



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
January 28, 2025
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	5	0
Justin Beachum	P	2	3
Donald Karney	P	5	0
Carlos Lang	P	5	0
William Marx	P	4	1
Terry Nolen, Vice Chair	P	5	0
August Pujols	P	1	0
Alexander Schneider	P	5	0

Staff Present

Kymberlee Curry Smith, Board Attorney
Marie Arias, Administrative Assistant
Kalia McCurrie, Part time Administrative Assistant
Felicia Ritchey, Administrative Assistant
Rhonda Hassan, Assistant City Attorney
Yvette Cross-Spencer, Administrative Assistant
Tasha Williams, Administrative Supervisor
Alexander Albores, Building Inspector
Andrew Gebbia, Building Inspector
Severian Ionescu, Building Inspector
Preston Marks, Building Inspector
Leonardo Martinez, Senior 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

BE24040142: William Cooper	BE24040109: Angel Lugo
BE23090199: Janett Then; Diana Palermo	BE24040187: Amar Roderick
BE23080198: Aydin Lutfi; Federico Hernandez	BE24030134: Elkin Sanchez
BE24040112: Daniel Adams	BE23050058: Ronaldo Nova
BE23120073: Robin Cooper	BE23050089: Bernadette Waisome
BE24030004: Bryan McSwain	BE24030063: Kevin Rodriguez
BE24050169: Rudi Navarra	BE24060003: Hulda Iglesias

BE24080046: Dan Stiffler Esq.
BE24050046: Matthew Chmura; Carol Kirkendall
BE23080390: Luis Garcia
BE24080077: Luis Gonzalez; Teylor Gonzalez
BE24070300: Jason Slatkin Esq.
CE22080063: Ioan Codrea
BE22120016: Jordan Brown
BE23120079: Analdo Estime
BE24070161: Mauricio Romero
BE23110081: Theresa Pyle; Vincent Pyle
BE24060095: Yair Acevedo
BE24040200: Jose Imerman
BE23120059: Adir Davidor

BE24020112: Bridget Brown
BE23090259: Jessy Lugo
BE23010185: Fitz Murphy
BE23080095: John Camaioni
BE23100123: Juliever Villain
BE24060120: Jack Dempsey Arenas
BE24070056: Tatiana Boudreau
BE24050045: Karina Monasterio
BE24040860: Alizondro Moran
BE23030202: Ulrick Jean

The meeting was called to order at 9:00 AM.

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

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

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

William Cooper said he had initially applied for the wrong type of permit but had then applied for the correct one, which was in review. He requested additional time.

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

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 56-day extension to 3/25/25, during which time no fines would accrue. 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 and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, did not recommend an extension.

Diana Palermo spoke for her sister, Janett Then. She said all applications had been submitted and they were awaiting approval.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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.

Federico Hernandez, contractor, said they had applied for all permits. He said the owner had purchased the property unaware of the violations.

Jorge Martinez, Senior Building Inspector, said he had communicated with the owner.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24040112
1474 SW 19 AVE
ADAMS, DANIEL J

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Daniel Adams said he had applied for the permit and hired a demolition company. He requested 56 days.

Jorge Martinez, Senior Building Inspector, did not object to the extension request

Motion made by Mr. Beachum, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. 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, 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.

Robin Cooper said she was working to comply and requested an extension.

Jorge Martinez, Senior Building Inspector, recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 7-1 with Mr. Beachum opposed.

Case: BE24030004
807 SW 25 ST
MCSWAIN, BRYAN

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.

Jorge Martinez, Senior Building Inspector, said the permit application had been submitted and recommended a 56-day extension.

Bryan McSwain requested 56 days.

Motion made by Mr. Schneider, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which

time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24050169
1227 NW 3 AVE
NAVARRA, RUDI E

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 1/14/25.

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, NEW A/C SPLIT UNIT.

VIOLATIONS: FBC(2023) 111.1

NEW STUDIO WITHOUT PERMITS ON RECORDS. CHANGE OF USE IN THIS PROPERTY.

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

Rudi Navarra said he had purchased the property unaware this was a violation. He said he had hired an engineer to draw up plans and intended to comply.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/25/25, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-1 with Mr. Lang opposed.

Case: BE24080046
1810 NE 16 TER
D'ALESSIO, MICHAEL

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

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:
BATHROOM AND KITCHEN RENOVATION, NEW A/C AND POOL SYSTEMS, GRAVEL INSTALLED IN THE FRONT YARD.

