



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
September 23 2025
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Terry Nolen, Chair	P	5	0
Donald Karney, Vice Chair	P	5	0
Justin Beachum	P	3	2
Carlos Lang	P	3	2
Ed Murphy	A	2	1
August Pujols	P	5	0
Alexander Schneider	P	5	0
Jacquie Shaw	A	4	1

Staff Present

Kymberlee Curry Smith, Board Attorney
 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. Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE24070060: Jonathan Brates	BE25050087: Beatriz Girgado
BE25020284: Sandra Dalton	BE24080030: Kenny Tiena; Nissage Tiena
BE25030170: Anne Monaco	BE24070170: Antonia Keenan
BE25040135: Alexander Ghergorovich	BE24040208: Lemay Gonzalez
BE25020097: Rafael Rivas	CE18071749: Zachery Chouinard
BE25050007: Juliana Londono	BE25040039: Dillon Durando
BE24080046: Daniel Stiffler Esq.	BE24070390: Alex Karamanoglou
BE24080011: Josette Moise	BE25050013: Lauren Schwarzfeld Esq.
BE25020280: George Rivera	BE25020114: Marcelino Aviles-Valdespino
BE24070006: Thomas Abraham	BE25040015: Joseph O'Neill
BE23080317: Juan Bellu	BE23080390: Juan Garcia
BE25060043; BE25040071: Sydney Moore Esq.	

BE23120111: Austin Spittler
BE24070185: Paula Timothee
BE24080079: Jose Segala Pena

BE24080133: Giselle Mays
BE25050001: Joyce Solar
BE25030237: Wade Canton

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: 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 described his progress and requested additional time. Inspector Martinez recommended 51 days.

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25020284
4040 GALT OCEAN DR 604
DALTON, SANDRA H

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
BATHROOM RENOVATION WITH WASHER AND DRYER

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Sandra Dalton said she was working to comply and she anticipated the work would be finished by the end of October.

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 126 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: BE25030170
2160 NE 56 CT 205
MONACO, ELDA; MONACO, ANNE

Service was via posting at the property on 8/21/25 and at 1 East Broward Blvd. on 9/9/25.

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:
PARTIAL KITCHEN AND BATHROOM DEMOLITION, NEW FLOORING INSTALLED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Anne Monaco said the unit had previously had a severe termite problem and the condo board had pressured her to address the damage immediately, so she had. She stated she already had a permit for the replaced doors and Inspector Satagusti confirmed it. Ms. Monaco said she had been told by the installer and condo board that no permit was needed to replace the flooring. Mr. Lang advised Ms. Monaco to confer with Inspector Saragusti about what must be done to comply.

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 182 days, by 3/24/26, 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: BE25040135
2096 SW 27 TER
GHERGOROVICH, ALEXANDER M I

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/9/25.

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:
SHADE STRUCTURES / PATIO, MULTIPLE SHEDS

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner had applied for a permit.

Alexander Ghergorovich discussed issues storing his work equipment and said he now had an engineer and general contractor and he anticipated everything would be done by December.

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 126 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: BE25020097
1700 NE 12 ST
RIVAS MANAGEMENT GROUP LLC

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
KITCHEN AND BATHROOM RENOVATION.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 51 days or a fine of \$50 per day. He said permits were in process.

Rafael Rivas said permit applications had been submitted. He requested three months. Inspector Albores said the application was awaiting client reply; Mr. Rivas's contractor needed to address comments from the City.

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 51 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 6-0.

Case: BE25050007

1341 SE 10 AVE
BO & MA INVESTMENTS INC

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:
WINDOWS REPLACEMENT, REMOVAL OF HURRICANE SHUTTERS, KITCHEN ALTERATION, ELECTRICAL

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Juliana Londono said the window permit had been approved and they had the plans to submit for the other permits.

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 126 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: 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, said the permit was in process and recommended a 51-day extension.

Daniel Stiffler Esq., the owner's attorney, described their progress and said they now had clarification regarding what must be done. He anticipated completing work in the next two weeks.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE24080011

1430 NW 22 CT
MOISE, JOSETTE

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

Josette Moise stated everything had been submitted.

