



**CODE ENFORCEMENT BOARD
 FORT LAUDERDALE CITY HALL
 100 NORTH ANDREWS AVENUE
 MARCH 28, 2023
 9:00 A.M.**

CITY OF FORT LAUDERDALE

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> 2/2023 through 1/2024	
		<u>Present</u>	<u>Absent</u>
Chris Evert, Chair	P	1	0
Justin Beachum	P	1	0
William Marx	P	1	0
Terry Nolen, Vice Chair	P	1	0
 <u>Alternates</u>			
Lakhi Mohnani	A	0	1

Staff Present

Kymberlee Curry Smith, Board Attorney
 Rhonda Hassan, Assistant City Attorney
 Katie Williams, Administrative Assistant
 Tasha Williams, Administrative Supervisor
 Yvette Cross-Spencer, Administrative Assistant
 Maria Arias, Administrative Assistant
 Brenda Torres, Administrative Assistant
 Alexander Albores, Senior Building Inspector
 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: Roya Edwards	BE22090118: David Hernandez
CE18051535: Courtney Crush, Esq.	BE21090206: Joseph Caruso
BE22080271: Rodolfo Machado; Omar Paz	BE22110096; BE22110097: Andrew Schein, attorney
BE22110027: Scott Boruta	BE22110036: David Nagie
BE22080159: Talia Antonelli Rickards	BE21070288: Tamara Esquivel
BE21060093: Paula Ehmke	

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.

Case: CE22060092
513 NE 4 ST
515 INC

VACATE ORDER 1/31/23

This case was first heard on 8/23/22 to comply by 11/22/22. Violations, service were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Senior Building Inspector, said a fence permit application had been submitted.

Roya Edwards said the fence permit was in process and requested an extension. Inspector DelRio recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Motion made by Mr. Beachum, seconded by Mr. Nolen to vacate the Board's Order dated 1/31/23. In a voice vote, motion passed 4-0.

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 in compliance, fines had accrued to \$64,900 and the City was requesting imposition of the fines.

Jorge Martinez, Senior Building Inspector, confirmed the property as in compliance.

Courtney Crush Esq., attorney, said the owner had "inherited" cases of work without permits on the property. She stated they had worked diligently to comply and requested no fines be imposed.

Inspector Martinex said administrative costs totaled \$3,237.

Motion made by Mr. Marx, seconded by Mr. Nolen to impose administrative costs of \$3,237. In a voice vote, motion passed 3-1 with Ms. Evert opposed.

Case: BE22110027
1715 NE 11 ST
ARBUTHNOT, KRISTIN

Service was via posting at the property on 3/7/23 and at City Hall on 3/14/23.

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:
WOOD FENCE

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

Scott Boruta, the owner's husband said they had tried unsuccessfully to contact Inspector Martinez. He described their efforts to comply. He said they purchased the property with the fence and repaired it; they had not installed it. They had pulled a permit for a repair, not for the installation, which had been done without a permit. He requested the violation be dismissed, since they had passed inspection.

Joe Pasquariello, Assistant Building Official, said the permit must reflect that this was a new fence, not a repair, since the fence had never been permitted. He agreed to meet with Mr. Boruta.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE22080159
2600 NE 8 ST
VIDA VERDE LLC

Service was via posting at the property on 3/6/23 and at City Hall on 3/14/23.

Alejandro DelRio, 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:
A SHED WAS BUILT UP W/O PERMIT

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Talia Antonelli Rickards, representative, said they had already hired an engineer and would remove the shed to build a garage in its place. She requested time to complete the work.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

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 and extensions 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 he did not recommend any extension. He said the property had already had over a year of extensions.

Paula Ehmke, owner, requested a 112-day extension. She described what the City had recently requested.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE22090118
2609 SW 6 CT
ALCHIVILCHE, DAVID BRUNO H/E
SUSANIVAR, VIVIAN

Service was via posting at the property on 2/27/23 and at City Hall on 3/14/23.

Alexander Albores, 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:
INSTALLATION OF NEW WINDOWS AND DOORS.

Alejandro DelRio, Senior Inspector, acted as interpreter for the owner, David Hernandez.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Mr. Hernandez agreed to get a permit.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE21090206 VACATE ORDER 1/31/23
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. The City was requesting the 1/31/23 comply-by date be amended to 3/28/23.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance. He recommended a 56-day extension.

