



**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
AUGUST 23, 2022
9:00 A.M.**

CITY OF FORT LAUDERDALE

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

| <u>Board Members</u> | | <u>Present</u> | <u>Absent</u> |
|-----------------------------|---|-----------------------|----------------------|
| Mark Booth, Chair | P | 5 | 1 |
| Chris Evert, Vice Chair | P | 6 | 0 |
| Justin Beachum | P | 5 | 1 |
| Michael Madfis | P | 4 | 2 |
| William Marx | A | 5 | 1 |
| Terry Nolen | P | 5 | 1 |

Alternates

| | | | |
|---------------|---|---|---|
| Lakhi Mohnani | P | 5 | 1 |
|---------------|---|---|---|

Staff Present

Kymerlee Curry Smith, Board Attorney
 Doris Coleman, Administrative Assistant
 Carmen Thompson, Administrative Assistant
 Rhonda Hassan, Assistant City Attorney
 Tasha Williams, Administrative Supervisor
 Katie Williams, Administrative Assistant
 Yvette Cross-Spencer, Administrative Assistant
 Thomas Corley, Building Inspector
 Alejandro DelRio, Building Inspector
 Nash Madic, Building Inspector
 Jorge Martinez, Building Inspector
 Leonardo Matinez, Building inspector
 George Oliva, Chief Building Inspector
 Jose Saragusti, Building Inspector
 Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

| | |
|--|--|
| BE21060093: Richard Ehmke | CE19081611: Lilana Lopez; Alberto Jose Polanco |
| BE21090310: Yitzhak Rivero | BE21070288: Tamara Esquivel; Edward Esquivel |
| BE22020082: Philip Kurland | BE21100026: Margaret Johnson |
| BE21090005: Steven Lazarides | CE22040638: Juan Ponce De Leon |
| BE21120034: Sonia Agarwal | BE21090001: Erwin Papillon |
| BE22020075: Chanderayal Ramsarran; Ram Kissoon | BE21090206: Joe Caruso |
| CE21110104: Alexis Wagner | BE21100149: Jose Jerez-Desena |
| BE20050004: Miberline Pierre | BE21100138: Zachary Heissner |

The meeting was called to order at 9:02 a.m.

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

Board members discussed changing the meeting schedule to every other month.

Motion made by Mr. Beachum, seconded by Mr. Madfis to hold the Board's meetings every other month. In a voice vote, motion passed unanimously.

Case: BE21060093
1400 SW 18 CT
EHMKE, PAULA JEAN & RICHARD

This case was first heard on 2/22/22 to comply by 4/26/22. 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; the permits had not been issued.

Richard Ehmke said his case was on the September variance hearing schedule and requested 60 days. Inspector Saragusti did not object.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21090310
2211 SW 29 AVE
DIAZ, ERNESTO LE
RIVERO, YITZHAK LE ET AL

This case was first heard on 5/24/22 to comply by 8/23/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 35-day extension.

Yitzhak Rivero agreed to the extension.

Motion made by Ms. Evert, seconded by Mr. Beachum to grant a 35-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE22020082
1238 NE 7 AVE
KURL1238 LLC

Service was via posting at the property on 7/25/22 and at City Hall on 8/9/22.

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:
ADDITION TO EAST BUILDING (REAR OF PROPERTY) ADJACENT TO ALLEYWAY. NEW TWO-STORY STRUCTURE INCLUDING BUT NOT LIMITED TO ELECTRICAL.

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

Philip Kurland said they built the storage closet to prevent people from stealing things from the property. He agreed to remove the structure if it could not be permitted. Regarding the "tiny home" prototype, he noted it was not a permanent structure and was built on blocks. Mr. Kurland agreed to remove this structure as well if it was not permitted. He stated this was an industrial area.

Mr. Madfis said if this property was zoned commercial, the structures may be allowed in a "contractor yard" provided it complied with zoning. Mr. Kurland said this was a commercially zoned property.

Ms. Hasan said the structure was encroaching into the alleyway and must be permitted or removed.

George Oliva, Chief Building Inspector, said by definition, a "tiny house" was a structure, but if Mr. Kurland mounted it on a licensed trailer, he could keep it on the property. The storage shed must be removed because it would not meet wind loads.

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 11/22/22, 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: **BE21090005**
 2821 SW 13 CT
 LAZARIDES, STEVEN

This case was first heard on 2/22/22 to comply by 4/26/22. 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.

Steven Lazarides said he lived in Australia and been unable to come here to deal with this. He now had an engineer, who had submitted plans, and requested two months.