Jorge Martinez, Senior Building Inspector, said the permit had yet to be issued and recommended a 51-day extension.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

This case was first heard on 3/25/25 to comply by 9/23/25. Violations were as noted in the agenda. The property was not in compliance.

Giselle Mays said she was working diligently to comply and two violations had already been cleared. She requested 126 days.

Jorge Martinez, Senior Building Inspector, recommended a 126-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 126-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25050001
1401 NE 9 ST 61
SOLAR, JOYCE ANN

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
COMPLETELY GUTTED FIRE DAMAGED HOME - REQUIRES BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL RENOVATIONS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the home had been gutted by fire and the contractor was in the process of obtaining the permits.

Joyce Solar said they had hired Rapid Recovery Team to handle the situation and they had indicated they did not need a permit to clean the home out but Inspector Mark had informed her they did. She said permit applications had been submitted in August and requested an extension.

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 217 days, by 4/28/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Lang opposed.

Case: BE25030237
340 SUNSET DR
ESSEX TOWER CONDO ASSN

Personal service was accepted on 8/28/25. Service was also via posting at 1 East Broward Blvd. on 9/9/25.

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:

DEMOLITION OF A BBQ STRUCTURE INCLUDING NATURAL GAS & PLUMBING;
INSTALLATION OF A NEW PERGOLA/OUTSIDE BARBQ KITCHEN STRUCTURE WITH ELECTRIC, PLUMBING AND NATURAL GAS; INSTALLATION OF A MINI SPLIT AIR CONDITIONING UNIT IN THE STORAGE ROOM AT THE PARKING LOT LEVEL; INSTALLATION OF A NEW GATE AND FENCE ON THE WEST SIDE OF THE BUILDING AT GROUND LEVEL IN FRONT OF THE EXIT ACCESS
STAIRWAYS EGRESS

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He stated permit applications had been awaiting client reply since 8/30/25.

Wade Canton said the general contractor was pulling permits and requested an extension. He said the work had been done under a previous building manager.

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 51 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 6-0.

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 in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

Juan Garcia said the first contractor had abandoned the job. He requested a fine reduction.

Jose Saragusti, Senior Building Inspector, confirmed the property was in compliance. He recommended reducing fines to administrative costs of \$2,353.

Motion made by Mr. Lang, seconded by Mr. Schneider to reduce the fine to \$2,353. In a voice vote, motion passed 6-0.

Case: BE25060043

1428 CORAL RIDGE DR

WEISS, ELIZABETH; GORDON, MICHAEL

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:

ELEVATED DECK BUILT IN THE FRONT YARD

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Sydney Moore, Esq., the owner's attorney, said this was a treehouse structure for children and was considered "playground equipment," which was an exception in the Florida Building Code. She said they would apply to the Board Of Rules and Appeals [BORA] for an interpretation. Ms. Moore requested a continuance with no finding of fact. She stated the structure had been built by a licensed contractor. Rhonda Hasan, Senior Assistant City Attorney, said the structure did require a permit and the structure was not allowed per zoning; it would need a variance, per the Zoning Chief Burt Ford. She could not say if the structure could obtain a variance.

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 126 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: 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 in compliance, fines had accrued to \$5,500 and the City was requesting the full fine be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$2,021.

Juan Bellu agreed to the fine reduction.

Motion made by Mr. Schneider, seconded by Mr. Beachum to reduce the fine to \$2,021. In a voice vote, motion passed 6-0.

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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance.

Thomas Abraham said the roof was complete and they needed additional time for the plumbing and electric. He said the home had been sold and the closing was scheduled for November.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25020280
1505 NE 14 TER
RIVERA, GEORGE A JR

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW STRUCTURE IN THE BACKYARD.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

George Rivera said there was a container in the rear yard that he had covered with stucco and a roof. Inspector Saragusti said a permit would be needed to keep the container; he was unsure if the location complied with zoning rules.

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 126 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.

The Board took a brief recess.

Case: BE25040015
501 SW 6 AVE
HANAPEPE LLC
BT COCONUT RIVER LLC

Service was via posting at the property on 8/29/25 and at 1 East Broward Blvd. on 9/9/25.

