



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
September 24, 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	4	0
Justin Beachum	P	1	3
Olivier Cale	P	4	0
Donald Karney	P	4	0
Carlos Lang	P	4	0
William Marx	P	3	1
Terry Nolen, Vice Chair	P	4	0
Alexander Schneider	P	4	0

Staff Present

Kymberlee Curry Smith, Board Attorney
 Marie Arias, Administrative Assistant
 Kalia McCurrie, Part time Administrative Assistant
 Kailly Linares, Administrative Assistant
 Felicia Ritchey, Administrative Assistant
 Rhonda Hassan, Assistant City Attorney
 Yvette Cross-Spencer, Administrative Assistant
 Tasha Williams, Administrative Supervisor
 Alejandro DelRio, Senior Building Inspector
 Jorge Martinez, Senior Building Inspector
 Joe Pasquariello, Assistant Building Official
 Jose Saragusti, Building Inspector
 Katie Williams, Code Compliance Officer
 J. Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE23050089: Bernadette Waisome	BE23100214: Kevin Berman; Angel Candelana, tenant; Luigi
BE23090259: Amelis Lugo	Coloma, general contactor
BE23100123: Juliever Villain	BE24020181: Andrea Fisher
BE24050036: John Baldwin, owner; Crystal Ortega, property manager	BE23090199: Janet Then
BE23120073: Robin Cooper	BE24030134: Elkin Sanchez, owner
BE24080077: Eric Martinez, Aruba Services; Taylor Gonzalez	BE23010070: Francis St. Fleur, owner
BE24040112: Daniel Adams	BE23010185: Fitz Murphy, architect
BE24040142: William Cooper	BE24020112: Bridget Brown
CE22080063: Ioan Codrea	CE24040860: Alizondro Moran, owner
BE23100156: Demetra Halmoukos	BE23080395: Zachary Szloboda
BE23120079: Analdo Estime, owner	BE23120071: Denise Romero
BE24030004: Bryan McSwain	BE24030139: Michelle Benzaquel, contractor
BE24040111: Natalie Katz	BE23080390: John Scalia
	BE23030202: Ulrick Jean

BE23110172: Neil Feliciano, owner
BE23100117: Analee Hambric, owner
BE24040040: Enriquez Jorge, owner; Mark Korman

BE24020016: Jordan Brown, property manager; Albert Price,
tenant
BE24030016: Domenica Fosca

The meeting was called to order at 9:10 AM.

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

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, 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.

Bernadette Waisome described her progress toward compliance. She said she was working with Joe Pasquariello, Assistant Building Official, regarding what must be done to comply and was also in communication with staff that could help her. She said this was an independent living facility.

Alejandro DelRio, Senior Building Inspector, agreed Ms. Waisome had been communicating with staff. He said the permit was in process. Mr. Pasquariello said he could not recommend an extension because the property was being used as a sober living facility instead of a duplex and they had combined the two units. He said per the Florida Building Code, any work done without permits was considered unsafe.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 7-1 with Chair Evert opposed.

Case: BE23090259
2654 GULFSTREAM LN
LUGO, AMELIS & JESSY

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said permits were in plan review and recommended a 126-day extension.

Amelis Lugo requested an extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23100123
3106 SW 14 ST
VILLAN, JULIEVER

This case was first heard on 7/30/24 to comply by 9/24/24. 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.

Juliever Villain, owner, described his progress and said the first contractor had run away with his money so he had hired a new one. He requested an extension.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24050036
2841 N OCEAN BLVD
VANTAGE VIEW INC

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 9/10/24.

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: SHORING ON THE GARAGE

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

Crystal Ortega, property manager, said the engineer had installed shoring on the garage beams as a safety precaution and applied for an after-the-fact permit. She stated they had the 40-year inspection in 2017. Inspector Martinez said there were currently no cars on the upper level.

Motion made by Mr. Marx, seconded by Mr. Cale, 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 1/28/25, or a fine of \$200 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE23120073
1301 NW 7 TER
COOPER, ROBIN D

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and service 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.

