



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
August 26, 2025
9:00 A.M.

Table with columns: Board Members, Attendance, Cumulative Attendance Present, Cumulative Attendance Absent. Rows include Terry Nolen, Donald Karney, Justin Beachum, Carlos Lang, Ed Murphy, August Pujols, Alexander Schneider, and Jacquie Shaw.

Staff Present

- Kymerlee Curry Smith, Board Attorney
Kailly Linares, Administrative Assistant
Felisha Ritchey, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Carmen Thompson, 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
Andrew Gebbia, Building Inspector
Severian Ionescu, Building Code 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

- BE25020178: Manuel Gutierrez
BE25050057: Virginia Costa Esq.
BE25040071: Sydney Moore Esq.
BE25010172: Martin Quinnett
BE25050034: Lawrence Martineau
BE25060116: Lonnie Saunders
BE23100214: Kevin Berman; Angel Candelaria
BE25040072: Juan Jimenez

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

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

Case: BE25020178
2223 NW 9 CT
GUTIERREZ GALUE, MANUEL J

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 8/12/25.

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 NEW BATHROOM WEST SIDE OF THE BUILDING ADJACENT TO FLA ROOM AND NEW KITCHENETTE SINK ADJACENT TO ILLEGAL BATHROOM.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 154 days or a fine of \$50 per day. He said permits were in process but he was unsure the plans would be approved by all disciplines.

Manuel Gutierrez said he had submitted the documents for the permit. He said the previous owner had made the alterations and he was unaware they had been done without 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 154 days, by 1/27/26, 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: BE25050057
2720 SW 18 ST
FKH SFR C1 LP
%FIRST KEY HOMES LLC

Service was via posting at the property on 7/15/25 and at 1 East Broward Blvd. on 8/12/25.

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

VIOLATIONS: 47-19.13(d)(2)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 154 days or a fine of \$50 per day.

Virginia Costa Esq., the owner's attorney, said the owner was selling the property as is. She then acknowledged that the owners must make certain repairs to sell the property for a reasonable amount and that the violation would be disclosed to the buyer.

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 154 days, by 1/27/26, 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

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 in compliance, fines had accrued to \$70,000 and the City was requesting \$1,041.

Andrew Gebbia, Building Inspector, reported the property was in compliance and recommended reducing fines to administrative costs of \$1,041.

Sydney Moore Esq., the owner's attorney, explained that they initially understood that a structural permit would be required but had

determined that the air conditioners had been permitted in the early 2000s and therefore did not require the extensive permitting previously thought. They only needed an electrical permit and a plumbing permit. She said they had been in constant contact with the City and worked diligently to pull those two permits.

Motion made by Mr. Karney to reduce the fine by \$10. [Motion was never seconded]

Ms. Moore explained that she and the owner's other attorney had been unable to attend the previous hearing because they were both at trial and the Board had granted an extension.

Ms. Hasan pointed out that this was an old business case, so the attorney would need to waive notice of a Massey hearing for the Board to consider a fine reduction. Ms. Moore requested time to confer with her client and the Board heard other cases in the meantime. Upon returning to the case, Ms. Hasan announced that Ms. Moore's client did not wish his attorney to waive notice of a Massey hearing so the case would return. Ms. Moore wished to argue for a retroactive extension to the last hearing. She explained that this motion had been filed prior to the last Board meeting but had not been entertained by the Board.

Ms. Moore confirmed for Mr. Karney that they had provided proof that both attorneys were at trial during last month's hearing. Ms. Moore recalled the Board had set a very short compliance deadline and a higher fine amount at the first hearing partly due to the media coverage of the property, but pointed out that per the statute, the Board was required to grant a "reasonable" amount of time to comply. She added that the work that had been done was actually minor and they had pulled the permits needed to comply. Mr. Schneider noted that a representative had not attended the first hearing and Inspector Gebbia had said he was unable to meet with anyone and had been denied entry. There was also news coverage indicating that the repairs were being used as a pretext for evictions. Ms. Moore said her client had attended the first hearing but lacked the required power of attorney to speak. She thought there was a misunderstanding regarding the scope of work.

