



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
July 22, 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	3	0
Donald Karney, Vice Chair	P	3	0
Justin Beachum	P	2	1
Carlos Lang	P	2	1
Ed Murphy	P	1	0
August Pujols	P	3	0
Alexander Schneider	P	3	0
Jacquie Shaw	P	3	0

Staff Present

Kymerlee Curry Smith, Board Attorney
 Kailly Linares, Administrative Assistant
 Felisha Ritchey, 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
 Alexander Albores, Senior Building inspector
 Russell Casteel, Building Inspector
 Mark Hagerty, Flood Plain Manager
 Severian Ionescu, Building Code Inspector
 Andrew Gebbia, Building Inspector
 Preston Mark, Building Inspector
 Leonardo Martinez, Senior Building Inspector
 Jorge Martinez, Senior Building Inspector
 Jose Saragusti, Building Inspector
 Katie Wiliams, Building Code Inspector
 J. Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE24080077: Taylor Gonzalez; Luis Gonzalez	BE24080011: Josette Moise
BE24080168: Vanessa Garcia	BE23080390: Luis Garcia
BE25030116: Imilsys Mendoza	BE24070390: Alex Karamanoglou
BE23080317: Juan Carlos Bello	BE24030063: Kevin Rodriguez
BE25030161: Johnny Besard	BE25030159: Alfred Lariviere
BE23120059: Adir Davidov	BE24080079: Luis Perez Varela
BE25030071: Andrew Ingalls Esq.; Roland Grass	BE24040208: Lemay Gonzalez
BE24080289: Matthew Connor	BE24080015: Leo DuPlessis
BE24080030: Nissage Tiena; Kenny Tiena	BE24040159: Christian Quintero
BE25020227: Miguel Fajardo	BE24080103: Timothy Barnes
BE25030013: Jessica Mendez; Keila Mendez	BE24070087: Bradley Yucht Esq.
BE24070060: Jonathan Edward Brates	BE25040071: Ariel Grosfeld Esq.; Bethany Goode

Code Enforcement Board

July 22, 2025

Page 2

BE24070249: Miguel Maria
BE24060077: Vincenzo Padula
BE25030014: Angela Cunningham

BE24070170: Antonia Lupari Keenan
BE24070360: J. Frank Smith, architect; Cedilia Sterlin

The meeting was called to order at 9:01 AM.

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

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 property was not in compliance.

Jonathan Brates said he had hired an engineer to design an exfiltration trench and requested two months. Inspector Martinez recommended 63 days.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE25030071
2001 NW 62 ST
CAPITAL CYPRESS LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 7/8/25.

Preston Marki, 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 BUILDOUT FOR MRI SERVICES - FRAMING & DRYWALL, MECHANICAL AND ELECTRICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$100 per day.

Andrew Ingalls Esq., the owner's attorney, said the owner had sent a demand letter to the tenant to address the violation and they had provided architectural plans. He said 114 days should be sufficient. Roland Grass, tenant, stated they had already hired an architect and they needed the original plans. He discussed the subdivision issues that must be addressed in the building so he was only responsible for the portion of the unit he was occupying.

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 114 days, by 11/13/25, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Case: BE25040071
2855 W COMMERCIAL BLVD
LAUDERDALE COMMERCIAL BLVD PARTNERS LLC

This case was first heard on 5/27/25 to comply by 6/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$40,000.

Ariel Grosfeld Esq., the owner's attorney, requested a continuance because the attorneys of record were at trial.

Andrew Gebbia, Building Inspector, reported plumbing and electrical permits were still needed and the contractor should void the existing structural permit application. Additional documents were needed for the permits. Rhonda Hasan, Senior Assistant City Attorney, said she and other City department representatives had attended the inspection and said she did not object to the request to continue since the attorneys were at trial.

Code Enforcement Board

July 22, 2025

Page 3

Motion made by Mr. Karney, seconded by Mr. Beachum to grant a 35-day extension to 8/26/25, during which time the fines would continue to accrue. In a voice vote, motion passed 8-0.

