



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
May 28, 2024
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>2/2024 through 1/2025</u>	
		<u>Present</u>	<u>Absent</u>
Chris Evert, Chair	P	2	0
Justin Beachum	A	0	2
Olivier Cale	P	2	0
Donald Karney	P	2	0
Carlos Lang	P	2	0
William Marx	A	1	1
Terry Nolen, Vice Chair	P	2	0
Alexander Schneider	P	2	0

Staff Present

Kymerlee Curry Smith, Board Attorney
Rhonda Hassan, Assistant City Attorney
Yvette Cross-Spencer, Administrative Assistant
Tasha Williams, Administrative Supervisor
Victoria Bryan, Administrative Assistant
Brenda Torres, Part Time Administrative Assistant
Katie Williams, Code Compliance Officer
Alexander Albores, Building Inspector
Jorge Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Building Inspector
J. Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE23080395: Zachary Szloboda	BE23080198: Lutfi Aydin; Gulten Aydin
BE23080023: Ghandi Kane	BE23100016: Alan Magana
CE23010124: Willaim Garay	BE23100156: Demetra Halmoukoos
BE23070177: Maxwell Felman	BE22120016: Albert Price
BE23060147: Steve Kerbel Esq.	BE23030202: Ulrick Jean
BE23030167: Shamseddin Mizani	BE23080399: Norma Alyn
CE22100090: Guneshwar Ramavar; Eric Martinez	BE23030256: Dario Castillo
BE23090153: Taylor Gonzalez; Eric Martinez	BE23050089: Bernadette Waisome
BE23010070: Francis St. Fleur; Emmanuel Oriol	BE23010185: Fitz Murphy
BE23090259: Jessy Lugo	BE23090175: Boris Aminov
BE23110172: Neil Feliciano	BE23060089: Manuel Forero
BE22100008: Jim Frogner	

The meeting was called to order at 9:20 AM.

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

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Case: BE23080395

5321 NE 24 TER 502A
SZLOBODA, ZACHARY

This case was first heard on 11/28/23 to comply by 3/26/24. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 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, reported the property was not in compliance. He stated when he inspected the property, the work was in process. He recommended a 63-day extension.

Zachary Szloboda said they had hired an electrician and an AC company but neither had pulled a permit yet. He described his efforts to find contractors and to get them to pull a permit.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23080023

2512 CAT CAY LN
KANE, JADE
KANE, HEATHCLIFF
KANE, HARRISON

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ghandi Kane, the owners' mother, said they were making progress and requested more time.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE23010124

1350 SW 32 AVE
AGATON, MARIA
GARAY, WILLIAM

This case was first heard on 10/24/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

William Garay said his engineer had responded to comments and resubmitted the plans.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Schneider to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23080198

200 S BIRCH RD #906
AYDIN, LUTFI N

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/14/24.

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:
INTERIOR DEMOLITION, FLOOR COVERING, KITCHEN AND BATHROOMS CABINETS, AND LARGE AREAS OF DRYWALL WERE REMOVED

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

Gulten Aydin stated they had purchased the property unaware of the violations. She said they now had a contractor to oversee the work and he had spoken with Inspector DelRio. Inspector Martinez said the seller had shown the Aydins photos of the property that were not accurate and they had purchased the property without seeing it in person.

Motion made by Mr. Nolen, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/30/24, 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: BE23070177

1708 NW 14 ST

FELMAN, MAXWELL ALAN

Service was via posting at the property on 5/13/24 and at 1 East Broward Blvd. on 5/14/24.

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 A/C, NEW BATHROOMS (2), NEW KITCHEN, NEW RECESSED LIGHTS, NEW PLUMBING FIXTURES. PARTITIONS WORK DONE. RE-ROOFING AND NEW WINDOWS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said some permits had been issued but the roof permit was still needed.

Maxwell Felman said he was making progress and requested 60 days.

Motion made by Mr. Karney, 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 63 days, by 7/30/24, 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: BE23060147

1116 W BROWARD BLVD

1116 BROWARD BLVD BC LLC

Service was via posting at the property on 5/6/24 and at 1 East Broward Blvd. on 5/14/24.

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

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BUT NOT LIMITED TO:

3 NEW MINI-SPLITS, ELECTRICAL OUTLETS, TWO BATHROOMS AND ONE EXTERIOR DOOR.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He stated the owner had applied for all permits except the door.

