



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
March 25, 2025
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>2/2025 through 1/2026</u>	
		<u>Present</u>	<u>Absent</u>
Terry Nolen, Chair	P	1	0
Donald Karney, Vice Chair	P	1	0
Justin Beachum	P	1	0
Carlos Lang	P	1	0
August Pujols	P	1	0
Jacque Shaw	P	1	0
Alexander Schneider	P	1	0
Aretha Wimberly	A	0	1

Staff Present

- Kymberlee Curry Smith, Board Attorney
- Marie Arias, Administrative Assistant
- Felisha Ritchey, Administrative Assistant
- Kailly Linares, Administrative Assistant
- Brenda Torres, Part time 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 Mark, Building Inspector
- Leonardo Martinez, Senior Building Inspector
- Jorge Martinez, Senior Building Inspector
- Joe Pasquariello, Assistant Building Official
- Jose Saragusti, Building Inspector
- Katie Williams, Building Code Inspector
- J. Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

- | | |
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| BE24050117: Cerleston Bargman/ Darryl Gonzalez | BE24070087: Bradley Yocht Esq. |
| BE24060003: Hulda Gonzalez | BE24030134: Elkin Sanchez |
| BE24070060: Jonathan Brates | BE23080390: Luis Alfonso |
| BE24080086: Stella Amador | BE23120079: Arnaldo Estime |
| BE24070285: John William Hamill | BE24070249: Miguel Maria |
| BE24070170: Antonia Keenan | BE24080030: Kenny Tiena; Nissage Tiena |

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BE24020193: Warren Friedman Esq.	BE24050169: Martin Coenen
BE24040208: Lemay Gonzalez	BE24080133: Giselle Mays; Jose Rivas
BE23100214: Kevin Bergman; Luigi Coloma	BE23120073: Robin Cooper
BE23090199: Janett Then	BE24040211: Josie Veillard
BE24040142: William Cooper	BE24080289: Matthew Connor
BE24080250: Milton Foerster	BE24080046: Daniel Stiffler Esq.
BE24070360: Cedila Sterlin Sinvictor; Frank Smith; Kesley Sterlin	BE24060120: Jack Dempsey Arenas
BE24080077: Luis Gonzalez; Taylor Gonzalez	CE24040860: Alizandro Peralta
BE23120059: Adir Davidov	BE22120016: Albert Price; Deandre Francis
BE24070185: Paula Timothee; Jean Emst	BE24070300: Lindsey Lennon; Jason Slatkin Esq.
BE24070390: Alex Karamanoglou	BE24080079: Jose Sigala Pena
	BE24040187: Amar Roderick

The meeting was called to order at 9:13 AM.

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

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

This case was first heard on 1/28/24 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

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

Hulda Gonzalez said the permit was in process.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24070060
1333 NE 1 AVE
BRATES, JONATHAN EDWARD

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the permit application was in review.

Jonathan Brates said the plans were in engineering review and requested an extension. Chief Martinez recommended 63 days.

Motion made by Mr. Karney, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080086
1716 NE 15 AVE
AMADOR, STELLA

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/11/25.

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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:

1. BATHROOM AND KITCHEN RENOVATION.
2. ELECTRIC CAR CHARGER
3. GAZEBO

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Stella Amador said permits were in process.

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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070285

5120 NE 26 AVE
KENTALA, DANIEL J & CARMEN LIS

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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:

STRUCTURE AND PVC FENCE BUILT ON DOCK.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

John William Hammill said the roof structure had been removed and the owner had applied for the fence permit.

Motion made by Mr. Beachum, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070170

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

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

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

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Antonia Keenan said the contractor had told her he would pull the permit but he had not. He now promised to have the permit by next Tuesday.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, 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.

Andrew Gebbia, Building Inspector, recommended imposition of the fine.

Warren Friedman Esq., the owner's attorney, said the owners had hired a contractor and requested 60 days.

