

Inspector Martinez recommended 63 days.

Motion made by Mr. Madfis, seconded by Mr. Marx to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21120017
3448 SW 22 ST
CUADRADO, PAULINA
VALLADARES, RAUL

Service was via posting at the property on 2/22/22 and at City Hall on 3/8/22.

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

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 WINDOWS, NEW KITCHEN, NEW BATHROOMS (2), NEW WOOD FENCE AND GATE. ALSO GRAVEL IN THE SWALE AREA.

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

Christian Gonzalez said he had started the permit process and requested additional time.

Motion made by Ms. Evert, seconded by Mr. Beachum, 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 5/24/22, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: BE21080101
3121 NE 51 ST
HERITAGE LANDINGS ASSOCIATION INC

Service was via posting at the property on 3/2/22 and at City Hall on 3/8/22.

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

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:

SERVICE DOOR AT BUILDING 3031 NE 51 ST

SERVICE DOOR AT 3121 NE 51 ST

SERVICE DOOR AND ELECTRICAL CABLES INSTALLED IN THE MAIN ELECTRICAL ROOM AT BUILDING 3111 NE 51 ST.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 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 35 days, by 4/26/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE21090001
496 W MELROSE CIR
DENIS, SORAHA E

Service was via posting at the property on 2/25/22 and at City Hall on 3/8/22.

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

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 STRUCTURE IN THE BACK YARD AND NEW ALUMINUM FENCE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

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 35 days, by 4/26/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE21120002
1495 SW 28 AVE
CORDERO, OMAR ADOLFO
TAMARU, ASHLEY BLAIR

Service was via posting at the property on 2/25/22 and at City Hall on 3/8/22.

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

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:
ALUMINUM FENCE AND GATE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

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 35 days, by 4/26/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE21110145
92 HENDRICKS ISLE
SUN RE 1 LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21070288
2160 SW 16 CT
ESQUIVEL, TAMARA SUE

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance. The permit application had been awaiting corrections since 2/2/22. He recommended no extension be granted.

Motion made by Mr. Madfis, seconded by Mr. Marx to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21090173
2251 NW 29 TER
ROYAL 3 HOLDINGS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported no permit application had been submitted and recommended no extension be granted.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Booth and Mr. Marx opposed.

Case: BE21070113
2765 SW 8 ST
MENDEZ, OCTAVIA G H/E
VICENTE, DELY E H/E ET AL

This case was first heard on 1/25/22 to comply by 3/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported no permit had been issued for the roof. He recommended a 35-day extension.

Motion made by Ms. Evert, seconded by Mr. Madfis to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21050059
2901 NW 18 ST
BROWARD MULTIFAMILY LLC

This case was first heard on 11/23/21 to comply by 1/25/22. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said the property was not in compliance and recommended imposition of the fines.

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 \$6,750 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Case: CE21030793
2450 NW 31 AVE
LOWE, ANTHONY L & EVADNE

This case was first heard on 9/28/21 to comply by 11/23/21. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said no permit had been issued and recommended a 35-day extension.

Motion made by Ms. Evert, seconded by Mr. Beachum to grant a 35-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE20020822
1740 NE 49 ST
KNEZEVIC, ANA

This case was first heard on 1/26/21 to comply by 4/27/21. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting a 63-day extension.

Alejandro DelRio, Building Inspector, said the property was not in compliance and the owner had requested additional time.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 5/24/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Ms. Evert, seconded by Mr. Marx to enter the closed and withdrawn cases listed on page 10 of the agenda into the record. In a voice vote, motion passed 6-0.

Board Meeting Minutes

Motion made by Mr. Madfis, seconded by Mr. Nolen, to approve the minutes of the Board's February, 2022 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.

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

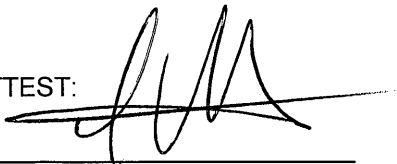
Cases Rescheduled

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.

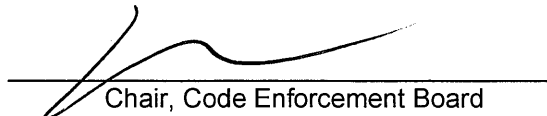
None

There being no further business to come before the Board, the meeting adjourned at 10:15 AM.
a.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, 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.