Steve Kerbel Esq., the owner's attorney, said the owner had pulled permits for the work done by the tenant. Once they were aware of the violations, He stated the tenant was moving forward with compliance.

Motion made by Mr. Cale, 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 63 days, by 7/30/24, 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: BE23030167
1645 NE 7 PL
ZANDIKARIMI, HEDIEH
MIZANI, SHAMSEDDIN

This case was first heard on 7/25/23 to comply by 10/24/23. 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.

Shamseddin Mizani said they had decided to rebuild the entire home instead of complying the violation. He stated the plans were still in review and requested 120 days. Inspector Saragusti recommended a 119-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 119-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Eric Martinez, Aruba Services, reported their progress and said it would take four to five months to convert the property back to a duplex. The owner had already notified tenants and the building was 60% vacant.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23090153
208 SW 21 WAY
GONZALEZ, TAYLOR

This case was first heard on 3/26/24 to comply by 5/28/24. Violations were as noted in the agenda. The property was not in compliance.

Eric Martinez, Aruba Services, anticipated the driveway permit would be issued within 30-40 days. He said they needed to provide water retention on the property and not in the swale.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23010070
1632 NW 7 AVE
ST FLEUR, FRANCIS & CLARIMENE

This case was first heard on 11/28/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Emmanuel Oriol, contractor, said the architectural drawings were delayed with the engineer and requested 60 days. He stated obtaining the drawings had taken so long that the permit application had expired.

Jorge Martinez, Senior Building Inspector, recommended setting the case for a Massey hearing.

Motion made by Mr. Lang, seconded by Mr. Nolen to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Evert opposed.

Case: BE23090259
2654 GULFSTREAM LN
LUGO, AMELIS & JESSY

Service was via posting at the property on 4/24/24 and at 1 East Broward Blvd. on 5/14/24.

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. FRONT PATIO COVERED WITH CONCRETE
2. NEW FENCE

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

Jessy Lugo, owner, said they had done all the work the inspector requested.

Motion made by Mr. Cale, 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 63 days, by 7/30/24, 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: BE23110172
2460 BIMINI LN
FELICIANO, NEIL

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/14/24.

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:

RAISED SEAWALL, NEW POOL DECK, NEW PVC FENCE WITH TWO GARAGE GATES, NEW SPRINKLER SYSTEM, NEW DRIVEWAY AND ACCESS AREA. EXISTING SHADE.

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

Neil Feliciano said the permits and work were in progress. He noted that the sprinkler system had been removed. He stated the first contractor had told him he would pull permits but he had not. He had since hired a new contractor who was pulling the permits and would complete the work.

Motion made by Mr. Lang, 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 63 days, by 7/30/24, 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: BE22100008
720 SE 15 ST
PERITORE, FRANK

This case was first heard on 7/25/23 to comply by 10/24/23. 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.

Jim Frogner said they had hired an architect to draw plans and were in the process of pulling the permit when staff informed them they would need a variance to comply the violation. He requested 60 days.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief recess.

Case: BE23030256
2325 NW 15 CT
CASTILLO, DARIO HUMBERTO
GUZMAN, FABIANA

This case was first heard on 11/28/23 to comply by 1/30/24. 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.

Alexander Albores, Building Inspector, acted as interpreter for Dario Castillo, the owner. Mr. Castillo indicated the permit application had been approved; he just needed to pay the fees. Inspector Saragusti recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23100156
922 NW 4 AVE B
922 LLC

This case was first heard on 3/26/24 to comply by 5/28/24. Violations were as noted in the agenda. The property was not in compliance.

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

Demetra Halmoukoos said the contractor had promised the architectural plans but never delivered them. She was in the process of finding a new contractor and requested 119 days. Inspector Saragusti did not object.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 119-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23100016
2100 S OCEAN LN
POINT OF AMERICA CONDO COMMON
AREA PHASE I & PHASE II

This case was first heard on 3/26/24 to comply by 5/28/24. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the association had applied for the permit. He recommended a 63-day extension

Alan Magana reported they now had approvals from Broward County Environmental and were ready to resubmit the City permit application.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23010185
2671 E COMMERCIAL BLVD
SOFIKO 14 LLC

This case was first heard on 10/24/23 to comply by 1/30/24. 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.