Robin Cooper, owner, said the fence installer had informed her no fence permit was needed. She requested an extension.

Jorge Martinez, Senior Building Inspector, recommended a 126-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24080077
208 SW 21 WAY
GONZALEZ, TAYLOR

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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. CONCRETE ON BACK PATIO
2. SHADED STRUCTURE
3. DRIVEWAY
4. BATHROOM AND KITCHEN REMODELED
5. MINI SPLITS
6. GARAGE CONVERSION TO IN-LAW QUARTERS

VIOLATIONS: FBC(2020) 111.1.1
GARAGE CONVERTED INTO IN-LAW QUARTERS WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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

Eric Martinez, contractor, agree to comply within 126 days. Taylor Gonzalez, owner, was present.

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 126 days, by 1/28/25, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040112
1474 SW 19 AVE
ADAMS, DANIEL J

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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:
CONCRETE WAS INSTALLED ON THE SWALE,

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

Daniel Adams, owner, requested 126 days.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040142
1315 SW 22 TER
COOPER, WILLIAM JOSEPH III SMALLS, KETURAH NICOLE

Service was via posting at the property on 9/3/24 and at 1 East Broward Blvd. on 9/10/24.

Jose Saragusti, 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:
NEW KITCHEN IN ADDITION

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

William Cooper, owner, said the previous owner had done work without permits. He stated the permits were in progress.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: CE22080063
729 SW 14 TER
CODREA, IOAN LIVIU

This case was first heard on 3/26/24 to comply by 7/23/24. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

Ioan Codrea, owner, described his efforts to comply and said he was awaiting the demolition permit to remove the roof.

Motion made by Mr. Nolen, seconded by Mr. Marx to amend the 7/23/24 comply-by date to 7/30/24 and to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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

Demetra Halmoukos, owner, said a contractor had taken her money and not done the work. She had a new contractor working on the permit. She requested an extension. She said the property had been gutted without a permit.

Jose Saragusti, Senior Building Inspector, confirmed Ms. Halmoukos was communicating with him. He discussed how the home was being accessed by squatters and Ms. Halmoukos said there were hurricane doors and windows that they somehow breached. Joe Pasquariello, Assistant Building Official, said he could issue a board-up certificate in 24 hours and advised Ms. Halmoukos to contact him.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23120079
181 SW 37 TER
ESTIME, ANALDO C & TAMMI-ANN C

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and service 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.

Analdo Estime, owner, described his efforts to comply. He said he had purchased the home with the fence and just repaired it. Jorge Martinez, Senior Building Inspector, said the owner needed a fence repair permit for the work done. Mr. Estime agreed to pull the permit.

Motion made by Mr. Nolen, seconded by Mr. Marx, 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 **failed** 1-7 with only Mr. Nolen voting in favor.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE24030004**
 807 SW 25 ST
 MCSWAIN, BRYAN

This case was first heard on 7/30/24 to comply by 9/24/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, recommended a 126-day extension.

Bryan McSwain, owner, said he was using the PACE program to pay for the roof and the contractor had been paid but had not pulled the permits.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE24040111**
 1478 SW 19 AVE
 SCHUTZ KATZ, NATALIE
 KATZ, JEREMY

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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:
 CONCRETE WAS INSTALLED ON THE SWALE

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

Natalie Katz, owner, said they were working on the permit and requested time.

Motion made by Mr. Nolen, 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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: **BE23110172**
 2460 BIMINI LN
 FELICIANO, NEIL

This case was first heard on 5/28/24 to comply by 7/30/24. 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.

Neil Feliciano said he had the permits and inspections would be within two weeks.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23100117
1820 SW 22 AVE
ANDREWS, ANNALEE M

Service was via posting at the property on 9/10/24 and at 1 East Broward Blvd. on 9/10/24.

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:
TIKI HUT AND ELEVATED DECK.