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

Dan Stiffler Esq., the owner's attorney, said the previous owner had not disclosed the fact that work had been done without permits. He requested 56 days.

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 56 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.

Case: BE23080095
3000 E SUNRISE BLVD
CARLTON TOWER CONDO ASSN INC

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

Jose Saragusti, Senior Building Inspector, reported a permit was in process.

Robert Dane, condo association president, discussed issues that had come up regarding the door replacements. He said their appraisal and elevation certificate had been rejected by the City.

Joe Pasquariello, Assistant Building Official, noted that the work had already been done without permits. He said FEMA required the appraisal. The permits could be pulled individually, which would be more expensive but would avoid the need for an appraisal. He recommended Mr. Dane meet with the City to discuss the options.

Motion made by Mr. Karney, seconded by Mr. Nolen to grant a 175-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Later in the meeting:

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

Case: BE24050046
1205 AVOCADO ISLE
GATES, KAREN LYNN

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 1/14/25.

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 DOCK

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

Matthew Chmura, agent, said the owner had applied for the permit and requested 90 days. Inspector Martinez confirmed that the permit was ready for pickup and recommended 56 days.

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 56 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.

Case: BE23080390
1440 SW 30 ST
RODRIGUEZ FORERO INVESTMENTS INC

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

Luis Garcia said they had purchased the property in September. They had already submitted plans and he requested 60 days.

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

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24080077
208 SW 21 WAY
GONZALEZ, TAYLOR

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Luis Gonzalez said the owner had been taken advantage of by contractors. He stated they had submitted applications for four of the six permits.

Jorge Martinez, Senior Building Inspector, recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24070300
5211 NE 26 AVE
LENNON, LINDSEY ELIZABETH

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 1/14/25.

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 PVC FENCE AND GATES, AND PRECAST DRIVEWAY.

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

Jason Slatkin Esq., the owner's attorney, said the prior owner had done the work and was assisting this owner with the permitting process. He requested 56 days.

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 56 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.

Case: CE22080063
729 SW 14 TER
CODREA, IOAN LIVIU

This case was first heard on 3/26/24 to comply by 7/23/24, amended to 7/30/24. 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 and he did not recommend an extension.

Ioan Codrea said he had purchase the property unaware of the violations. He said he could not remove the second floor until he had an approved permit for the new construction. He said he had all the plans and he had hired a permit runner.

Joe Pasquariello, Assistant Building Official, said this had been going on for over two and a half years and the City did not support another extension. Mr. Codrea described what had been done to work toward compliance on the property.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, confirmed that the property was not in compliance and said he did not recommend another extension.

Jordan Brown, property manager, said they were still in the permit process and had recently received comments from the City. Inspector Martinez reiterated that he did not recommend an extension.

Ms. Hasan agreed that the City opposed an extension and noted this was just an interior wall and it should not have taken this long to resolve.

The Board took no action and the case would be scheduled for a Massey hearing.

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, 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.

Analdo Estime said he had applied for the permit, which was in process.

Jorge Martinez, Senior Building Inspector, recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

The Board took a brief recess.

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.

Theresa Pyle said the carport was supposed to have a permit pulled with the permits for other renovations but the general contractor had not done it. She said there was a zoning issue with the setback and they would need a variance. She requested an extension. She explained that when the house was built, the front door was on 7th Street but it was now on 19th Avenue, so there was confusion regarding the setbacks.

Jorge Martinez, Senior Building Inspector, said the case was from 2023. Joe Pasquariello, Assistant Building Official, said it was unlikely they would be granted a variance.

Ms. Hasan described the variance process and said it should not take more than one month to get on the Board of Adjustment agenda.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 7-1 with Mr. Lang opposed.

Case: BE24060120
3613 SW 12 PL
ARENAS, JACK DEMPSEY

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 1/14/25.

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 RENOVATION, INCLUDING ELECTRICAL AND STRUCTURAL.

VIOLATIONS: Sec. 18 7(b)

THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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

Jack Dempsey Arenas said he had purchased the home "as is." He said he had been away for a few weeks for work and there were squatters when he returned. He had boarded the home to prevent the squatters from returning.

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 56 days, by 3/25/25, 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: 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, confirmed the property was not in compliance.

Jessy Lugo described progress and said the first engineer had been paid and not done the work. The second engineer wanted more money than his original quote. Mr. Lugo said he would just remove the gate to comply.

