



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD HEARING**  
**Marine Industries Association of Florida**  
**221 SW 3<sup>rd</sup> Avenue,**  
**Fort Lauderdale, FL 33312**  
**May 27, 2025**  
**9:00 A.M.**

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

**Staff Present**

Kymerlee Curry Smith, Board Attorney  
Kailly Linares, Administrative Assistant  
Marie Arias, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Brenda Torres, Part time Administrative Assistant  
Rhonda Hassan, Assistant City Attorney  
Yvette Cross-Spencer, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Andrew Gebbia, Building Inspector  
Russell Casteel, 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**

BE24080046: Daniel Stiffler Esq.	BE24040142: William Cooper
BE24060003: Hulda Iglesias	BE24060063: Brendon Sweeny Esq.
BE24040208: Lemay Gonzalez	BE24030063: Kevin Rodriguez
BE24080168: Vanessa Garcia	BE22120016: Albert Price
BE23080390: Luis Garcia Alfonso	BE24060120: Jack Dempsey Arenas
BE23120059: Adir Davidow	BE24070300: Jason Slatkin Esq.

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

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

Jose Saragusti, Senior Building Inspector, reported permits were in process.

Daniel Stiffler Esq., the owner's attorney, said they were awaiting issuance of the AC permit and requested 60 days.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 63-day extension to 7/29/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Later in the meeting, Ms. Williams noted the extension was incorrect: it should be 56 days, not 63.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 119-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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

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

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

Hulda Iglesias said she was working to comply and would respond to comments on the permit application.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Later in the meeting, Ms. Williams noted the extension was incorrect: it should be 56 days, not 63.

**Motion** made by Mr. Schneider, seconded by Ms. Shaw to grant a 119-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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.

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

Lemay Gonzalez said they were working on the permits and requested an extension.

**Motion** made by Mr. Schneider, seconded by Ms. Shaw to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case:** BE24080168  
251 SW 21 WAY  
REDITUS 1 LLC

This case was first heard on 3/25/25 to comply by 5/27/25. 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 56-day extension..

Vanessa Garcia said they were working on the plan revisions.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 \$5,600 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 recommended a 56-day extension.

Luis Garcia Alfonso said they were the new owners. He said they had permits and were awaiting inspections.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case:** BE23120059 MANDATORY APPEARANCE  
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 \$6,300 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, said permits were in process and recommended a 56-day extension.

Adir Davidow said they were getting the master permit and responding to comments.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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.

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

William Cooper said the permit could not be issued for the work done and instead he would remove the work.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 and extensions 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 56-day extension.

Brendon Sweeny Esq., the owner's attorney, said the owner was applying for a demolition permit to remove the unpermitted work. He noted the owner had purchased the property with the violations.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 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.

Kevin Rodriguez described their efforts to comply and requested additional time.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Jorge Martinez, Senior Building Inspector, said administrative costs were the same as the fines.

Albert Price, tenant, requested a fine reduction.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to impose no fine. In a voice vote, motion passed 5-0.

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

Jorge Martinez, Senior Building Inspector, reported permits were in process and recommended a 56-day extension.

Jack Dempsey Arenas said he just needed to pay for the permits. Inspector Martinez thought there were additional comments to be addressed and agreed to speak to Mr. Arenas.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case:** BE25040039

401 SE 25 AVE 305

DURANDO, JAIME L; DURANDO, DILLON L

Service was via posting at the property on 4/16/25 and at 1 East Broward Blvd. on 5/13/25.

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:

FULL REMODEL

1- KITCHEN

2- BATHROOMS

3- FLOOR

4- INTERIOR WALLS

5- ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTS

6- MAIN SEWER AND DRAINS,

7- COMPLETE SUPPLY WATER LINES.

8- CEILING

9- A/C DUCTS AND KITCHEN DUCT EXHAUST

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. 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 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 5-0.

**Case:** BE25040071

2855 W COMMERCIAL BLVD

LAUDERDALE COMMERCIAL BLVD PARTNERS LLC

Service was via posting at the property on 4/10/25 and at 1 East Broward Blvd. on 5/13/25.

Andrew Gebbia, 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 RENOVATIONS, KITCHENETTES, SPLIT UNIT A/C,-STRUCTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day and ordering the respondent to attend the 7/22/25 hearing. He stated he had posted a Stop Work Order on the property.