Ms. Hasan argued that media coverage alone was not the reason for the high fine amount and cited a lack of responsiveness. She said the general contractor was "very confused" and should have known what work had been done and should have been able to quickly resolve the issues. She described extensive communication between City representatives and the property representatives and said the issues should have been resolved "in short order" but had not been. Ms. Hasan stated the resolution was not that complicated but the general contractor had seemed to be unsure about what work he had done. She thought 15 days had been sufficient time to comply. Ms. Moore thought the owner should not be punished for what were "administrative issues" and noted how diligently they had worked to move forward.

Mr. Karney said he believed the owner had hired a "fly-by-night" contractor and if the Board had not imposed a \$1,000 per day fine, the property would still be in violation. Ms. Moore recalled that at the first hearing, the understanding was that 120 units would need to be renovated, and the Board only allowed them 15 days to comply. It ultimately was determined that the scope of work was much less.

Ms. Hasan thought the violations could have been resolved within 15 days because the general contractor knew what work had been performed without permits, whether the owner did or not. Ms. Moore said after the first hearing, the contractor had immediately applied for a structural permit after discussions with the inspector but the contractor did not feel it was necessary. It was later determined that a structural permit was not needed.

Ms. Moore reiterated that her client did not wish to waive the right to notice of a Massey hearing.

Ms. Hasan addressed some of the points in Ms. Moore's written motion. Contrary to the motion, she said Mr. Leonor had not remained engaged with Inspector Gebbia during the hearing but had left after being told this was a "no-show" case. The motion also included that Inspector Gebbia had advised Mr. Leonor that his presence was not necessary and he should leave, which was not true. The motion also indicated that the "vice chair [Mr. Karney] harbored a strong personal bias against the respondent on account of the recent media coverage..." and Ms. Hasan took issue with this. She said the motion indicated she had been the one to suggest a higher daily fine and Ms. Hasan stated she had only informed the Board that it was "available." She said the Board had also been mischaracterized as "visibly hesitant" to apply the "harshest penalty available under the law."

Ms. Moore requested that the original compliance deadline of 56 days originally suggested by Inspector Gebbia be granted, and that the time start from the date of the inspection where it was determined that the permits required were limited to electrical and plumbing. Ms. Hasan said that inspection was on July 14, 2025. Ms. Moore requested the Board endorse the City's recommendation of a reduction to administrative fees.

Motion made by Mr. Karney, seconded by Mr. Schneider to retroactively grant an additional 15 extra days to the original hearing compliance deadline. In a roll call vote, motion passed 5-0.

Ms. Hasan said the fines would be adjusted per the Board's motion.

Ms. Moore argued for a reduction of the daily fine amount. She reminded the Board that there were three things to consider when setting

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the potential fines: the gravity of the violation(s); violations on the owner's other properties; and efforts made to comply. Based on the record, it did not appear that those factors were weighed. There were no other code violations, efforts had been made to comply and there was no threat to public health, life or safety. She stated at the first meeting, the motive for the high potential fine was stated as the Board wanting to "penalize the property owner for evicting people and have them experience the same thing that the people who had been allegedly evicted experienced." This was not an appropriate consideration for a fine assessment. She added that the Notice of Violation had indicated the maximum fine could be \$500 per day and the resolution to increase it to \$1,000 per day was passed five days prior to the hearing.

Kymberlee Curry Smith, Board Attorney, noted the property had been cited on May 25 and the respondents had waited to contact the City to determine how to address the violations on July 7, which was a long time to wait before acting. She thought this was the criterion that was being considered by the Board. She added that the fine always had the potential to be "the highest amount." She did not think there was a lack of notice regarding the change in the maximum amount. Ms. Curry Smith added that there had also been a concern for the safety of the elderly people who had been living at the property. Ms. Moore pointed out that the units had been vacated before any work was done and long before the first hearing so there had been on public safety issue.