Motion made by Mr. Marx, seconded by Mr. Schneider to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 7-0 with Mr. Nolen absent from the dais.

Case: BE24040109
1136 WYOMING AVE
LUGO, ANGEL J

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/14/25.

Alexander Albores, 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 ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS, ALL WINDOWS AND DOORS REPLACEMENT, NEW CONCRETE DRIVEWAY AT FRONT OF PROPERTY, NEW CONCRETE DECK AT THE REAR OF PROPERTY, NEW ACCESSORY STRUCTURE/PERGOLA AT THE REAR WEST SIDE OF THE PROPERTY.

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

Angel Lugo said he had purchased the property unaware of the violation and he did not have the money now to address it. He requested 120 days

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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 7-1 with Chair Everett opposed.

Case: BE24060095
701 CAROLINA AVE
NICOLAS, YAIR E ACEVEDO

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/14/25.

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 DRIVEWAY, NEW DOOR AND WINDOW IN CARPORT, NEW BLOCK WALL IN CARPORT.

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

Yair Acevedo said he had a contactor who was pulling the 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 56 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.

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.

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

Fitz Murphy described their efforts to comply and said the master permit had been issued but they still needed subpermits. He said his contractor's license had expired, causing a delay. He anticipated the work could be done within 56 days. Mr. Murphy said he had also not realized that Inspector DelRio had left and the case had a new inspector. Inspector Saragusti noted that the Massey hearing would not be scheduled until 56 days.

Motion made by Mr. Schneider, seconded by Mr. Marx to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 5-3 with Mr. Beachum, Mr. Lang and Mr. Nolen opposed.

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.

Jorge Martinez, Senior Building Inspector, said the permit application was in need of corrections. He recommended a 56-day extension.

Bridget Brown, property manager, said they were working on the permits and requested an extension.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance. He recommended a 56-day extension.

Adir Davidor said he had been told the work was done with permits when he purchased the property. He

described his efforts to comply and requested 120 days.

Motion made by Mr. Lang, seconded by Mr. Nolen to grant a 56-day extension to 3/25/25, during which time no fines would accrue and ordered the respondent to attend the 3/25/25 hearing. In a voice vote, motion passed 8-0.

Case: BE24070161
232 SW 22 ST
FOSSAS, BENITA

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 1/14/25.

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:
SHED AND EFFICIENCY.

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

Maurico Romero said he had just purchased the property on January 6, 2025.

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 56 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.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,650 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 a 56-day extension.

Ronaldo Nova said he just needed to schedule inspections.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24070056
5911 NE 15 AVE
EDEL HOLDING LLC

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 1/14/25.

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:

TIKI HUT
VIOLATIONS: ULDR Sec 47-19.2.P.
TIKI HUT GREATER THAN 200 GROSS AREA SQUARE FEET AND MORE THAN 12 FEET
HEIGHT. TWO STRUCTURES IN THE SETBACK.

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

Tatiana Boudreau, property manager, said they had removed the Tiki Hut that morning and were seeking a permit to build a new one.

Ms. Hasan said if the Tiki Hut had been removed, the case would be in compliance. Joe Pasquariello, Assistant Building Official, explained that Tiki Huts without plumbing or electrical equipment were exempt from the Florida Building Code but not the City zoning code.

Motion made by Mr. Schneider, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/25/25, 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: BE23100123
3106 SW 14 ST
VILLAN, JULIEVER

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.

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

Juliever Villan said he could not afford to continue the project and they had already begun to demolish the work. He said he also needed to close the water heater permit. Inspecostr Martinez recommended a 56-day extension.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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 in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed.

Preston Mark, Senior Building Inspector, said the property was in compliance and recommended imposition of the fine.

Bernadette Waisome thanked the Board for granting her extensions to comply.

Motion made by Mr. Karney, seconded by Mr. Beachum to impose no fine. In a voice vote, motion passed 8-0.

Case: BE24030063
1551 NW 6 ST
1551 SISTRUNK LLC

Service was via posting at the property on 12/6/24 and at 1 East Broward Blvd. on 1/14/25.

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:
INSTALLATION OF AN ELECTRICAL OUTLET, PLUMBING CONNECTION TO THE ICE MAKER.

VIOLATIONS: FBC (2023) 1612.4

THIS BUILDING HAS INSTALLED EQUIPMENT BELOW THE DESIGN FLOOD ELEVATION

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

Kevin Rodriguez said he had been advised to move equipment below the flood plain or build a wall. He stated he did not know how to comply now.