Fitz Murphy reminded the Board that his application for a variance had been denied and they had applied for permits on May 2 to legalize the work and make this office space.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23080399
1620 NE 20 AVE
1620 NE 20TH AVE LLC

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/14/24.

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:
ELECTRICAL PANEL RELOCATION IN UNIT ONE. ASPHALT DRIVEWAY EXTENDED TO THE SOUTH SIDE.
NEW ELECTRIC WATER HEATER. NEW FENCE AT WEST ELEVATION.

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

Norma Alyn said she was having a difficult time getting through the permit process. She discussed the issues they needed to address: drainage and the driveway.

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: BE23090175
2731 SW 10 ST
LINKUS LLC

This case was first heard on 3/26/24 to comply by 5/28/24. 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. He said the permit application required corrections and recommended 63 days.

Boris Aminov, the owner's friend, said work was in progress and requested an extension.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE22120016
962 NW 53 ST
ACS 960 LLC

This case was first heard on 10/24/23 to comply by 11/28/23. 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.

Albert Price, tenant, said all documents had been submitted and the permit application was in review.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23060089
5240 NE 14 TER
5240 NE 14TH INC

This case was first heard on 10/24/23 to comply by 11/28/23. 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.

Manuel Forero said the plumbing contractor needed to register with the City and requested a 10-day extension. Inspector Martinez said the case was very simple and very old.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Schneider opposed.

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Case: BE23050089

1470 NW 21 ST 1-2

WAISOME, BERNADETTE

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernadette Waisome said she had applied for the permit. She stated the first contractor had allowed his license to lapse so she had found another contractor, who provided new documents with the application.

Jorge Martinez, Senior Building Inspector, confirmed that they had applied for the permit. He recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Schneider to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23030202

1312 NW 15 TER

U&S INVESTMENT GROUP 1 INC

This case was first heard on 7/25/23 to comply by 11/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ulrick Jean stated he had purchased the property unaware of the violations. He had contacted the previous owner, who informed him she had been working with an inspector and provided his phone number. Mr. Jean had an engineer drawing up plans and would submit them when ready.

Jose Saragusti, Senior Building Inspector, reported the permit application had been awaiting client reply since July 2023. He said the window and addition permits were in process. Inspector Saragusti said he had no contact with the previous owner. He said the existing permit applications were almost expired. He recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Schneider to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23110014

1527 NW 11 CT

JOHNSON, WALTER

This case was first heard on 3/26/24 to comply by 5/28/24. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the permit application had been submitted on May 24 and recommended a 63-day extension.

Motion made by Mr. Schneider, seconded by Mr. Nolen to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23120107

2185 IMPERIAL POINT DR

ALTUS IG REAL ESTATE LLC

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/14/24.

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:
PARTITIONS WORK IN LIVING AND BATHROOM, ELECTRICAL WORK FOR HIGH HAT ALL AROUND, MECHANICAL, TWO BATHROOM RENOVATION WITH NEW PLUMBING FIXTURES. WOOD FENCE.

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: BE23120059
709 SW 4 CT
DBAK INVESTMENTS IV LLC

Service was via posting at the property on 4/23/24 and at 1 East Broward Blvd. on 5/14/24.

Jorge Martinez, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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:
INTERIOR RENOVATION OF ALL UNITS INCLUDING STRUCTURAL, PLUMBING, AND ELECTRICAL WORK.

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

Motion made by Mr. Karney, 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 63 days, by 7/30/24, 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: BE23120071
840 NE 17 TER
SN REEVES PROPERTIES LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/14/24.

Jorge Martinez, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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:
SEVERAL UNITS HAVE BEEN SUBDIVIDED, REPLACEMENT OF AIR CONDITIONING UNITS.

VIOLATIONS: FBC(2023) 111.1.1
SOME UNITS ON THIS ELEVEN UNIT BUILDING WERE SUBDIVIDED, INCREASING THE NUMBER OF UNITS WITHOUT OBTAINING A CERTIFICATE OF USE.

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE23080390
1440 SW 30 ST
TAH 2017-2 BORROWER LLC

Service was via posting at the property on 4/3/24 and at 1 East Broward Blvd. on 5/14/24.

