



CITY OF FORT LAUDERDALE

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

		<b>Cumulative Attendance 2/2022 through 1/2023</b>	
<b><u>Board Members</u></b>		<b><u>Present</u></b>	<b><u>Absent</u></b>
Mark Booth, Chair	P	7	1
Chris Evert, Vice Chair	P	8	0
Justin Beachum [left at 9:01]	P	7	1
Michael Madfis	P	6	2
William Marx	P	7	1
Terry Nolen	P	7	1

**Alternates**

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Lakhi Mohnani	P	7	1
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**Staff Present**

Kymberlee Curry Smith, Board Attorney  
 Katie Williams, Administrative Assistant  
 Rhonda Hassan, Assistant City Attorney  
 Tasha Williams, Administrative Supervisor  
 Yvette Cross-Spencer, Administrative Assistant  
 Marie Arias, Administrative Assistant  
 Kailly Linares, Administrative Assistant  
 Thomas Corley, Building inspector  
 Alejandro DelRio, Senior Building Inspector  
 Nash Madic, Building Inspector  
 Jorge Martinez, Senior Building Inspector  
 Jose Saragusti, Senior Building Inspector  
 Jamie Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

BE22020075: Kisson Ram, Rampati Ram	BE21090005: Steven Lazarides
BE22020082: Philip Kurland	BE21110142: Valeria Nikitin; Steve Ostrovskiy
BE20050004: Miberline Pierre	CE18051535: Courtney Crush Esq.
CE22010515: Edward Golden	BE21090206: Joseph Caruso
BE21070288: Tamara Esquivel; Edward Esquivel; Jose Medina	CE22020987: Carol Facey
BE21060093: Paula Ehmke	CE22040638: Juan Ponce De Leon

The meeting was called to order at 9:00 a.m.

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

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

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress.

Kissoon Ram said the prior owner had installed the spray booth. He said he needed to conduct further research as to what was done on the property. He requested 90 days and said he would do whatever was needed. Inspector DelRio suggested 60 days.

**Motion** made by Mr. Madfis, seconded by Mr. Nolen to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** BE22020082  
1238 NE 7 AVE  
KURL1238 LLC

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the illegal addition had been removed but the accessory structure remained.

Philip Kurland said there was a question about the property's zoning at a previous hearing, and he provided documents from the Property Appraiser indicating the property was commercially zoned. He recalled that Chief Inspector Oliva had indicated the structure could be put on a trailer, but Inspector DeRio had later indicated in an email that it could not be. Now Mr. Kurland was confused about what to do.

Mr. Madfis said the CB Zone was not very liberal. He said Mr. Kurland needed to hire a professional, such as a land use attorney, architect, or planner, to analyze the code and provide an explanation.

Inspector DelRio recommended a 70-day extension.

**Motion** made by Mr. Madfis, seconded by Mr. Nolen to grant a 70-day extension to 1/31/23, 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, service, and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the full fine.

Jose Saragusti, Senior Building Inspector, reported the case was in compliance and recommended reducing the fines to \$775.

Miberline Pierre said she could not pay \$775.

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

**Case:** CE22010515  
2100 NE 57 ST  
GLOBAL TELESCOPE LLC

Service was via posting at the property on 10/25/22 and at City Hall on 11/8/22.

Jose Saragusti, Senior 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 FENCE POSTS INSTALLED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 70 days or a fine of \$50 per day.

Edward Golden Esq., the owner's attorney, agreed. He said they were already working on it.

**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 70 days, by 1/31/23, or a fine of \$25 per day would begin to accrue and to record the order.

Inspector Saragusti stated the minimum potential fine, per the Florida Building Code, was \$50 per day. The Board, Ms. Curry Smith and Ms. Hasan debated the minimum fine required for a violation of the Florida Building Code [which this was.] Mr. Scott requested the Board associate no fine for non-compliance after the deadline. Ms. Curry Smith and Ms. Hasan explained this was the function of the Code Enforcement Board, pursuant to the Code: set a compliance deadline and indicate the potential fine for non-compliance.

**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 70 days, by 1/31/23, or a fine of \$50 per day would begin to accrue. In a voice vote, motion passed 4-2 with Mr. Marx and Mr. Mohnani 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, extensions, and notice were as noted in the agenda. The property was not in compliance.

Tamara Esquivel reported they had hired a contractor, who had taken their money and told them he pulled a permit when he had not. Edward Esquivel, the owner's husband, confirmed that the contractor had defrauded them and subsequently passed away. He requested 120 days. Ms. Hasan noted the last corrections to the permit application were in June and the case was a year old. She recommended 70 days.

**Motion** made by Mr. Madfis, seconded by Mr. Marx to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

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

Paula Ehmke requested 70 days and Inspector Saragusti agreed.