Joseph Caruso, contractor's representative, discussed their efforts to comply and requested an extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to vacate the Board's Order dated 1/31/23 and grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE22110096
1313 E LAS OLAS BLVD
1313 EAST LAS OLAS BLVD LLC

Service was via posting at the property on 3/3/23 and at City Hall on 3/14/23.

Alejandro DelRio, 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 OUTDOOR DINING AREA.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Andrew Schein Esq., attorney, said they had submitted a permit application and requested an extension.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE22110097
1415 E LAS OLAS BLVD
LUCKY 14 LLC

Service was via posting at the property on 3/3/23 and at City Hall on 3/14/23.

Alejandro DelRio, 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 OUTDOOR DINING AREA.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Andrew Schein Esq., attorney, said this would probably take more than 56 days because they were now hiring an architect.

Motion made by Mr. Nolen, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE22110036
2210 NE 56 PL 127
THAO, RICHARD L

Service was via posting at the property on 2/27/23 and at City Hall on 3/14/23.

Alexander Albores, 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:
UNIT RENOVATION WITHOUT OBTAINING A PERMIT INCLUDING NEW KITCHEN CABINETS, TWO BATHROOMS, FLOORING IN THE ENTIRE UNIT, ELECTRICAL PANEL WITH ADDITIONAL CIRCUITS, LIGHTING AND DEVICES, PLUMBING VANITIES, TOILETS, WALLS IN THE SHOWER AND TUB AREA AS WELL AS LINE TO REFRIGERATOR DISHWASHER AND SINK.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

David Nagie, general contractor, said permits were in process. He anticipated having the permits within two weeks.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

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

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance.

Tamara Esquivel, owner said they had submitted corrections to the permit application and requested an extension. Inspector Martinez said did not oppose a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Case: BE22020042
1701 SE 12 CT
PALMER, BRUCE H/E
PALMER, DHJANNA C

Service was via posting at the property on 2/23/23 and at City Hall on 3/14/23.

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:
STEEL CANOPY

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: BE22080271
1648 SW 28 TER
MACHADO, RODOLFO

Service was via posting at the property on 3/3/23 and at City Hall on 3/14/23.

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:

CONSTRUCTION OF FLORIDA ROOM
CONSTRUCTION OF ACCESSORY STRUCTURE
CANOPY IN DRIVEWAY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He said the owner had already applied for permits.

Motion made by Mr. Marx, 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 56 days, by 5/23/23, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

Case: CE22020987 VACATE ORDER 1/31/23
1000 ALABAMA AVE
SCOTT, MARIE A

This case was first heard on 8/23/22 to comply by 11/22/22. Violations and extensions were as noted in the agenda. The City was requesting the 1/31/23 comply-by date be amended to 3/28/23 and that the Board's 1/31/23 order be vacated.

Alejandro DelRio, Senior Building Inspector, reported the property was in compliance.

Motion made by Mr. Marx, seconded by Mr. Nolen to vacate the Board's Order dated 1/31/23 and to amend the 1/31/23 comply-by date to 3/28/23. In a voice vote, motion passed 4-0.

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, Senior Building Inspector, reported the permits were ready for pickup. He recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

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

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance and recommended no extension. The owner had made no effort to comply.

The Board took no action.

Case: BE22030117 VACATE ORDER 1/31/23
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, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 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, said the permit was in process and recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen, to vacate the Board's order dated 1/31/23 and to grant a 56-day extension to 5/23/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

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, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress and recommended imposition of the fine.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$2,750 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 4-0.

Complied, Closed and Withdrawn Cases

Staff entered the closed and withdrawn cases listed on page 10 of the agenda into the record.

Motion made by Mr. Marx, seconded by Mr. Nolen, to accept the cases on page 10 into the record. 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 January 31, 2023 meeting. In a voice vote, motion passed unanimously.

Election of Board Chair and Vice Chair

Motion made by Mr. Beachum, seconded by Mr. Nolen, to elect Ms. Evert Chair and Mr. Nolen Vice Chair. 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.
BE22110088 BE22110089 BE22110090 BE22110091

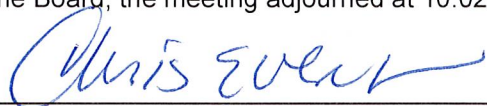
Cases Withdrawn

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 10:02 AM.



Chair, Code Enforcement Board

ATTEST:



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.