



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD HEARING**  
**Marine Industries Association of Florida,**  
**221 SW 3 Avenue,**  
**Fort Lauderdale, FL 33312**  
**July 25, 2023**  
**9:00 A.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>2/2023 through 1/2024</u>	
		<u>Present</u>	<u>Absent</u>
Chris Evert, Chair	P	3	0
Justin Beachum	P	3	0
Donald Karney	P	2	0
William Marx	A	2	1
Terry Nolen, Vice Chair	P	3	0
<u>Alternates</u>			
Lakhi Mohnani	A	0	3

**Staff Present**

Kymerlee Curry Smith, Board Attorney  
Rhonda Hassan, Assistant City Attorney  
Katie Williams, Administrative Assistant  
Brenda Torres, P.T. Administrative Assistant  
Carmen Thompson, Permit Services Tech  
Tasha Williams, Administrative Supervisor  
Yvette Cross-Spencer, Administrative Assistant  
Alexander Albores, Building Inspector  
Alejandro DelRio, Senior Building Inspector  
Jorge Martinez, Senior Building Inspector  
Jose Saragusti, Building Inspector  
J. Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

CE22060092: Roya Edwards	CE23010014: Jordan Grimaldi
CE22120038: Johnny Goodson	CE21060093: Paula Ehmke
CE22100090: Ramautar Gunesgwar	CE21070288: Tamara Sue Esquivel; Edward Esquivel
CE22120028: Rodolfo Martin	CE22090118: David Hernandez
CE23030202: Alexis Guerdie, Maurice Walker	CE23020142: Lorri Hill
CE22110096; 22110097; 22070395; 22060021: Andrew Schein Esq.	CE22040638: Juan Ponce Del Leon

The meeting was called to order at 9:05 a.m.

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

Code Enforcement Board

July 25, 2023

Page 2

**Case:** CE22060092

513 NE 4 ST

515 INC

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 \$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, recommended a 91-day extension.

Roya Edwards said they had applied for a permit for the fence but the Zoning Department had refused to allow it because this was a vacant lot. The owner had subsequently combined two lots and the fence would be allowed. She requested 91 days.

**Motion** made by Mr. Beachum, seconded by Mr. Nolen to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22090118

2609 SW 6 CT

ALCHIVLCHE, DAVID BRUNO H/E

SUSANIVAR, VIVIAN

This case was first heard on 3/28/23 to comply by 5/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, acted as interpreter for the owner, David Hernandez. Alexander Albores, Senior Building Inspector, reported the property was not in compliance. Mr. Hernandez stated he was working on corrections to the permit applications and requested a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22110097

1415 E LAS OLAS BLVD

LUCKY 14 LLC

This case was first heard on 3/28/23 to comply by 5/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the property was not in compliance.

Andrew Schein Esq., attorney for the owner, said his client needed time to obtain the permit. He said they must go before the Planning and Zoning Board and the DRC for a parking reduction. He requested 91 days and would return then with a status update.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** CE22070395  
2512 LAGUNA DR  
PATTEN, FOREST  
FOREST E PATTEN REV TR

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

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

Andrew Schein Esq., the owner's attorney, said they needed to apply for permits for the walls and requested an extension.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22060021  
2809 NE 24 CT  
PALMISANO, JOHN H/E  
INDRE, BERNADETTE

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

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

Andrew Schein Esq., the owner's attorney, said they needed to go through three agencies for the dock. They had the Broward County Environmental Resource License and had submitted to the Army Corps of Engineers on May 30. He hoped it would be approved in 91 days.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. 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 said they just needed a contractor to release the permits.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. 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.

Code Enforcement Board

July 25, 2023

Page 4

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance. He recommended a 91-day extension.

Paula Ehmke said they needed one more permit.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE23020142  
2717 YACHT CLUB BLVD  
SUNRISE BAY ASSN INC

Service was via posting at the property on 7/3/23 and at City Hall on 7/11/23.

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:  
ELECTRICAL, GAS AND PLUMBING CONNECTION TO BARBEQUE.

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

Lorri Hill said they were vetting contractors now.

**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 10/24/23, 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:** CE22100090  
804 SW 2 CT 1-3  
1190507 TIFOMELO LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the property was not in compliance. He recommended a 91-day extension.

Ramautar Gunesgwar, the owner's husband, said they had the permits and had provided a new survey. He requested 91 days.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE23030202  
1312 NW 15 TER  
ALEXIS, GUERDIE JOSEPH

Service was via posting at the property on 6/26/23 and at City Hall on 7/11/23.

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:  
ADDITION AND NEW WINDOWS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Maurice Walker, contractor, said they had pulled a roof permit. He stated he had funded this project because the previous contractor had taken \$90,000 from the owner's insurance company and not done the work. He said the architect was not submitting the drawings that the owner approved. If the architect did not provide the drawing, Mr. Walker would have his architect draw them. He requested 90 days.

**Motion** made by Mr. Nolen, seconded by Mr. Karney, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 11/28/23, 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:** **BE23010014**  
1329 NW 7 CT  
JAY, ZACHARY

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance..

Jorge Martinez, Senior Building Inspector, reported the permit application had been submitted and recommended a 91-day extension.

Jordan Grimaldi, property manager, said they had extended the fence height to prevent people throwing trash into the yard. They had then been cited because the original fence was never permitted by the prior owner. He stated the owners had decided to sell the home and the new owner had agreed to address the violation. He requested the case be suspended. Ms. Hasan said the case could not be suspended. Inspector Martinez said the permit application had been submitted the previous day.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** **BE22120028**  
900 SW 31 ST  
TAL SHIAR PROPERTIES LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said the permit application was in plan review and recommended a 91-day extension.