Case: BE24080011
1430 NW 22 CT
MOISE, JOSETTE

This case was first heard on 3/25/25 to comply by 7/22/25. Violations were as noted in the agenda. The property was not in compliance.

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

Josette Moise requested an extension; she stated she had applied for the permit. Inspector Martinez recommended 63 days.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24070087
2601 SW 13 AVE
ALF HEROES LLC

This case was first heard on 3/25/25 to comply by 7/22/25. Violations were as noted in the agenda. The property was not in compliance.

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

Bradley Yucht Esq., the owner's attorney, said they had applied for permits two months ago. He requested 63 days.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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

This case was first heard on 3/25/25 to comply by 7/22/25. Violations were as noted in the agenda. The property was not in compliance.

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

Kenny Tiena, the owner's son, said he had hired a contractor, who had informed him he would apply for the permit by Thursday. Inspector Martinez recommended 63 days.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue. 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 \$5,600 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.

Luis Garcia said they had applied for permits and were undergoing inspections. He requested 63 days. Inspector Saragusti did not object to the request for an extension.

Motion made by Mr. Karney, seconded by Mr. Lang to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Code Enforcement Board

July 22, 2025

Page 4

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.

Kevin Rodriguez, tenant, said they had installed their own flood barrier but the City had notified him that it must be removed. He said he now understood what must be done and requested an extension. He said the electrical and plumbing work had already been done.

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

Mark Hagerty, Flood Plain Manager, said the existing barrier must be removed because it could not be certified and did not have a permit. He did not object to an extension. He distributed photos of the space to Board members. He felt the owner would need 90 days. Mr. Rodriguez discussed problems he had finding a company to install the barrier and get the certificate and permits and Mr. Hagerty advised him there were several floodproofing companies in the area.

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 114-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE25030013
1318 SW 26 AVE
MENDEZ, JESSICA
ARGUELLO, ILEANA

Service was via posting at the property on 5/20/25 and at 1 East Broward Blvd. on 7/8/25.

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:
FRONT DOOR, REAR PAVER PATIO, REAR ADDITIONS ON HOUSE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He said the owners had submitted a permit application for doors.

Keila Mendez said they had already removed several items. They needed to determine if pavers would cause water issues on the property and if they would, they could remove them. A City representative had suggested adding more grass. She said permitting the additions would cost \$20,000 if they used a contractor.

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 114 days, by 11/13/25, 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: BE25030014
1416 SW 26 AVE
CUNNINGHAM, JOSUE & ANGELA

Service was via posting at the property on 5/20/25 and at 1 East Broward Blvd. on 7/8/25.

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:
ALUMINUM SHADE STRUCTURES (1), BOAT CANOPY (1) AND SHEDS (2).

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said permits had already been issued.

Angela Cunningham said they were just awaiting final inspection.

Code Enforcement Board

July 22, 2025

Page 5

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 63 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 8-0.

Case: BE24040159
1742 NE 7 TER
CHRISTIAN L QUINTERO TR
QUINTERO, CHRISTIAN L TRS

This case was first heard on 3/25/25 to comply by 7/22/25. 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.

Christian Quintero described his progress and Inspector Martinez recommended 63 days.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, 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.

Jose Saragusti, Senior Building Inspector, confirmed the property was now in compliance and recommended reducing fines to administrative costs of \$1,313.

Timothy Barnes agreed to the fine reduction.

Motion made by Mr. Schneider, seconded by Mr. Beachum to impose administrative costs of \$1,313. 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 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.

Luis Gonzalez said they had pulled 14 permits at a cost of \$2,900. He said they should get approval of the mechanical permit and backyard patio soon. Inspector Martinez recommended 63 days.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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 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.

Vanessa Garcia said she was just waiting for the permit to be approved and Inspector Saragusti recommended 63 days.

Code Enforcement Board

July 22, 2025

Page 6

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 63-day extension to 9/23/25, 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

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 \$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, reported the owner was addressing corrections to the permit application and recommended imposition of the fine.

Juan Carlos Bello, owner, said he had hired a new contractor and was waiting for permits after the contractor submitted revisions. Inspector Gebbia said the owner needed to check on the revisions. He stated he would look into the plumbing permit and remarked there was a flooding issue.