**Motion** made by Mr. Nolen, seconded by Mr. Marx to grant a 70-day extension to 1/31/23, during which time no fines would accrue. 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, extensions, and notice were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the owner was making progress and recommended a 70-day extension.

Steven Lazarides requested 90 days.

**Motion** made by Mr. Madfis seconded by Mr. Nolen to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** BE21110142  
110 SE 11 AVE  
DMYTRIIEV, OLEKSANDR S

This case was first heard on 5/24/22 to comply by 6/28/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,375 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Valeria Nikitin, the contractor's representative, said they had applied for a change of contractor and requested 70 days. Jose Saragusti, Senior Building Inspector, agreed.

**Motion** made by Mr. Marx, seconded by Mr. Madfis to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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, fines had accrued to \$71,100 and the City was requesting the Board amend the 7/27/2 comply-by date to 9/28/21 and impose the fines, which would continue to accrue until the property was in compliance.

Courtney Crush Esq., the owner's attorney, described delays they had experienced and requested a 70-day extension.

Jorge Martinez, Senior Building Inspector, did not oppose the request for a 70-day extension.

**Motion** made by Mr. Nolen seconded by Mr. Madfis to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Madfis, seconded by Mr. Nolen to amend the 7/27/21 comply-by date to 9/28/21. In a voice vote, motion passed 6-0.

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

Jorge Martinez, Senior Building Inspector, reported the owner was making progress and recommended a 70-day extension.

Joseph Caruso, contractor's representative, agreed to the extension.

**Motion** made by Mr. Nolen, seconded by Mr. Marx to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** CE22020987  
1000 ALABAMA AVE  
SCOTT, MARIE A

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Carol Facey said the owner would remove the addition and requested 70 days.

**Motion** made by Mr. Nolen, seconded by Mr. Marx to grant a 70-day extension to 1/31/23, 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

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Juan Ponce De Leon requested 70 days.

**Motion** made by Mr. Marx, seconded by Mr. Nolen to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** BE22010108  
842 SW 2 ST  
GFLNG LLC

Service was via posting at the property on 9/22/22 and at City Hall on 11/8/22.

Jorge Martinez, Senior 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:  
DRYWALL BEING INSTALLED ON THE INSIDE OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 70 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 70 days, by 1/31/23, 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:** BE22040124  
3130 NW 63 ST  
MULL, RONALD E JR & ALECIA

Service was via posting at the property on 10/18/22 and at City Hall on 11/8/22.

Jorge Martinez, Senior 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:  
GARAGE HAS BEEN ENCLOSED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 70 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 70 days, by 1/31/23, 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:** BE22030002  
3031 N OCEAN BLVD 406  
WINS, RUBY

Service was via posting at the property on 10/10/22 and at City Hall on 11/8/22.

Jose Saragusti, Senior 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:  
KITCHEN PLUMBING FIXTURES REPLACEMENT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 70 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 70 days, by 1/31/23, 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:** BE22030117  
700 SW 24 AVE  
MARTIN, MOHAMMED ABDUL  
MATIN, PARVIN

This case was first heard on 9/27/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance and recommended a Massey hearing to impose the fines. He confirmed the building was safe.

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, extensions, and notice were as noted in the agenda. The property was not in compliance. The owner had sent a letter pursuant to her case.

Jose Saragusti, Senior Building Inspector, recommended a 70-day extension.

**Motion** made by Mr. Marx, seconded by Mr. Nolen to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** BE22020070  
5990 NE 22 WAY  
ELEFANTE, JILLIAN & MICHAEL

This case was first heard on 9/27/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress and recommended a Massey hearing.

The Board took no action.

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

Alejandro DelRio, Senior Building Inspector, reported he owner was working to comply and recommended a 70-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Marx to grant a 70-day extension to 1/31/23, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:** CE22060092  
513 NE 4 ST  
515 INC

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and notice were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress and recommended a Massy hearing.

The Board took no action.

### **Complied, Closed and Withdrawn Cases**

Staff entered the closed case listed on page 7 of the agenda into the record.

**Motion** made by Mr. Madfis, seconded by Mr. Nolen, to accept the case on page 7 into the record as closed. In a voice vote, motion passed unanimously.

### **Board Meeting Minutes**

**Motion** made by Mr. Nolen, seconded by Mr. Marx, to approve the minutes of the Board's September 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.

BE22020007

### **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.

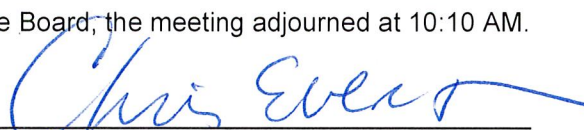
None

### **Cases Rescheduled**

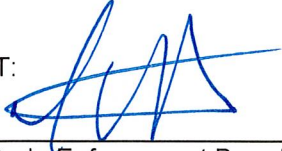
The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

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

  
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Chair, Code Enforcement Board

ATTEST:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

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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.