Rodolfo Martin, the owner's representative, said the City had requested an asbestos report.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

Code Enforcement Board

July 25, 2023

Page 6

**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, 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.

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

Juan Ponce Del Leon said he needed to install railing around the pool before pulling a fence permit.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: BE22080140**

1521 SW 5 CT  
DEPERRO, DARRA

Service was via posting at the property on 6/30/23 and at City Hall on 7/11/23.

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:

1. KITCHEN
2. CONCRETE BLOCKS IN BACK PATIO
3. 2 MINI SPLITS
4. OUTDOOR SHOWER (COMPLIED)
5. SINK IN FLORIDA ROOM

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said all permits but one had been issued.

**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 10/24/23, 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: BE22100008**

720 SE 15 ST  
PERITORE, FRANK

Service was via posting at the property on 6/30/23 and at City Hall on 7/11/23.

Alejandro DelRio, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1

DUPLEX HAS BEEN SUBDIVIDED AND CONVERTED INTO A TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF USE.

FBC(2020) 105.1 **COMPLIED**

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 EXTERIOR DOOR,  
TWO NEW DUCTLESS SPLIT A/C SYSTEMS,  
NEW WATER HEATER.

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. Karney, 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 10/24/23, 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:** BE22120108  
1714 W LAS OLAS BLVD  
RUBINOV, REGINA

Service was via posting at the property on 6/30/23 and at City Hall on 7/11/23.

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:  
POOL DECK, GAZEBO STRUCTURE WITH ELECTRIC INSTALLATION AND ALUMINUM OVERHANG INSTALLED WITHOUT OBTAINING A PERMIT

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the owner had applied for permits.

**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 10/24/23, 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:** BE23040001  
5820 NE 15 AVE  
WATT, DAVID & REBECCA

Service was via posting at the property on 6/23/23 and at City Hall on 7/11/23.

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 POOL IN THE BACKYARD.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. Ms. Hasan recommended increasing the fine to \$150 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 10/24/23, or a fine of \$150 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-0.

**Case:** BE23030167  
1645 NE 7 PL  
ZANDIKARIMI, HEDIEH  
MIZANI, SHAMSEDDIN

Service was via posting at the property on 6/28/23 and at City Hall on 7/11/23.

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:  
CARPORT CONVERSION.

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

**Motion** made by Mr. Nolen, seconded by Mr. Karney, 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 10/24/23, 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:** BE22090125  
1530 NW 18 CT  
CREW, LACY A

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the case was not in compliance and the property was being sold. The new owner had contacted him. He recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22100036  
2520 E MARINA BAY DR  
FALLS AT MARINA BAY LP

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the case was not complied but a permit was in process. He recommended a 91-day extension and ordering the respondent to attend the 10/24/23 hearing.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue and ordered the respondent to attend the 10/24/23 hearing. In a voice vote, motion passed 4-0.

**Case:** BE22110101  
330 CAROLINA AVE  
PADILLA, DAVID

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Code Enforcement Board

July 25, 2023

Page 9

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance and recommended a 91-day extension, and ordering the respondent to attend the 10/24/23 hearing.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue and ordered the respondent to attend the 10/24/23 hearing. In a voice vote, motion passed 4-0.

**Case:** BE22120106  
2810 RIVERLAND RD  
2810 RIVERLAND LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported there was a permit in process and recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22080271  
1648 SW 28 TER  
MACHADO, RODOLFO

This case was first heard on 3/28/23 to comply by 5/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the permit was in plan review and recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE22090138  
1429 NE 5 AVE  
XPRT MANAGEMENT LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the property was not in compliance but the permit was in process. He recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE23010021  
5208 NE 24 TER F305  
PINTO, ELIZABETH LOUISE  
PINTO, NICK

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported all permits were in process and recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** BE23010053  
2855 W COMMERCIAL BLVD  
LAUDERDALE COMMERCIAL BLVD  
PARTNERS LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit was in process and recommended a 91-day extension.

**Motion** made by Mr. Nolen, seconded by Mr. Karney to grant a 91-day extension to 10/24/23, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case:** CE15072462                      VACATE ORDER IMPOSING FINE 5/26/2016  
1119 NE 15 AVE                      AND FINAL ORDER 11/24/2015  
1119 PROGRESSO LLC

This was a request to vacate the Order Imposing the Fine dated 5/26/2016 and the Final Order dated 11/24/2015.

Alejandro DelRio, Senior Building Inspector, said the owner had been cited twice for the same violation.

**Motion** made by Mr. Nolen, seconded by Mr. Beachum to vacate the Order Imposing the Fine dated 5/26/2016 and the Final Order dated 11/24/2015. In a voice vote, motion passed 4-0.

**Complied, Closed and Withdrawn Cases**

Staff entered the closed and withdrawn cases listed on page 17 of the agenda into the record.

**Motion** made by Mr. Nolen, seconded by Mr. Karney, to accept the cases on page 17 into the record. In a voice vote, motion passed unanimously.

**Board Meeting Minutes**

**Motion** made by Mr. Nolen, seconded by Mr. Karney, to approve the minutes of the Board's May 23, 2023 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.  
BE21090206


**Cases Withdrawn**

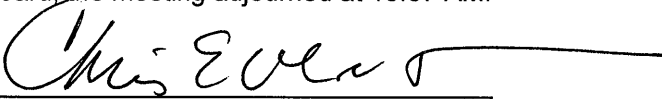
The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.  
None

**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 10:07 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.