Motion made by Mr. Madfis, seconded by Mr. Nolen to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: **BE21120034**
 1500 NW 18 CT
 DASH PROJECT INC

This case was first heard on 4/26/22 to comply by 6/28/22. 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 and recommended a 35-day extension.

Sonia Agarwal said the permit had been issued and Inspector Saragusti clarified that it was in process.

Motion made by Mr. Madfis, seconded by Mr. Beachum to grant a 35-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: **BE22020075**
 834 NW 10 TER
 RAM, RAMPATI
 RAMSARRAN, CHANDERAYAL ET AL

Service was via posting at the property on 7/20/22 and at City Hall on 8/9/22.

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:
SPRAY BOOTH INSTALLED AT 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.

Chanderayal Ramsarran agreed to comply.

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 11/22/22, 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: CE21110104
320 SW 13 ST
MCCOLLISTER, JENNIFER
WAGNER, ALEXIS

This case was first heard on 2/22/22 to comply by 4/26/22. 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.

Alexis Wagner said they were making progress. He requested additional time and Inspector Martinez recommended 91 days.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 91-day extension to 11/22/22, 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, extensions and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Miberline Pierre requested two months. She said she was waiting for something from her contractor. Inspector Saragusti said she was working on the permit and recommended a 91-day extension.

Motion made by Mr. Madfis, seconded by Mr. Nolen to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19081611
977 NW 53 ST
961 NW 53 LLC

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, extensions and service were as noted in the

agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines.

Nash Madic, Building Inspector, confirmed the property was in compliance.

Alberto Jose Polanco, tenant, said they had rented the warehouse to set up a restaurant prior to the start of the pandemic but then been forced to stop due to the pandemic. He said he had spent \$30,000 for the work to create the restaurant and then to undo the work he had done.

Motion made by Mr. Mohnani, seconded by Mr. Nolen to impose no fine. In a roll call vote, motion passed 4-2 with Mr. Beachum and Chair Booth opposed.

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 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.

Tamara Esquivel said the first contractor had not been honest and had then passed away. Edward Esquivel said they had hired new contractors and were waiting for them to do the work.

Motion made by Mr. Mohnani, seconded by Mr. Beachum to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21100026 MANDATORY REAPPEARANCE
809 NW 18 ST
HOLY TEMPLE RESTORATION MINISTRIES INC

This case was first heard on 6/28/22 to comply by 8/23/22. Violations were as noted in the agenda. The property was not in compliance.

Margaret Johnson said they had done everything to correct the violation but she was awaiting paperwork regarding the exterior door.

Jorge Martinez, Building Inspector, reported the property lacked a Certificate of Occupancy.

Ms. Johnson said they had removed the school and converted the building back to a residence.

Inspector Martinez recommended a 35-day extension.

Motion made by Mr. Madfis, seconded by Ms. Evert to grant a 35-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE22040638
6801 NW 26 TER
PONCE DE LEON, JUAN RODOLFO

Service was via posting at the property on 7/22/22 and at City Hall on 8/9/22.

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:
NEW SHED, WOOD FENCE, POOL DECK

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

Juan Ponce De Leon said he had a permit for the old chain link fence from 1985. He said he had added pavers on top of the pool deck and extended it. He did not know the shed or the pavers required a permit.

Inspector Martinez stated the back fence was new and needed a permit. The pavers also needed a permit.

Motion made by Mr. Madfis, 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 11/22/22, 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: BE21090001
496 W MELROSE CIR
DENIS, SORAHA E

This case was first heard on 3/22/22 to comply by 4/26/22. Violations, extensions and service were as noted in the agenda. The property was in compliance, fines had accrued to \$1,025 and the City was requesting imposition of the fines.

Jose Saragusti, Building Inspector, recommended imposition of administrative costs of \$923.

Erwin Papillon said it had time to have plans drawn and to perform ground testing. He requested a fine reduction.

Motion made by Mr. Mohnani, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed 4-2 with Mr. Beachum and Chair Booth opposed.

Case: BE21090206
3624 NE 25 TER
CLARK, FREDRICK A

This case was first heard on 4/26/22 to comply by 6/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the permits were in process and recommended a 91-day extension.

Joe Caruso agreed to the 91-day extension.

Motion made by Mr. Beachum, seconded by Mr. Nolen to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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, extensions and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jose Jerez-Desena requested 35 days. Inspector Saragusti did not object.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 35-day extension to 9/27/22, 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, extensions and service were as noted in the agenda. The property was in compliance, fines had accrued to \$675 and the City was requesting imposition of the fines,

Jose Saragusti, Building Inspector, recommended reducing the fines to \$275.