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 ALTERATION PLUMBING, ELECTRICAL, MECHANICAL, WINDOWS AND DOORS REPLACEMENT, ADDITION, AIR CONDITIONING UNITS INSTALLATION, WOOD DECK AND RAILING REPLACEMENT, STUCCO INSTALLATION, SPACE RE-CONFIGURATION,

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Joseph O'Neill said they had hired an engineer and architect to apply for permits. He said "a decent amount" of the work had already been completed.

Motion made by Mr. Lang, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 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: BE25020114
1329 N ANDREWS AVE
AVILES-VALDESPINO, MARCELINO
PALACIO, KENDRY MOLL

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:
WINDOWS AND EXTERIOR DOORS. ROOF STRUCTURE ATTACHED TO THE REAR OF THE PROPERTY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the windows/doors permit had been issued but a permit was still needed for the structure attached to the rear of the house.

Marcelino Aviles-Valdespino said they were working on the roof structure permit.

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 126 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: BE25050013
2271 NE 68 ST
IMPERIAL POINT COLONNADES CONDO INC

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:
BATHROOM REMEDIATION FOR LEAK AND BLOCKAGE BLDG 20 UNIT 2010 - BUILDING AND PLUMBING WORK COMPLETED WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Lauren Schwarzfeld Esq. said they were pulling the permit and requested 126 days.

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 126 days, by 1/27/26, 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: BE24070390
1517 NW 4 AVE
ARRATREE 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.

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

Alex Karamanoglou said the permit application was in process and requested 51 days.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25040039
401 SE 25 AVE 305
DURANDO, JAIME L
DURANDO, DILLON L

This case was first heard on 5/27/25 to comply by 9/23/25. 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. He recommended bringing the case back as a Massey hearing.

Dillon Durando said he had been working out of state for six months and requested an extension. He anticipated hiring a contractor by the end of the week.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18071749

2909 S ANDREWS AVE
2909 SOUTH ANDREWS AVENUE LLC

Personal service was accepted on 8/28/25. Service was also via posting at 1 East Broward Blvd. on 9/9/25.

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:
BARBED WIRE FENCE INSTALLED WITH ELECTRICAL INSTALLATION

VIOLATIONS: ULDR Sec 47-19.5.H.3 COMPLIED

PERMANENT BARBED WIRE VISIBLE FROM THE STREET. THE PROPERTY IS NOT VACANT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 51 days or a fine of \$100 per day. He said the barbed wire had been removed but the electrified fence remained.

Zachery Chouinard asked if they needed a permit for the electrified fence and Inspector Saragusti was unsure if a permit would be approved.

Motion made by Mr. Lang, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 51 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 5-1 with Mr. Schneider opposed.

Case: BE24040208

1617 SW 5 ST
BROWARD LUXURY PROPERTIES LLC

This case was first heard on 9/24/24 to comply by 1/28/25. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lemay Gonzalez said the engineer had delayed responding to the comments on the plans but they had been submitted the previous day.

Jorge Martinez, Senior Building Inspector, said he needed to check whether the corrections had been submitted the previous day. He recommended a 51-day extension.

Motion made by Mr. Lang, seconded by Mr. Beachum to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Karney opposed.

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.

Antonia Keenan said her original contractor was unresponsive and she had filed a complaint. She had hired a new contractor to pull the permits and requested an extension. She said she had originally enclosed the garage to thwart rodents.

Jose Saragusti, Senior Building Inspector, recommended a 126-day extension.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 126-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Kenny Tiena said the permit had been approved the previous week and he had paid the fees, so he was just waiting for it to be issued. Jorge Martinez, Senior Building Inspector, reported the permit had not been issued yet. He recommended a 51-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25050087

MANDATORY REAPPEARANCE

340 SAN MARCO DR
MDS REAL ESTATE 341 SAN MARCO DRIVE LLC

This case was first heard on 8/26/25 to comply by 9/23/25. Violations were as noted in the agenda. The property was not in compliance.

Beatriz Girgado said there was one permit comment to address and then the permits should be issued.

Preston Mark, Senior Building Inspector, said the contractors had worked without permits and missed some inspections so a Stop Work order had been posted on the property. He recommended scheduling the case for a Massey hearing.

The Board took no action 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, 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 Segala Pena said the contractor was irresponsible and he had hired an attorney to deal with him.