Mr. Karney wanted fines to begin immediately but Ms. Hasan stated the City must provide a reasonable amount of time to comply. She suggested 30 days and a higher daily fine, the maximum being \$1,000 per day. Inspector Gebbia said he had tried to set up a meeting but the respondent had told him this was not necessary because they were working on permits.

**Motion** made by Mr. Karney, seconded by Mr. Pujols, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 15 days, by 6/11/25, or a fine of \$1,000 per day would begin to accrue, to record the order, and ordered the respondent to attend the 7/22/25 hearing. In a voice vote, motion passed 5-0.

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

Andrew Gebbia, Building Inspector, reported permits were in process and he did not recommend another extension.

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

**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 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 an extension.

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

**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 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 an extension.

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

**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 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 an extension.

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

**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 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 an extension.

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

**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, confirmed the property was not in compliance and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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, said the owner was making progress and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 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 and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case:** BE24070249  
1401 SW 20 ST  
MARIA, MIGUEL

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

Jorge Martinez, Senior Building Inspector, reported the owner was ill in the hospital and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 \$3,150 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 imposition of the fine. He said there had been no progress with the permit.

Mr. Karney recalled the owner was from Colorado and had been making an effort. Inspector Saragusti said the case had already received five extensions.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols, to find the property was not in compliance by the ordered date and to impose the \$3,150 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

**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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, recommended imposition of the fine. He said permits were in process but they were not moving forward.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols, to find the property was not in compliance by the ordered date and to impose the \$3,100 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

**Case:** BE23100117 VACATE ORDER IMPOSING FINE  
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 this was a request to vacate the Order Imposing the Fines and reimpose the fines.

Jose Saragusti, Senior Building Inspector, requested the Order Imposing the Fine be vacated and administrative costs of \$1,388 be imposed.

**Motion** made by Mr. Schneider, seconded by Mr. Karney, to vacate the previous Order Imposing the Fines and to impose administrative fees of \$1,388. In a voice vote, motion passed 5-0.

**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.

Jorge Martinez, Senior Building Inspector, recommended a 56-day extension. He said the owner called him every other day.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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, said the permits were in process and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Ms. Shaw to grant a 56-day extension to 7/22/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case:** BE24060015  
5403 NE 22 TER  
KNEZEVICH, DAVID

This case was first heard on 1/28/25 to comply by 3/25/25. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, recommended imposition of the fine.

**Motion** made by Mr. Schneider, seconded by Mr. Karney, to find the property was not in compliance by the ordered date and to impose the \$3,100 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Rhonda Hasan, Senior Assistant City Attorney, explained that the owner had been suspected of murdering his wife and he had died in jail. She was communicating with lawyers regarding the case.

**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 and service were as noted in the agenda. The

property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, recommended imposition of the fine.

**Motion** made by Mr. Schneider, seconded by Mr. Pujols, to find the property was not in compliance by the ordered date and to impose the \$3,100 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

**Complied, Closed and Withdrawn Cases**

**Motion** made by Mr. Schneider, seconded by Mr. Karney, to accept the cases on page 14 as closed and withdrawn. In a voice vote, motion passed unanimously.

**Board Meeting Minutes**

**Motion** made by Mr. Karney, seconded by Mr. Schneider, to approve the minutes of the Board's March 25, 2025 meeting. In a voice vote, motion passed unanimously.

**Board Discussion**

Ms. Williams said the Board's caseload was increasing and suggested they go back to monthly meetings, starting in July.

**Motion** made by Mr. Karney, seconded by Mr. Schneider, to schedule monthly Board meetings. In a voice vote, motion passed unanimously.

**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.

BE25020033                      CE24040860

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

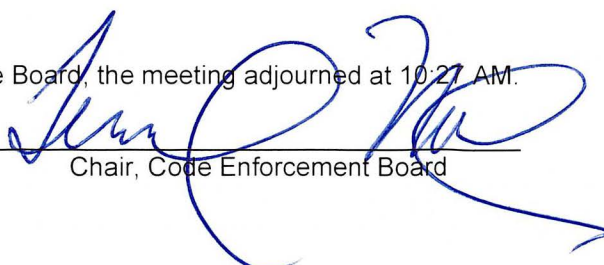
None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

There being no further business to come before the Board, the meeting adjourned at 10:27 AM.

  
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Chair, Code Enforcement Board

ATTEST:

Code Enforcement Board

May 27, 2025

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A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

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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.