Joe Pasquariello, Assistant Building Official, said the Flood Plain Manager had discussed the property with the owner regarding the FEMA elevation requirements. Inspector Martinez said the original permit application included flood panels but before the project was completed, the owner indicated the area would be cleared so they had not installed the flood panels. Mr. Pasquariello said the project had not been built according to the approved plans. Inspector Martinez advised Mr. Rodriguez to submit the original plans again.

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 56 days, by 3/25/25, 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: BE24030134
1301 NW 2 AVE
ITEX CONSULTING INC

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance and did not recommend an extension.

Elkin Sanchez said he needed to respond to comments on the permit application. He requested 56 days. Inspector Albores said the City had been awaiting corrections to the plans since November 18, 2024. There were nine deficiencies to correct.

Motion made by Mr. Marx, seconded by Mr. Lang to grant a 56-day extension to 3/25/25, 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, 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.

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

Ulrick Jean said they had applied for the permit and he anticipated it would be approved. Inspector Saragusti said the case was opened in March 2023 and the application had been awaiting client reply since January 2025. Mr. Ulrick stated he had owned the property less than a year and had found out about the violations after the purchase.

Ms. Hasan said the current owner purchased this property in March 2024. She recommended imposition of the fine.

Motion made by Mr. Lang, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$6,300 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 8-0.

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

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported a permit application had been awaiting payment since November 2024. The owner had informed him he had paid the fees earlier that day and Inspector Gebbia recommended a 56-day extension.

Alizondro Moran explained he had been dealing with bad tenants for three years and he had saved the house from foreclosure. He said the general contractor was going to address the permits now.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24040187
1236 NW 16 ST
IAG FOUNDATION INC

This case was first heard on 9/24/24 to comply by 1/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance..

Jorge Martinez, Senior Building Inspector, confirmed the property was not in compliance and he did not recommend an extension.

Amar Roderick said they had been in litigation with the insurance company since the 2017 hurricane. People had broken in and were trafficking women from the property. He had eventually removed the interior walls and boarded the property to prevent entry.

Motion made by Mr. Lang, seconded by Mr. Marx to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23080317
900 NE 16 ST
JB SFL INVESTMENTS LLC

Service was via posting at the property on 12/12/24 and at 1 East Broward Blvd. on 1/14/25.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1
TRIPLEX WAS SUBDIVIDED AND ADDITIONAL UNITS CREATED WITHOUT OBTAINING A
CERTIFICATE OF USE.

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:
SUBDIVISION OF EXISTING UNITS AND INSTALLATION OF NEW KITCHENS.

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/25/25, 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: BE24040211
1410 NW 19 AVE
VEILLARD, JOSIE
THEODORE, LEONARD

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 1/14/25.

Preston Mark, 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:
KITCHEN RENOVATION, PLUMBING FIXTURES REPLACEMENT IN BATHROOMS.

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24010123
6500 NE 21 AVE
JANE BARBARA BOROWY REV TR

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

Alexander Albores, 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:
DEMOLITION OF A PORTION OF GROUND FLOOR SLAB ADJACENT TO MAIN ENTRY DOOR.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 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 56 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.

Case: BE24050045
5921 NE 15 AVE
MONASTERIO, KARINA A

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

Alexander Albores, 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:
ONE EXTERIOR DOOR AT THE NORTH SIDE OF THE PROPERTY AND KITCHEN SINK/FAUCET

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

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24060163
745 NW 7 TER
C & B 745 NW 7 TERRACE LLC

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 1/14/25.

Alexander Albores, 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:
HYDRAULIC CAR LIFT INSTALLED; CMU PARTITION BLOCK PARTIALLY DEMOLISHED AND CAST IN PLACE HEADER AND COLUMNS INSTALLED.

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

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24060063
1324 NW 5 AVE
ISHWAR, SASENARINE JR

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 1/14/25.

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:
COVERED PATIO WITH TRELLIS AND A/C INSTALLED.

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

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24070159
245 SW 20 ST
CROISSANT 245 LLC

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/14/25.

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:
COMPLETE RENOVATION INCLUDING STRUCTURAL, M.E.P; WINDOWS AND DOORS, SHADE STRUCTURE; NEW EFFICIENCY WITH KIT. AND BATH.

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24070170
3410 SW 16 ST
KEENAN, ANTONIA LUPARI H/E
KEENAN, FRANCIS JR

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/14/25.

