



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS
AVENUE JANUARY 31, 2023
9:00 A.M.**

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

Board Members

		<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	A	7	2
Chris Evert, Vice Chair	P	9	0
Justin Beachum	A	7	2
Michael Madfis*	P	7	2
William Marx	P	8	1
Terry Nolen	P	8	1

Alternates

Lakhi Mohnani	P	8	1
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*Board Member Madfis was term limited as of January 30, 2023

Staff Present

Kymerlee Curry Smith, Board Attorney
Rhonda Hassan, Assistant City Attorney
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Felisha Ritchie, Administrative Assistant
Kailly Linares, Administrative Assistant
Carmen Thompson, Permit Service Tech
Alejandro DelRio, Senior Building Inspector
Jorge Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Senior Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE22060092; CE-20011726: Roya Edwards	BE22020075: Chanderayal Ramsarran
BE21060093: Paula Ehmke	CE22040638: Juan Ponce DeLeon
CE18051535: Lauren Pleffner	BE22020082: Philip Kurland
BE22020070: Abigail Kilgore	BE21070288: Tamara Esquivel; Edward Esquivel
CE22010515: Brandon Cole	BE21090005: Steven Lazarides
BE21110142: Oleksandr Dmytriiev	

The meeting was called to order at 9:15 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, service, and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting to amend the 1/24/23 comply-by date to 1/31/23.

Roya Edwards said it had taken time to have a State inspector inspect the Tiki Hut and they had determined it must be moved or demolished. The owner intended to demolish the structure, and she requested 90 days. Mr. Madfis noted that since the structure was not permitted, a demolition permit was not needed. Joe Pasquariello, Assistant Building Official, confirmed that since there was no electrical or plumbing, no demolition permit was required.

Jose Saragusti, Senior Building Inspector, recommended 112 days.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 112-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 service were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Roya Edwards requested 30 days for the owner to apply for a fence permit.

Alejandro DelRio, Senior Building Inspector, did not object to a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Madfis to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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

Paula Ehmke said they had received variances in December and requested an extension. She said they needed to pull one more permit.

Jose Saragusti, Senior Building Inspector, recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, 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, fines had accrued to \$64,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lauren Pleffner said the permit had been issued but they still needed the sub permits. She requested 56 days.

Jorge Martinez, Senior Building Inspector, did not object to the 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 service were as noted in the agenda. The property was in compliance, fines had accrued to \$2,350 and the City was requesting the full fine be imposed.

Abigail Kilgore thought they had complied prior to the deadline. She requested no fines be imposed.

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

Case: CE22010515
2100 NE 57 ST
GLOBAL TELESCOPE LLC

This case was first heard on 11/22/22 to comply by 1/31/23. Violations and service were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, recommended a 56-day extension. He said the permit was in process.

Brandon Cole, attorney, requested an extension to the end of April to complete the work. He said he was in communication with Inspector Saragusti.

Motion made by Mr. Mohnani, seconded by Mr. Nolen to grant a 112-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Oleksandr Dmytriiev said he had erected the fence and gate before obtaining the permit because he had a three year old son and the gate was broken when he purchased the property. He had also been out of the country over the past year trying to relocate his family from Ukraine. He requested no fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing the fine to \$375.

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

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

Chanderayal Ramsarran said they were trying to have the owner responsible for the violations buy the other owners out. This owner was also denying them access to the part of the property with the violations. Mr. Ramsarran's father said one of his sons, a part owner, had opened a body shop in the building without permission. The City had rejected the son's permit application for the paint booth but the son was still operating the business. He requested time to resolve this through litigation.

Alejandro DeIRio, Senior Building Inspector, said the property owner/owners were responsible for the violation and the family must find a way to resolve the situation.

Mr. Madfis recommended setting the case for a Massey hearing because there were life safety issues at the property.

Motion made by Mr. Nolen, seconded by Mr. Marx to refer the case for a Massey hearing. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

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

Juan Ponce DeLeon said he had moved the shed and painted the house. Jorge Martinez, Senior Building Inspector, said a permit was still needed for the shed. He recommended no other extensions.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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

Tamara Esquivel said they had the plans redrawn and hired a new contractor since the last hearing.

Jorge Martinez, Senior Building Inspector, said they had submitted the new plans the previous day and recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE22020082
1238 NE 7 AVE
KURL1238 LLC

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

Alejandro DelRio, Senior Building Inspector, reported the structure remained and no permit had been obtained.

Philip Kurland said he had spoken with Stephanie Toothaker, a land use attorney. She recommended obtaining a business license to be allowed to keep the "tiny home" on the property. Logan Newell, a local real estate broker, planned to meet with Burt Ford, Zoning Chief, to discuss what Mr. Newell felt was a possible error in the zoning of this area.

Mr. Madfis stated there were zoning requirements in this district and he did not believe this would ever be in compliance without a zoning change.

Inspector DelRio said the use on this property was now residential. He explained the zoning allowed for different uses and Mr. Kurland could apply for a change of use and he may be able to keep the structure there.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE21090005
2821 SW 13 CT
LAZARIDES, STEVEN

This case was first heard on 2/22/22 to comply by 4/26/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance.

Steven Lazarides said they were removing the gazebo. He intended to move it to another property.

Jorge Martinez, Senior Building Inspector, said Mr. Lazarides had already applied for a permit to install the gazebo on the other property and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE22020987
1000 ALABAMA AVE
SCOTT, MARIE A

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

Alejandro DelRio, Senior Building Inspector, reported the owner had removed part of the illegal addition and had applied for some permits. He recommended a 56-day extension.

Motion made by Mr. Madfis seconded by Mr. Nolen to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE22030002
3031 N OCEAN BLVD 406
WINS, RUBY

This case was first heard on 11/22/22 to comply by 1/31/23. Violations and service were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, recommended a 56-day extension.

Motion made by Mr. Nolen seconded by Mr. Madfis to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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

Jorge Martinez, Senior Building Inspector, reported the owner had submitted plan corrections and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Madfis to grant a 56-day extension to 3/28/23, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 service were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, recommended imposition of the fine.

Motion made by Mr. Nolen, seconded by Mr. Madfis, to find the property was not in compliance by the ordered date and to impose the \$3,450 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

Complied, Closed and Withdrawn Cases

Staff entered the closed cases listed on page 8 of the agenda into the record.

Board Meeting Minutes

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

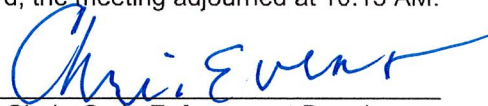
None

There being no further business to come before the Board, the meeting adjourned at 10:13 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.