Zachary Heissner agreed to the fine reduction.

Motion made by Mr. Madfis, seconded by Mr. Nolen to impose a fine of \$275 for the time the property was out of compliance. In a roll call roll call vote, motion **failed** 2-4 with Ms. Evert, Mr. Beachum, Mr. Nolen and Mr. Mohnani opposed.

Motion made by Mr. Mohnani, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 4-2 with Mr. Madfis and Chair Booth opposed.

Case: BE22030051
3220 BAYVIEW DR 102
OUTON, ALEJANDRO

Service was via posting at the property on 7/25/22 and at City Hall on 8/9/22.

Alejandro DelRio, 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:
ELECTRICAL PANEL REPLACEMENT.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said a permit was in process.

Motion made by Mr. Madfis, seconded by Ms. Evert, 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 11/22/22, 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: CE22020987
1000 ALABAMA AVE
SCOTT, MARIE A

Service was via posting at the property on 7/15/22 and at City Hall on 8/9/22.

Alejandro DelRio, 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:
ADDITIONS AT THE REAR OF THE PROPERTY INCLUDING KITCHEN AND BATHROOMS AND REMODELING OF EXISTING AREAS.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said a permit was in process.

Motion made by Mr. Nolen, 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 91 days, by 11/22/22, 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: CE22060092
513 NE 4 ST
515 INC

Service was via posting at the property on 7/15/22 and at City Hall on 8/9/22.

Alejandro DelRio, 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 METAL FENCE

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

Motion made by Mr. Nolen, 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 91 days, by 11/22/22, 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: BE21020069
1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. 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 and he did not recommend an extension.

The Board took no action.

Case: BE21110142
110 SE 11 AVE
DMYTRIIIEV, OLEKSANDR S

This case was first heard on 5/24/22 to comply by 6/28/22. 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 and recommended a 35-day extension.

Motion made by Mr. Madfis, seconded by Mr. Nolen to grant a 35-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE22010036
1952 NW 9 AVE
SUNTRAX CORP
% HADIGA HAIDER

This case was first heard on 6/28/22 to comply by 8/23/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and did not recommend an extension.

The Board took no action.

Case: CE19070367
100 S GORDON RD
REED, YVONNE E

This case was first heard on 5/24/22 to comply by 6/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance. The owner had sent a letter that was provided to the Board.

Jose Saragusti, Building Inspector, reported the property was not in compliance but a demolition permit had been issued. He recommended a 91-day extension.

Motion made by Mr. Madfis, seconded by Mr. Nolen to grant a 91-day extension to 11/22/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21120050
2621 NE 13 CT
GS LEEWARD LLC

This case was first heard on 4/26/22 to comply by 6/28/22. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Motion made by Mr. Beachum, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$2,800 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: BE22010033
1952 NW 9 AVE
SUNTRAX CORP
% HADIGA HAIDER

This case was first heard on 5/24/22 to comply by 6/28/22. Violations, extensions and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said there had been no progress and recommended imposition of the fines.

Motion made by Mr. Beachum, seconded by Mr. Madfis, to find the property was not in compliance by the ordered date and to impose the \$2,800 fine, which would continue to accrue until the property was in compliance. 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, extensions and service were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting a \$430 fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$430.

Motion made by Mr. Madfis, seconded by Mr. Nolen to impose a fine of \$430 for the time the property was out of compliance. 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, extensions and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Motion made by Mr. Beachum, seconded by Mr. Madfis, to find the property was not in compliance by the ordered date and to impose the \$5,600 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Case: BE21120141
1220 NE 16 AVE
CHARRON FAM TR CHARRON, NORMAND TRUSTEE

This case was first heard on 5/24/22 to comply by 6/28/22. Violations, extensions and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 35-day extension.

Motion made by Mr. Madfis, seconded by Mr. Nolen to grant a 35-day extension to 9/27/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Madfis, seconded by Mr. Nolen to enter the closed, complied, and withdrawn cases listed on page 11 of the agenda into the record. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Madfis, seconded by Mr. Nolen, to approve the minutes of the Board's June 2022 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Mr. Madfis said the Code Enforcement facility had access issues: the buzzer to enter was not properly placed and signs were not compliant with accessibility. He said he had been unable to figure out how to enter the building recently.

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

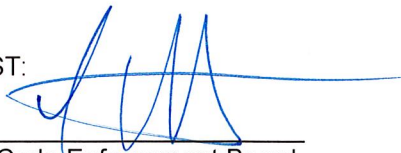
Cases Rescheduled

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 10:22 AM.

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.