Motion made by Mr. Karney, seconded by Mr. Beachum, 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 7-0.

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, 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.

Lemay Gonzalez said they had applied for permits.

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

Motion made by Mr. Karney, seconded by Mr. Beachum to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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

This case was first heard on 9/24/24 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Kevin Bergman said the contractor had applied for the permit. Luigi Coloma, contractor, said they needed permission from the Historic Preservation Board to do the work and they were on their May 5 meeting agenda.

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

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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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, reported the owner was working toward compliance.

Janett Then said the plans needed one more correction and requested an extension. Inspector Martinez recommended 63 days.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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

William Cooper stated he was making progress and requested an extension. Jose Saragusti, Senior Building Inspector, recommend 63 days.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080250

231 SW 23 ST
FOERSTER, MARILYN ANN H/E
FOERSTER, MILTON

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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:
FOUR STRUCTURES IN THE BACKYARD.

VIOLATIONS: ULDR Sec 47-19.2.A.

FOUR STRUCTURES IN THE BACKYARD.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Milton Foerster said he had one shed left to remove and he was awaiting delivery of a pre-made shed to replace it.

Motion made by Mr. Beachum, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070360
4831 NW 9 TER
STERLIN, KESLEY
STERLIN SINVICTOR, CEDILIA

Service was via posting at the property on 2/4/25 and at 1 East Broward Blvd. on 3/11/25.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLETIONS: 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:
CARPORT CONVERSION

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Frank Smith, architect, said he needed to draw new plans for an enclosure to replace the existing one. He noted the previous owner had done the work.

Motion made by Mr. Karney, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24080077
208 SW 21 WAY
GONZALEZ, TAYLOR

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.

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

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

Adir Davidov said permits were in process and requested an extension. Jose Saragusti, Senior Building Inspector, recommended a 63-day extension and ordering the respondent to attend the 5/27/25 hearing

Motion made by Mr. Karney, seconded by Mr. Beachum to grant a 63-day extension to 5/27/25, during which time no fines would accrue and ordered the respondent to attend the 5/27/25 hearing. In a voice vote, motion passed 7-0.

Case: BE24070185
2760 SW 2 CT
TIMOTHEE, PAULA

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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:
CONCRETE DRIVEWAY EXTENSION.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Paula Timothee said she had lost her job and then her son had died last fall. She had used her pension fund to pay for the driveway. Her home had also been in foreclosure and the mortgage payment was now \$4,000 per month. Mr. Karney informed her that only a section of driveway needed to be removed.

Motion made by Mr. Lang, 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 182 days, by 9/23/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070390
1517 NW 4 AVE
ARRATREE LLC

Service was via posting at the property on 2/4/25 and at 1 East Broward Blvd. on 3/11/25.

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:
1- TWO SHADED STRUCTURES
2- POOL DECK

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Alex Karamanoglou requested time to comply.

Motion made by Mr. Karney, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070087
2601 SW 13 AVE
ALF HEROES LLC

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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

VIOLATIONS: FBC(2023) 111.1.1

PROPERTY CONVERTED FROM A SINGLE FAMILY TO A DUPLEX WITHOUT OBTAINING A CERTIFICATE OF USE.

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:

- 1- REMODEL OF BATHROOM AND KITCHEN
- 2- RECESS LIGHTS
- 3- CONSTRUCTION OF A NEW KITCHEN
- 4- NEW MINI SPLITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Bradley Yocht Esq., the owner's attorney, said they were working toward compliance.

Motion made by Mr. Karney, 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 119 days, by 7/22/25, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

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

Alexander Albores, Senior Building Inspector, reported the permit was in process.

Elkin Sanchez said they were awaiting mechanical approval and planned a meeting to resolve any issues. He requested 120 days. Inspector Albores did not object.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

Jose Saragusti, Senior Building Inspector, said the permit was in process.

Luis Alfonso said they were moving forward with the permit and requested 63 days, Inspector Saragusti agreed.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Jorge Martinez, Senior Building Inspector, recommended no fine be imposed.