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:
STORAGE AREA WAS CONVERTED INTO BEDROOM AND BATHROOM, FLORIDA ROOM WAS CONVERTED INTO BEDROOM

VIOLATIONS: FBC(2020) 111.1.1
STORAGE ROOM AND FLORIDA ROOM WERE CONVERTED INTO LIVING AREA WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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

Motion made by Mr. Cale, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/30/24, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE24020112
2308 SE 18 ST
RUS'S PROPERTY LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/14/24.

Jorge Martinez, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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 AT THE FRONT OF THE PROPERTY, CARPORT ENCLOSURE, MODIFICATION OF WINDOW AND DOOR OPENINGS, INTERIOR REMODEL.

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

Motion made by Mr. Nolen, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/30/24, 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: BE23120111

37 CASTLE HARBOR ISLE
WADE, JUD

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 5/14/24.

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- THREE SHADED STRUCTURES TWO IN THE BACK AND ONE IN THE FRONT
- 2- COVERED THE BACK PATIO WITH PAVERS.

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: BE23120079

181 SW 37 TER
ESTIME, ANALDO C & TAMMI-ANN C

Service was via posting at the property on 4/24/24 and at 1 East Broward Blvd. on 5/14/24.

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:

NEW WOOD FENCE

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

Motion made by Mr. Lang, 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 63 days, by 7/30/24, 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: BE23110081

651 NE 19 AVE
PYLE, THERESA & VINCENT F JR

Service was via posting at the property on 5/6/24 and at 1 East Broward Blvd. on 5/14/24.

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:

NEW SHADED STRUCTURE(CARPORT) BUILT AT THE NORTH SIDE OF THE PROPERTY

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

Motion made by Mr. Cale, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/30/24, 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: BE23120073
1301 NW 7 TER
COOPER, ROBIN D

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 5/14/24.

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:
METAL GATE

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: CE23090713
2831 E OAKLAND PARK BLVD, 8
FAT DEPOT LLC

Service was via posting at the property on 5/6/24 and at 1 East Broward Blvd. on 5/14/24.

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:
3 NEW A/C UNITS AND DUCT WORK ON UNITS 7, 9, AND 10

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: BE23110153
6000 NE 22 WAY #5C
VERA, CESAR ALBERTO MENDOZA

Service was via posting at the property on 5/6/24 and at 1 East Broward Blvd. on 5/14/24.

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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:
FLOORING, BATHROOM REMODELING

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

Motion made by Mr. Schneider, 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 63 days, by 7/30/24, 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: BE22110056
11 SW 24 ST
11 W STATE RD 84 LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, recommended setting the case for a Massey hearing.

The Board took no action.

Case: BE23080336
403 SW 17 ST
BOYENGA, TRISTA

This case was first heard on 3/26/24 to comply by 5/28/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Schneider to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE22120018
1524 NW 15 ST
ORTIZ, EDDIE
VASILIOU-ORTIZ, CHRISTINE

This case was first heard on 10/24/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, recommended setting the case for a Massey hearing.

The Board took no action.

Case: BE23070183

1820 NW 3 CT
SWANSON, LEVORIA H/E
JONES, ALBERT LEE

This case was first heard on 11/28/24 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said the permits were ready for pickup and recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Nolen to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23080288

1737 NE 1 ST
WEHBY, JEREMY & JENON
JACKSON, EDWARD P & KIMBERLY R

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said the contractor had been present earlier and informed him of issues obtaining the permit. He recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23080362

891 W COMMERCIAL BLVD
MERSINA HOLDING LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said the permits were in process and recommended a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 63-day extension to 7/30/24, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Lang, seconded by Mr. Nolen, to accept the cases on page 18 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Mr. Schneider, to approve the minutes of the Board's March 26, 2024 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Mr. Lang wanted a report regarding permit timing and what was causing delays and Mr. Pasquariello said 99% of delays were due to applicants not keeping on top of notices. He stated larger projects went through plan review within 30 days and small projects such as a roof or windows within 2 days.

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.

BE23080279

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.

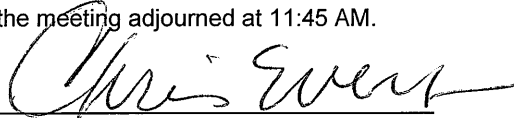
None

There being no further business to come before the Board, the meeting adjourned at 11:45 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.