VIOLATIONS: 47 19.2.P
ACCESSORY BUILDING TIKI HUT AND ELEVATED DECK BUILD CLOSER THAN 5 FEET FROM THE REAR PROPERTY LINE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation. He said the owners had been granted a variance by the Board of Adjustment and the permit was in process.

Analee Hambric, owner, requested an extension.

Motion made by Mr. Nolen, seconded by Mr. Cale, 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 1/28/25, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040040
1521 NW 3 AVE
1521 NW 3RD AVE HOLDINGS LLC

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/10/24.

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 WINDOWS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permit was in process.

Enriquez Jorge, owner, said permits were in process and he was communicating with Inspector Martinez.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE23100214
301 SW 2 ST
1129 VAN BRUNT LLC
129 VAN BRUNT GP LLC ET AL

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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 WOOD FENCE AT THE FRONT OF THE PROPERTY ALONG SECOND STREET.

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

Kevin Berman, the owner's representative, said the tenant had erected planters to try to solve an ongoing issue. He noted the property was in a historic district. Angel Candelana, tenant, said they had erected the planters to keep homeless people off the property at night. Luigi Coloma, contractor, said the permit review was on hold until this request was heard by the Historic Preservation Board for approval. Joe Pasquariello, Assistant Building Official, said the concern was about the historically designated property next door. Mr. Candelana said there were no fire safety ingress/egress issues with the planters.

Motion made by Mr. Schneider, seconded by Mr. Cale, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 182 days, by 3/25/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

The Board took a brief recess.

Case: BE24020181
2441 NE 26 AVE
FISHER, ANDREA

Service was via posting at the property on 9/5/24 and at 1 East Broward Blvd. on 9/10/24.

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 SHADE STRUCTURE.

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

Andrea Fisher described her efforts to comply and said the plans should be submitted soon.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE23090199
139 SW 21 WAY
THEN, JANETT

This case was first heard on 7/30/24 to comply by 9/24/24. 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.

Janett Then said the City had requested more information and her architect would provide it. She requested an extension and Inspector Martinez recommended 126 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24030134
1301 NW 2 AVE
ITEX CONSULTING INC

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/10/24.

Alejandro DelRio, 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:
BUILDING INTERIOR COMPLETELY GUTTED, REPLACEMENT OF ROOF STRUCTURAL MEMBERS IN CARPORT AND PORCH.

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

Elkin Sanchez, owner, said they had purchased the property as a distressed property and had been cleaning it out. He stated the City had approved the roof replacement that they were now removing.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

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.

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

Francis St. Fleur, owner, said he was applying for the permits.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 7-1 with Chair Evert opposed.

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.

Alejandro DelRio, Senior Building Inspector, reported the permit application had been awaiting corrections since May.

Fitz Murphy, architect, said they were awaiting County approval for the asbestos certificate.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit was in process.

Bridget Brown, property manager, said the permit application had been submitted and requested additional time.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: CE24040860
1249 NW 18 ST
I LOVE FLORIDA REAL ESTATE LLC

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/10/24.

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:
INTERIOR RENOVATION, REMOVAL OF KITCHEN WALL.

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

Alezondro Moran, owner, said a tenant had called Code Enforcement and "handicapped" him. He said he was unsure about the violation and Inspector DelRio said the entire kitchen partition wall had been removed.

Motion made by Mr. Karney, 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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

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, service and extensions 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, recommended an extension.

Zachary Szloboda, owner, said three of four permits were completed and requested an extension.

Motion made by Mr. Karney, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23120071
840 NE 17 TER
SN REEVES PROPERTIES LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,000 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 there had been no progress.

Denise Romero, property manager, said the owner was in a lawsuit with the seller regarding the number of legal units in the property. She said they were in the process of relocating the tenants, some of whom had been there for years and she felt this would take at least six months. The owner intended to return the property to the original number of units. Ms. Hasan noted the Broward County Property Appraiser showed 11 units, not 17. The City did not support an extension that would allow tenants to stay in the illegal units until their leases ended.