Motion made by Mr. Karney, seconded by Mr. Schneider to waive all fines. In a voice vote, motion passed 7-0.

Case: BE24070249
1401 SW 20 ST
MARIA, MIGUEL

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

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

Miguel Maria said he had been in and out of the hospital recently. He was waiting for the architect to provide the plans to submit for the permit. He requested an extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: BE24080030
1016 NE 17 CT 2
TIENA, NISSAGE & MAIZENA

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/11/25.

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 A/C

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Kenny Tiena said he had hired an AC company and Inspector Martinez confirmed they had already applied for the permit.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24050169
1227 NW 3 AVE
NAVARRA, RUDI E

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance

Jose Saragusti, Senior Building Inspector, recommended a 60-day extension.

Martin Coenen said they were waiting for the mechanical contractor to pull the permit for the air conditioning unit. He requested 60 days.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080133
2321 SW 14 CT
MAYS, GISELLE
MAYS, JERYN MICHAEL

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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

VIOLETIONS: 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:
1- SHADED STRUCTURE
2- CONCRETE ON BACK AND SIDE PATIO
3- KITCHEN REMODEL
4- BATHROOMS REMODEL
5- RECESSED LIGHTS
6- WINDOWS AND DOOR
7- CARPORT WAS ENCLOSED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Giselle Mays said they were not aware of the violations when they purchased the home. Jose Rivas, her father, said the prior owner had been notified of some of the violations before he sold the home. Mr. Schneider advised Ms. Mays to work with the inspector regarding what must be done. Ms. Hasan noted the owner may have recourse against the prior owner and the title company. Joe Pasquariello, Assistant Building Official, said staff had met with the owner and favored granting a reasonable period of time to comply.

Motion made by Mr. Karney, 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 182 days, by 9/23/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

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 trying to keep on top of this. She was having drawings made but was experiencing financial difficulties.

Jorge Martinez, Senior Building Inspector, said Ms. Cooper was in constant contact with him and recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24040211

1410 NW 19 AVE
VEILLARD, JOSIE
THEODORE, LEONARD

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Josie Veillard said the home had been vandalized while she was away and she needed to repair it. She stated the work for which she had been cited had been done prior to her ownership. She said she was having difficulty finding a contractor as well.

Preston Mark, Building Inspector, recommended a 119-day extension and ordering the respondent to attend the 7/22 hearing.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080289

1009 SW 19 ST
CONNOR, MATTHEW MILLER

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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 METAL SHADE STRUCTURE, NEW TIKI HUT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Matthew Connor described his efforts to comply. He said he had hired an expeditor and had already removed the shed.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24080046

1810 NE 16 TER
D'ALESSIO, MICHAEL

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the permit was in process and recommended a 63-day extension.

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Daniel Stiffler Esq., the owner's described the owner's progress and said the previous owner had done the unpermitted work.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24060120
3613 SW 12 PL
ARENAS, JACK DEMPSEY

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said the owner was working on the permits and recommended a 63-day extension.

Jack Dempsey Arenas described his progress.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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

Andrew Gebbia, Building Inspector, reported the permit application was in review and recommended a 63-day extension.

Alizandro Peralta said he was waiting for the permit to be issued.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, said one permit was still needed.

Deandre Francis said they had addressed two comments on the plans and resubmitted them that morning. Ms. Hasan recommended imposing the fines because the case was first heard in October 2023 and they had been granted six extensions. She recommended imposition of the fines.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Beachum opposed.

Case: BE24060077

1414 E LAS OLAS BLVD
1492 LAS OLAS LLC

Service was via posting at the property on 3/6/25 and at 1 East Broward Blvd. on 3/11/25.

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 REMOVING CEILING (DINING AND BAR AREA), REMOVING WIRING THAT WAS CONCEALED ABOVE CEILING, REPLACED A/C DUCTS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24060202

2000 NE 18 ST
AYRE, RICHARD

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/11/25.