Case: BE25010172
1304 NE 16 TER
QUINNETT, MARTIN

This case was first heard on 7/22/25 to comply by 8/26/25. Violations were as noted in the agenda. The property was not in compliance.

Martin Quinnett said he was in the process of restoring the door between the two units.

Jose Saragusti, Senior Building Inspector, recommended a 79-day extension.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 79-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25050034
620 SW 18 ST
MARTINEAU, LAWRENCE A III

Service was via posting at the property on 7/15/25 and at 1 East Broward Blvd. on 8/12/25.

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:
SOFFIT, TRUSS AND GIRDER REPAIRS/REPLACEMENT WITHOUT A PERMIT.

Inspector Mark presented the case file into evidence and said a Stop Work Order had been posted on the property. He recommended ordering compliance within 79 days or a fine of \$50 per day.

Lawrence Martineau said the roofer had applied for the permits, which were under review. He hoped to have the permits in the next couple of weeks.

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 154 days, by 1/27/26, 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: BE25060116
905 SW 22 TER
SAUNDERS, LONNIE
LONNIE SAUNDERS REV TR

Personal service was accepted on 7/14/25. Service was also via posting at 1 East Broward Blvd. on 8/12/25.

Preston Mark, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME

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UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

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: ILLEGAL CONVERSION OF A UTILITY/STORAGE STRUCTURE INTO A LIVABLE SPACE OR RENTAL UNIT WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 154 days or a fine of \$50 per day, per violation.

Lonnie Saunders said the tenant had been removed and he had addressed the minor code violations. He had hired an attorney to address the zoning issues, which may require a variance request. Inspector Mark said the owner would first need a variance for a "granny flat" and then would need permits.

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 154 days, by 1/27/26, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 79-day extension.

Kevin Berman, representative, said the tenants were working with the Historic Preservation Board [HPB]. Inspector Martinez said the application had been denied once by the HPB but Mr. Berman said the application had not been denied but deferred to allow them to make some adjustments.

Motion made by Mr. Schneider, seconded by Ms. Shaw to grant a 79-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25030153 MANDATORY APPEARANCE
2730 SW 17 ST
HPA US1 LLC

This case was first heard on 7/22/25 to comply by 8/26/25. Violations were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, reported permits were in process and recommended a 79-day extension.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 79-day extension to 11/13/25, during which time no fines would accrue and ordered the respondent to attend the 11/13/25 hearing. In a voice vote, motion passed 5-0.

The Board took a brief break.

Case: BE25030238
888 INTRACOASTAL DR 9B
GESSNER, GREGORY J

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 8/12/25.

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- NEW FLOORING
- 2- BATHROOM REMODEL

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 79 days or a fine of \$50 per day.

Motion made by Mr. Karney, 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 79 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 5-0.

Case: BE25050087
340 SAN MARCO DR
MDS REAL ESTATE 341 SAN MARCO DRIVE LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 8/12/25.

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:
NEW CONSTRUCTION POOL/SPA AND PERIMETER FENCE WITHOUT PERMITS.

VIOLATIONS: FBC(2023) 110.1
CONSTRUCTION WORK HAS BEEN COMPLETED, WITHOUT OBTAINING THE REQUIRED INSPECTIONS. ALTHOUGH THE CONTRACTOR HAS FAILED AND IS MISSING INSPECTIONS HE HAS CONTINUED TO PREFORM WORK THAT IS NOW CONCEALED. - SEE PERMIT PM-18012309

Inspector Mark presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. He said a Stop Work Order had been posted at the property and permit applications were under review. Inspector Mark stated this contractor was a serial violator; there were other cases against his work at other City locations. Joe Pasquariello, Assistant Building Official, said they had responded to this property several times and been told no work was being done. The City hoped that getting Board action and having fines would get the owner's attention. Ms. Hasan suggested the Board consider a \$500 or \$1,000 per day fine.