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:
GARAGE CONVERSION INTO A/C AREA, NEW DRIVEWAY.

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

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24080079

1616 NE 16 AVE
COTOPERI REALTY LLC

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

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:
KITCHEN RENOVATED, NEW ELECTRICAL PANEL AND NEW A/C SYSTEM.

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24080103

1901 NE 17 TER
BARNES, TIMOTHY H/E
THANI, NASSER JASSIM AL

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

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:
PVC FENCE AND ALUMINUM SHADE STRUCTURE.

VIOLATIONS: 47 21.15.A

TREES REMOVED WITHOUT PERMIT (2)

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/25/25, 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: BE24070060
1333 NE 1 AVE
BRATES, JONATHAN EDWARD

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

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:
DRIVEWAY IN PROCESS

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

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24070249
1401 SW 20 ST
MARIA, MIGUEL

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 1/14/25.

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:
KITCHEN AND BATHROOMS REMODEL, NEW MINI SPLIT

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

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24040200
707 NE 15 ST
IMERMAN, HYMAN H/E;
IMERMAN, JOSE FRANCISCO

Service was via posting at the property on 12/12/24 and at 1 East Broward Blvd. on 1/14/25.

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 WINDOWS AND DOORS

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

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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 7-0 with Mr. Lang absent from the dais.

Case: BE24060003
1700 NE 57 ST
GONZALEZ, HULDA E IGLESIAS

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 1/14/25.

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 FENCE

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

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

Case: BE24060015
5403 NE 22 TER
KNEZEVICH, DAVID

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 1/14/25.

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 ALTERATION, INCLUDING ELECTRICAL, MECHANICAL, STRUCTURAL AND PLUMBING

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

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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.

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.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance and did not recommend an extension.

The Board took no action and the case would be scheduled for a Massey hearing.

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.

Jose Saragusti, Senior Building Inspector, said the master permit had been issued and the others were in process. He recommended a 56-day extension.

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23100117

1820 SW 22 AVE
ANDREWS, ANNALEE M

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance,

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

The Board took no action and the case would be scheduled for a Massey hearing.

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, confirmed the property was not in compliance and did not recommend an extension.

The Board took no action and the case would be scheduled for a Massey hearing.

Case: BE24020183
1400 RIVERLAND RD
PEREZ, INDIANA

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

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

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24040208
1617 SW 5 ST
BROWARD LUXURY PROPERTIES LLC

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, confirmed the property was not in compliance and did not recommend an extension.

The Board took no action and the case would be scheduled for a Massey hearing.

Case: BE24040108
2325 NE 8 ST
DOWDING, TED

This case was first heard on 9/24/24 to comply by 1/28/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, confirmed the property was not in compliance and did not recommend an extension.

The Board took no action and the case would be scheduled for a Massey hearing.

Case: BE23080336
403 SW 17 ST
BOYENGA, TRISTA

This case was first heard on 3/26/24 to comply by 5/28/24. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance and said the permit application had been awaiting client reply since December 24, 2024. He had no communication from the owner.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$6,250 fine, which would continue to accrue until the property was in compliance. 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, 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.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance and said the owner had been denied a variance and was pursuing permits. Inspector Mark recommended imposition of the fine.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$6,300 fine, which would continue to accrue until the property was in compliance. 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, 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.

Jose Saragusti, Senior Building Inspector, confirmed that the property was not in compliance. He said the permit had been voided.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$6,300 fine, which would continue to accrue until the property was in compliance. 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, confirmed the property was not in compliance and said permits were in process. He recommended a 56-day extension.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 56-day extension to 3/25/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Nolen, seconded by Mr. Beachum, to accept the cases on page 26 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Lang, seconded by Mr. Marx, to approve the minutes of the Board's September 24, 2024 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.

BE24030139 BE23080288 BE24020181

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

Ms. Williams thanked Ms. Everett and Mr. Marx for their service to the Board.

Motion made by Mr. Karney, seconded by Mr. Schneider, to elect Mr. Nolen Chair. Motion passed 6-0.

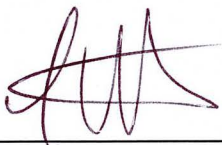
Motion made by Mr. Karney, seconded by Mr. Nolen, to elect Mr. Karney Vice Chair. Motion passed 6-0.

There being no further business to come before the Board, the meeting adjourned at 1:01 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.