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:
ATTACHED METAL STRUCTURE ON THE WEST SIDE OF THE PROPERTY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Schnieder, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070006

807 SW 14 CT
LINCOLN SPORTS & ENTERTAINMENT; LLC

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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:

RE-ROOF, CHIMNEY REMOVED, 2ND FLOOR STUCCO OVER WOOD, INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO KITCHEN.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Schneider, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Lang opposed.

Case: BE24080168
251 SW 21 WAY
REDITUS 1 LLC

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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:
KITCHEN AND BATHROOM RENOVATIONS, NEW WINDOWS, NEW ELECTRICAL PANEL.

Staff could not locate the photos so the case was withdrawn. Later in the meeting, the photos were located.

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

Motion made by Mr. Beachum, 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 63 days, by 5/27/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24090136
724 NE 16 ST
LYONS & COMPANY LLC

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/11/25.

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:
INTERIOR PARTIAL DEMOLITION, SEWER LINE REPLACEMENT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

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Case: BE23120179

913 NW 12 AVE 1-2
ANGLADIN, PATRICK

Service was via posting at the property on 2/4/25 and at 1 East Broward Blvd. on 3/11/25.

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:
NEW A/C SYSTEMS INSTALLED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Karney, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24040159

1742 NE 7 TER
CHRISTIAN L QUINTERO TR
QUINTERO, CHRISTIAN L TRS

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/11/25.

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

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24050117

940 SW 28 ST
BARGMAN, CERLESTON L

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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:

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MAIN HOUSE

1. WINDOWS AND DOORS REPLACEMENT
2. NEW MINI SPLITS, KITCHEN AND BATHROOM RENOVATION
3. WATER HEATER
4. RECESSED LIGHTS
5. CLOSING OF WINDOW AND DOOR OPENING
6. INSTALLATION OF A NEW DOOR AND WINDOW
7. REMOVAL OF TREES.

GUEST HOUSE

1. WINDOW AND DOOR REPLACEMENT
2. BATHROOM AND KITCHEN REMODELED
3. NEW MINI SPLITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Beachum, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070010

731 E EVANSTON CIR
RIVERA, ANTHONY

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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:

1. **SHADED STRUCTURE**
2. NEW WINDOWS AND DOORS - Complied
3. FENCE - Complied
4. KITCHEN REMODELED - Complied
5. BATHROOM REMODELED.- Complied

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24070342

930 SW 29 ST A-D
ZADQUIEL INC

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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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:
BATHROOMS AND KITCHENS RENOVATIONS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Ms. Shaw, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24080011

1430 NW 22 CT
MOISE, JOSETTE

Service was via posting at the property on 2/4/25 and at 1 East Broward Blvd. on 3/11/25.

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:
WOOD FENCE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Lang, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24080015

1720 SW 22 AVE
DU PLESSIS, LEO
LEO DU PLESSIS REV TR

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/11/25.

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:
1- TWO SHADED STRUCTURES
2- CONCRETE SLAB ON BACK OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Lang, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24080145

950 SW 29 ST 1-2

5 STAR RENOVATION & CONSTRUCTION LLC

Service was via posting at the property on 2/26/25 and at 1 East Broward Blvd. on 3/11/25.

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:

1- WINDOWS AND DOORS

2- 2 NEW A/C

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Motion made by Mr. Beachum, 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 119 days, by 7/22/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE23080317

900 NE 16 ST

JB SFL INVESTMENTS LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported a permit was in process and recommended a 63-day extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24010123

6500 NE 21 AVE

JANE BARBARA BOROWY REV TR

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported there had been no action from or communication with the owner.

Motion made by Mr. Karney, seconded by Mr. Beachum to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Schneider opposed.