Motion made by Mr. Marx, seconded by Mr. Cale, to find the property was not in compliance by the ordered date and to impose the \$11,000 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-2 with Chair Evert and Mr. Schneider opposed.

Case: BE24030139
2554 WHALE HARBOR LN
WALDROOP, PETER MICHAEL

This case was first heard on 7/30/24 to comply by 9/24/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, recommended an extension.

Michelle Benzaquel, contractor, said they had submitted the corrections to the permit application and requested more time. She said the previous owner had installed the air conditioner without a permit.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 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.

John Scalia said they had been unaware of the violations when they purchased the property and were now trying to sell it. He stated they had a buyer who was willing to address the issues and requested 60 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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.

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

Ulrick Jean, owner, said they had submitted a permit application.

Inspector Saragusti said the permit application had been submitted on September 16.

The Board did not grant an extension and the case would be brought as a Massey hearing.

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.

Jordan Brown, property manager, said the permit applications were almost approved.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE23100010**
2505 SW 18 ST
WALSH, TIMOTHY

Service was via posting at the property on 9/10/24 and at 1 East Broward Blvd. on 9/10/24.

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 MASONRY FENCE. ELECTRICAL WORK IN AN OPEN TRENCH ALONG NEIGHBOR FENCE.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner had 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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24020105

2470 SW 21 ST
JUNGLE QUEENS INC

Service was via posting at the property on 9/10/24 and at 1 East Broward Blvd. on 9/10/24.

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 TIKKI HUT WITH ELECTRICAL AND PLUMBING.
NEW FIRE SUPPRESSION SYSTEM AND NEW KITCHEN HOOD.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permits were in process.

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 126 days, by 1/28/25, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24020166

1030 IROQUOIS AVE
HUGHLEY, STANLEY A

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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 FENCE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said a permit was ready for pickup.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24020183
1400 RIVERLAND RD
OWNER: PEREZ, INDIANA

Service was via posting at the property on 9/10/24 and at 1 East Broward Blvd. on 9/10/24.

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:
CARPORT WAS ENCLOSED WITH DUROCK

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

Motion made by Mr. Marx, 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 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040108
2325 NE 8 ST
DOWDING, TED

Service was via posting at the property on 9/5/24 and at 1 East Broward Blvd. on 9/10/24.

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:
NEW AWNING

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040187
1236 NW 16 ST
IAG FOUNDATION INC

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/10/24.

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:
COMPLETE REMODEL, INTERIOR WALLS, ROOF STRUCTURE, BATHROOMS, KITCHEN, ELECTRICITY ETC., INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE24040208
1617 SW 5 ST
BROWARD LUXURY PROPERTIES LLC

Service was via posting at the property on 8/27/24 and at 1 East Broward Blvd. on 9/10/24.

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:
CONCRETE POOL DECK, NEW DOCK, WINDOWS, DOORS, ELECTRICAL, BATHROOMS, KITCHEN, CHAIN-LINK FENCE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said there had been no communication with the property owner.

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 126 days, by 1/28/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

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 and he did not recommend an extension.

The Board did not grant an extension and the case would be scheduled for a Massey hearing.

Case: BE23050058
1432 NE 2 AVE
NOVA, RONALDO W & AUSTIN, JEFFREY R

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. The City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance and he did not recommend an extension.

Motion made by Mr. Karney, seconded by Mr. Nolen to amend the 7/23/24 comply-by date to 7/30/24. In a voice vote, motion passed 8-0.

The Board did not grant an extension and the case would be set for a Massey hearing.

Case: **BE23120107**
2185 IMPERIAL POINT DR
ALTUS IG REAL ESTATE LLC

This case was first heard on 5/28/24 to comply by 7/30/24. 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 and did not recommend an extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE24030016**
2710 NE 49 ST
A49ST LLC

This case was first heard on 7/30/24 to comply by 9/24/24. 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 and recommended a 126-day extension.