Motion made by Mr. Beachum, seconded by Mr. Lang to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE25030116
427 NW 19 AVE
MENDOZA, IMILSYS

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 7/8/25.

Severian Ionescu, 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 REMODELING/ALTERATION, WINDOWS AND DOORS REPLACEMENT,
CONCRETE DRIVEWAY, NEW FENCE.

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He said the paver permit application was awaiting client reply, a fence permit was complete and there was no application for the remodeling.

Alexander Albores, Senior Building Inspector, acted an interpreter for the owner, Imilsys Mendoza, who said she had purchased the property a year ago with most of the alterations. She stated she was responsible for the fence and driveway, for which she had submitted permit applications. Inspector Ionescu said permits were still needed for windows and doors and interior remodeling. Ms. Mendoza said she understood she must get the other permits as well.

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 114 days, by 11/13/25, 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: BE24060077
1414 E LAS OLAS BLVD
1492 LAS OLAS LLC

This case was first heard on 3/25/25 to comply by 7/22/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the master permit was under review and sub permits had been approved.

Vincenzo Padula said the permit applications had been submitted and requested two weeks. Inspector Albores did not object.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 35-day extension to 8/26/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Code Enforcement Board

July 22, 2025

Page 7

Case: BE24080289
1009 SW 19 ST
CONNOR, MATTHEW MILLER

This case was first heard on 3/25/25 to comply by 7/22/25. Violations were as noted in the agenda. The property was not in compliance.

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

Matthew Connor said the shade structure had been removed and the permit for the Chiki hut had been applied for in June but had not passed Zoning review. He said he needed to meet with the plans examiner. Inspector Martinez recommended a 63-day extension.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, 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 in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$2,102.

Adir Davidov requested a further reduction. He said he was dealing with an existing \$80,000 lien on the property for which he had applied for lien reduction.

Motion made by Mr. Lang, seconded by Mr. Schneider to impose administrative costs of \$2,102 for the time the property was out of compliance. In a voice vote, motion passed 8-0.

The Board took a brief recess.

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, confirmed the property was not in compliance.

Miguel Maria said the contractor was working on the permits. Inspector Martinez recommended 63 days.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue.

Case: BE24070390
1517 NW 4 AVE
ARRATREE LLC

This case was first heard on 3/25/25 to comply by 7/22/25. 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.

Alex Karamanoglou said permits were taking longer than expected and requested 63 days. Inspector Martinez did not object.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Code Enforcement Board

July 22, 2025

Page 8

Case: BE24080015
1720 SW 22 AVE
DU PLESSIS, LEO
LEO DU PLESSIS REV TR

This case was first heard on 3/25/25 to comply by 7/22/25. 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.

Leo DuPlessis described his progress applying for an after-the-fact permit. Inspector Martinez recommended 114 days.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 114-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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, 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.

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

Luis Perez Varela stated the had experienced many issues obtaining the permits, including needed to hire a new architect and subcontractors. Inspector Saragusti said the building permit applications had been awaiting client reply since May. He recommended 63 days and ordering the respondent to attend the 9/23/25 hearing.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue and ordered the respondent to attend the 9/23/25 hearing. In a voice vote, motion passed 8-0.

Case: BE25020227
1317 N ANDREWS AVE
ZURBARAN,MIGUEL ANTONIO F
ROSABAL, DAILEN SUAREZ

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

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 KITCHEN, BATHROOMS (3), SHADE STRUCTURES (2) AND ALUMINUM SHADE AREA IN BACK YARD, SPA, EXTERIOR KITCHEN.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day.

Alexander Albores, Senior Building Inspector, acted as interpreter for Miguel Fajardo, owner. Mr. Fajardo indicated he had an engineer and a contractor and they had applied for a permit.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 114 days, by 11/13/25, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 8-0.

Code Enforcement Board

July 22, 2025

Page 9

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, 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.

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

Antonia Lupari Keenan said the contractor had informed her the driveway permit had been pulled but it had not. She stated her contractor was responsible for the delays and she did not know what to do. She acknowledged she had enclosed the garage a few years ago and said the contractor had "guaranteed" her he pulled a permit. Inspector Saragusti recommended 63 days.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, 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, 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.