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Case: BE24040109

1136 WYOMING AVE
LUGO, ANGEL J

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the owner was working toward compliance and the work had been done prior to his ownership. He recommended a 119-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24050045

5921 NE 15 AVE
MONASTERIO, KARINA A

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the owner had applied for permits and recommended a 63-day extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24060063

1324 NW 5 AVE
ISHWAR, SASENARINE JR

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported there had been no progress and did not recommend an extension.

Motion made by Mr. Karney, seconded by Ms. Shaw to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Beachum and Mr. Lang opposed.

Case: BE24070159

245 SW 20 ST
CROISSANT 245 LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported there had been no progress and did not recommend an extension.

Motion made by Mr. Karney, grant a 63-day extension to 5/27/25, during which time no fines would accrue.

Mr. Lang noted the violations presented a life safety issue and he opposed an extension. Mr. Karney withdrew his motion.

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

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Case: BE24070300

5211 NE 26 AVE
LENNON, LINDSEY ELIZABETH

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the permit was in process and recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080079

1616 NE 16 AVE
COTOPERI REALTY LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported permits were in process and recommended a 63-day extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080103

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

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported permits had been issued and the owner would move the shed. He recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

Amar Roderick described his progress.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension. Mr. Roderick thought the process to comply all violations and to deal with the insurance company would take a while.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 119-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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The Board took a brief break.

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, said the owner would remove everything and recommended a 63-day extension.

Motion made by Mr. Karney, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, reported the owner had been present earlier but became ill and needed to leave. He recommended a 63-day extension.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24020183
1400 RIVERLAND RD
PEREZ, INDIANA

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, reported the owner already had a permit and recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24030004
807 SW 25 ST
MCSWAIN, BRYAN

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

Jorge Martinez, Senior Building Inspector, reported he had been in contact with the owner and the contractor and recommended a 63-day extension.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24030063
1551 NW 6 ST
1551 SISTRUNK LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported he had been in contact with the owner and recommended a 63-day extension.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24060015
5403 NE 22 TER
KNEZEVICH, DAVID

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said there had been no progress or communication and he did not recommend an extension.

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

Case: BE24060095
701 CAROLINA AVE
NICOLAS, YAIR E ACEVEDO

This case was first heard on 1/28/25 to comply by 3/25/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, said no permit application had been submitted and he did not recommend an extension.

The Board took no action 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, 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, reported the case already had five extensions and he did not recommend another.

Motion made by Mr. Karney, seconded by Mr. Schneider, 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 7-0.

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, said the owners were working to comply and recommended a 63-day extension.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,300 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, said the owner had worked hard to resolve the violations and recommended reducing the fines to administrative costs of \$1,388.

Motion made by Mr. Schneider, seconded by Mr. Lang to impose administrative costs of \$1,388. In a voice vote, motion passed 7-0.

Case: BE23120111
37 CASTLE HARBOR ISLE
WADE, JUDI

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

Jorge Martinez, Senior Building Inspector, the owner had suffered a heart attack and recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 5/27/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Lang, to accept the cases on page 25 as closed. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Lang, seconded by Mr. Schneider, to approve the minutes of the Board's January 28, 2025 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.
BE24060163 BE24070161

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

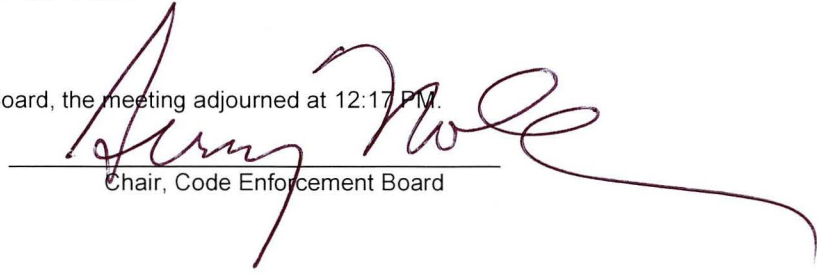
The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
None

There being no further business to come before the Board, the meeting adjourned at 12:17 PM.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.
Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.