Motion made by Mr. Karney, 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 28 days, by 9/23/25, or a fine of \$1,000 per day, per violation would begin to accrue and to record the order and ordered the respondent to attend the 9/23/25 hearing. In a voice vote, motion passed 5-0.

Mr. Pujols arrived at 11:03 AM.

Case: BE25040072
1432 SW 26 AVE
JIMENEZ, JUAN C
MOLINE, ISABEL

Service was via posting at the property on 7/15/25 and at 1 East Broward Blvd. on 8/12/25.

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:
ENCLOSED CARPORT, WHITE PVC FENCE AND REAR STRUCTURES

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Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 154 days or a fine of \$100 per day.

Motion made by Ms. Shaw, 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 28 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 6-0.

Case: BE25040133
1108 NW 5 AVE 1-3
1108 NW 5TH AVE LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 8/12/25.

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

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 79 days or a fine of \$100 per day.

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 79 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 6-0.

The Board took a brief break.

Case: BE25040193
2352 NE 9 ST 4
SZCZYPINSKI, BARBARA
SZCZYPINSKI, MACIEJ

Service was via posting at the property on 7/15/25 and at 1 East Broward Blvd. on 8/12/25.

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: A/C INSTALLATION

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 79 days or a fine of \$100 per day. He said the permit application was awaiting client reply.

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 79 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 6-0.

Case: BE25040210
1850 S OCEAN DR 411
WEBSTER, KATHRYN H/E
WEBSTER, MONICA

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 8/12/25.

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: TILE FLOORING

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Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 154 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 154 days, by 1/27/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25050024
700 SE 13 ST
700 SE 13 HOLDINGS LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 8/12/25.

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:
WINDOWS/DOORS, A/C INSTALLATION, WOOD DECK AND TRELLIS

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 79 days or a fine of \$100 per day. He said permits were in process.

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 79 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 6-0.

Case: BE24030113 MANDATORY APPEARANCE
6301 NE 20 TER
COPPOLA, SALVATORE

This case was first heard on 7/22/25 to comply by 8/26/25. 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 and did not recommend an extension.

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

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

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

Alexander Albores, Senior Building Inspector, reported the property was not in compliance and he did not support an extension. He described the permit applications' progress.

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

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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 \$1,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

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 and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 property was not in compliance and recommended imposition of the fine. He said the permit applications had been awaiting client reply since April.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find the property was not in compliance by the ordered date and to impose the \$1,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 owner was working to comply and recommended a 79-day extension.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 79-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 owner had just hired an engineer. He recommended imposition of the fine.

Motion made by Mr. Murphy, seconded by Mr. Schneider, to find the property was not in compliance by the ordered date and to impose the \$1,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 property was not in compliance and he did not recommend an extension.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find the property was not in compliance by the ordered date and to impose the \$1,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Murphy, to accept the cases on page 10 as closed. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Schneider, seconded by Mr. Murphy, to approve the minutes of the Board's July 22, 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.

None

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.

BE24100007 BE25050046

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.

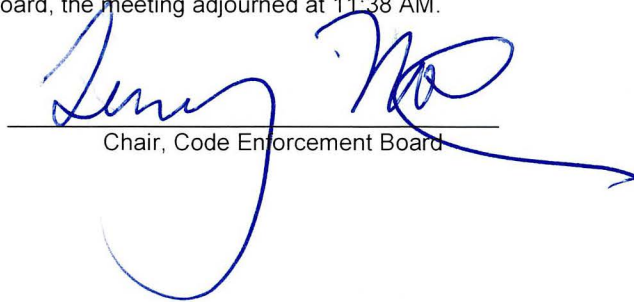
None

There being no further business to come before the Board, the meeting adjourned at 11:38 AM.

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.