Lemay Gonzalez, general contractor, said they had received approval for the dock from Broward County and submitted it to the City. He said the violations were from a previous owner and they had sued the title company. All the documents had been submitted for the permits and they needed approval. Inspector Martinez recommended 63 days.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

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

This case was first heard on 3/25/25 to comply by 7/22/25. 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.

J. Frank Smith, architect, said the plans for the carport enclosure had been submitted but they now intended to remove it. He requested 60 days. Inspector Saragusti recommended 63 days.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE25030153
2730 SW 17 ST
HPA US1 LLC

Service was via posting at the property on 6/19/25 and at 1 East Broward Blvd. on 7/8/25.

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:

Code Enforcement Board

July 22, 2025

Page 10

ENCLOSED GARAGE, ALTERED SLIDING GLASS DOOR, AND KITCHEN AND BATH REMODEL WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. Chair Nolen recommended a shorter period of time, since Inspector Mark had not heard from the owner.

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 35 days, by 8/26/25, or a fine of \$50 per day would begin to accrue and to record the order. The Board also and ordered the respondent to attend the 8/26/25 hearing. In a voice vote, motion passed 8-0.

Case: BE25010172
1304 NE 16 TER
QUINNETT, MARTIN

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 111.1.1
DUPLEX CONVERTED INTO TRIPLEX.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. Chair Nolen suggested less 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 35 days, by 8/26/25, 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: BE25030093
1517 NE 5 TER
BLUE MOON RESIDENCE LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 7/8/25.

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:
PLUMBING/WATER HEATER CHANGEOUT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a plumbing permit application had been submitted.

Motion made by Mr. Schneider, seconded by Mr. Murphy, 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 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 8-0.

Case: BE24030113
6301 NE 20 TER
COPPOLA, SALVATORE

Service was via posting at the property on 5/30/25 and at 1 East Broward Blvd. on 7/8/25.

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- POOL COPING STONES REPLACEMENT.
2- RETAINING WALL AT THE BACK OF THE PROPERTY

Code Enforcement Board

July 22, 2025

Page 11

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. Mr. Karney recommended less time to comply.

Motion made by Mr. Murphy, 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 35 days, by 8/26/25, or a fine of \$50 per day would begin to accrue and to record the order and ordered the respondent to attend the 8/26/25 hearing. In a voice vote, motion passed 8-0.

Case: BE25020184
1505 SW 9 ST
LEBBAD, FOUAD R

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

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:
CARPORT ENCLOSED WITHOUT PERMITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He said the owner had applied for the permit.

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 114 days, by 11/13/25, 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: BE25020188
204 SW 19 AVE
BART & LISA FLORIDA LLC

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

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- KITCHEN AND BATHROOM REMODEL
2- RECESS LIGHTS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day.

Motion made by Mr. Pujols, 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 114 days, by 11/13/25, 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: BE25020245
2961 SW 13 CT
HARRIS, JOHN A H/E
HARRIS, JEANNETTE E

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

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- ROOF STRUCTURE BACK OF THE PROPERTY
2. SHED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He said they owner had already applied for the permit.

Motion made by Mr. Lang, 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 114 days, by 11/13/25, 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: BE25020276
445 NE 11 AVE
445 NE 11TH AVENUE LLC

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 7/8/25.

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. FOUNDATION WORK HAS STARTED WITHOUT PERMIT ISSUANCE. - COMPLIED
2- PERIMETER WALL

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He stated the owner had the permit for the wall already.

Motion made by Mr. Beachum, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 114 days, by 11/13/25, 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: BE25030159
1613 NW 11 ST
ELITE GROUP PROPERTIES LLC

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 7/8/25.

Severian Ionescu, 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 INTERIOR ALTERATION, WINDOWS AND DOORS REPLACEMENT

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. He said corrections were need to the permit application.

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 114 days, by 11/13/25, 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: BE25030161
517 NW 16 AVE
BESSARD, JOHNNY JULIEN, ANANIE

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 7/8/25.