Motion made by Mr. Marx, seconded by Mr. Karney to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE24020193**
2610 E MARINA BAY DR
FALLS AT MARINA BAY LP

This case was first heard on 7/30/24 to comply by 9/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the property manager had been present earlier and said they would replace the door with a permit.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress and he did not recommend an extension.

The Board did not grant an extension and the case would be scheduled for a Massey hearing.

Case: **BE23080198**
200 S BIRCH RD #906
AYDIN, LUTFI N

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit was in process and they were having problems with the asbestos certificate from the County.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: **BE23080336**
403 SW 17 ST
BOYENGA, TRISTA

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

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

The Board did not grant an extension and the case would be scheduled for a Massey hearing.

Case: **BE23120059**
709 SW 4 CT
DBAK INVESTMENTS IV LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

The Board did not grant an extension and the case would be scheduled for a Massey hearing.

Case: **BE23070183**
1820 NW 3 CT
SWANSON, LEVORIA H/E
JONES, ALBERT LEE

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.

Jorge Martinez, Senior Building Inspector, reported the permits were ready for pickup and recommended a 126-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, reported the permit application was in process and recommended an extension.

Motion made by Mr. Beachum, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23110081
651 NE 19 AVE
PYLE, THERESA & VINCENT F JR

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said they had applied for the permit and recommended a 126-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23120111
37 CASTLE HARBOR ISLE
WADE, JUDI

This case was first heard on 5/28/24 to comply by 7/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported one permit was ready for pickup and they needed one more permit.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 126-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended imposing administrative costs of \$1,731.71.

Motion made by Mr. Marx, seconded by Mr. Nolen to impose administrative costs of \$1,731.71.

Case: BE23060135
1624 NW 17 LN
DUEX CAPITAL GROUP LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations, service and extensions were as noted in the agenda. The

property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. The City was also requesting to amend the 7/23/24 comply-by date to 7/30/24.

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

Motion made by Mr. Marx, seconded by Mr. Nolen, to amend the 7/23/24 comply-by date to 7/30/24 and to find the property was not in compliance by the ordered date and to impose the \$5,500 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 8-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Karney, seconded by Mr. Nolen, to accept the cases on page 19 as closed. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Marx, seconded by Mr. Karney, to approve the minutes of the Board's July 30, 2024 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Mr. Cale provided a presentation, a copy of which is attached to these minutes for the public record. He discussed Code Enforcement performance, metrics of success, and suggestions to improve performance and efficiency, including the formation of a Special Task Committee to review benchmarks, establish performance metrics, recommend improvements and report back to the City Commission. He wished to establish a more proactive working relationship between the Board, City management and Code Enforcement resources at the strategic level.

Mr. Marx thought Mr. Cale should approach his district commissioner about this and Mr. Cale stated he had and his commissioner had indicated he relied on community leaders and residents to raise these concerns. Mr. Cale reiterated his desire for the City Commission to authorize formation of a committee and hoped some Code Enforcement Board members would serve.

Ms. Hasan said this may present a conflict of interest for members of the Code Enforcement Board to serve on such a committee and the City Attorney's office would need to consider it. Ms. Hasan thought this was also outside the scope of the Code Enforcement Board but required additional research. Ms. Curry-Smith agreed that further research was needed and felt there may be conflicts. Mr. Cale said he wanted feedback from the Board and asked them to support bringing a request to the City Commission to form the committee.

Mr. Karney said that as a property manager, he would not support anything that expanded the role of Code Enforcement or the Board's responsibility. He stated Code Enforcement was used as a weapon against property owners and property managers. Mr. Lang suggested making the presentation to the Council of Civic Associations to get some input on whether they felt there was a true need.

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.

CE23010124

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.

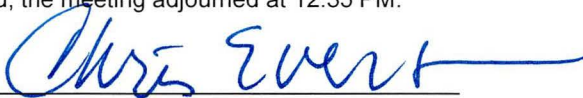
None

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 12:35 PM.



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.