Severian Ionescu, 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 INTERIOR RENOVATION:
STRUCTURAL, PLUMBING, ELECTRIC, MECHANICAL, NEW AIR CON. UNITS, NEW WINDOWS AND DOORS

Code Enforcement Board

July 22, 2025

Page 13

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 114 days or a fine of \$50 per day. The owner had indicated he had hired a contractor and an architect.

Motion made by Mr. Murphy, 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 114 days, by 11/13/25, or a fine of \$50 per day would begin to accrue and to record the order and ordered the respondent to attend the 11/13/25 hearing. In a voice vote, motion passed 8-0.

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

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance and he did not support an extension.

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

Case: BE24040109
1136 WYOMING AVE
LUGO, ANGEL J

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.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance and said the window permit was complete and the owner had applied for the other permits. He recommended at least 63 days.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 114-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

The Board took a brief recess.

Case: BE24070006
807 SW 14 CT
LINCOLN SPORTS & ENTERTAINMENT LLC

This case was first heard on 3/25/25 to comply by 7/22/25. 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. He said the permit application was awaiting client reply and there had been no contact from the contractor since June 16.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 35-day extension to 8/26/25, during which time no fines would accrue and ordered the respondent to attend the 8/26/25 hearing. In a voice vote, motion passed 8-0.

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

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

Code Enforcement Board

July 22, 2025

Page 14

Case: BE24090136
724 NE 16 ST
LYONS & COMPANY LLC

This case was first heard on 3/25/25 to comply by 7/22/25. 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 he did not recommend an extension.

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

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 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.

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

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, confirmed the property was not in compliance and recommended a 63-day extension. He said the owner had hired an architect and submitted permit applications.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE24040187
1236 NW 16 ST
1236 NW 16TH STREET LAND TR
IAG FOUNDATION INC TRUSTEE

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.

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

Case: BE24050117
940 SW 28 ST
BARGMAN, CERLESTON L

This case was first heard on 3/25/25 to comply by 7/22/25. 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 63-day extension. He said the owner had applied for a permit.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Code Enforcement Board

July 22, 2025

Page 15

Case: BE24070342
930 SW 29 ST A-D
ZADQUIEL INC

This case was first heard on 3/25/25 to comply by 7/22/25. 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 he did not recommend an extension.

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

Case: BE23080336 VACATE FINAL ORDER 3/26/2024
403 SW 17 ST AND THE ORDER IMPOSING A FINE 1/28/2025
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 and this was a request to vacate the Final Order dated 3/26/24 and the Order Imposing the Fines dated 1/28/25 and close the case.

Alexander Albores, Senior Building Inspector, said the owner had been taken advantage of by a contractor and the owner later pulled all permits herself.

Motion made by Mr. Schneider, seconded by Mr. Murphy to vacate the Final Order dated 3/26/24. In a voice vote, motion passed 8-0.

Motion made by Mr. Schneider, seconded by Mr. Karney to vacate the Order Imposing the Fines dated 1/28/25. 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 \$2,800 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, confirmed the property was not in compliance and recommended a 114-day extension. He said the owner was undergoing hardship.

Motion made by Mr. Karney, seconded by Mr. Murphy to grant a 114-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Case: BE23120111
37 CASTLE HARBOR ISLE
WADE, JUDI

This case was first heard on 5/28/24 to comply by 7/30/24. Violations, 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 said the owner had suffered a heart attack. He noted the case was from December 2023 and recommended imposition of the fine.

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 63-day extension to 9/23/25, during which time no fines would accrue. In a voice vote, motion passed 8-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Lang, to accept the cases on page 23 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 May 27, 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.

BE24040142

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.

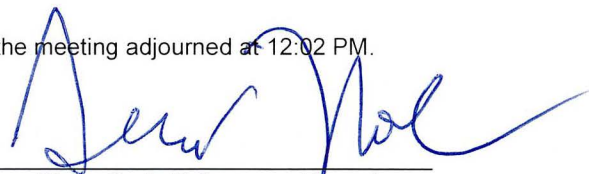
None

There being no further business to come before the Board, the meeting adjourned at 12:02 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.