Jose Saragusti, Senior Building Inspector, recommended a 51-day extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE24070185
2760 SW 2 CT
TIMOTHEE, PAULA

This case was first heard on 3/25/25 to comply by 9/23/25. Violations were as noted in the agenda. The property was not in compliance.

Paula Timothee said Tim Phillips, engineer at the City, had provided her with a list of things to do to comply, which she had provided to the contactor. She had the driveway survey and she had removed 26 feet from the driveway.

Jose Saragusti, Senior Building Inspector, recommended a 126-day extension.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 126-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE23120111
37 CASTLE HARBOR ISLE
SPITLER, AUSTIN J
SPITLER, JESSIKA

This case was first heard on 5/28/24 to comply by 7/30/24. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$2,109.

Austin Spitler said he had addressed the permit issue immediately after purchasing the property one month ago.

Motion made by Mr. Karney, seconded by Mr. Lang to waive the fines. In a voice vote, motion passed 6-0.

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

This case was first heard on 5/27/25 to comply by 6/26/25. Violations and service were as noted in the agenda. The property was in compliance, fines had accrued to \$55,000 and the City was requesting the full fine be imposed.

Sydney Moore Esq., the owner's attorney, requested the Board reconsider the fine amount. She pointed out that no one had been evicted to accomplish the work, which she thought the Board had been concerned about when imposing the initial \$1,000 per day fine. She stated there was a narrower scope of work, requiring fewer permits than originally believed as well. She said there were also no life safety issues to warrant such a large fine.

Rhonda Hasan, Senior Assistant City Attorney said Ms. Moore had submitted a lengthy motion earlier that morning. If the Board wished, it could vacate its prior order and then impose a lower per diem fine. Ms. Hasan felt it had taken "a lot of effort" to get the property in compliance. She agreed there had been no life safety issues but said significant City resources had been invested. Mr. Lang said he considered electrical work to be a life safety issue and Ms. Moore clarified that no electrical work had been done. Mr. Schneider suggested reducing the fines to \$500 per day for the period between 7/22/25 and 8/20/25, reducing the total to \$40,500..

Inspector Gebbia said administrative costs totaled \$1,040. Ms. Moore recalled the Inspector had recommended a \$100 per day fine at the first hearing and she thought that was fair. Mr. Beachum agreed. Ms. Hasan said if the Board vacated their first order and restated a new fine amount, the respondent could request lien amnesty. Mr. Karney asked how the Board could prevent the respondent from requesting lien amnesty and Ms. Hasan said if the Board reduced the fine, the owner would not be eligible for lien amnesty.

Mr. Lang recalled that the Board had initially thought the problem was bigger than it actually was and this was why they had stated the high fine amount. After further investigation, it had been determined that the issues were not serious. He suggested reducing the fines to \$100 per day, a total of \$5,500 and Mr. Beachum agreed.

Motion made by Mr. Lang, seconded by Mr. Beachum, to reduce the fine to \$5,500. In a roll call vote, motion failed 3-3 with Mr. Karney, Mr. Schneider, and Chair Nolen opposed.

Motion made by Mr. Karney, seconded by Mr. Beachum to vacate the Board's prior order. In a voice vote, motion passed 6-0.

Motion made by Mr. Karney to reduce the fine to \$27,500. Ms. Moore conferred with her client by phone and upon returning, offered \$7,000.

Motion made by Mr. Schneider, seconded by Mr. Karney, to impose a fine of \$1,000 per day for the period from 6/26/25 to 7/21/25 and a fine of \$100 per day from 7/22/25 to 8/20/25, a total of \$28,900. In a roll call vote, motion failed 3-3 with Mr. Beachum, Mr. Lang and Mr. Pujols opposed.

Board members continued to consider the fine amount, then took a brief recess for Ms. Moore to confer with the property manager.

Upon resuming the meeting, Ms. Moore said her client had offered \$8,500.

Motion made by Mr. Lang, seconded by Mr. Beachum, to reduce the fine to \$8,500. Motion passed 5-1 with Mr. Schneider opposed.

Case: BE25020031
1112 NE 17 TER
RM HOLDINGS I LLC

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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- BATHROOM AND KITCHEN REMODEL
2- NEW MINI-SPLITS
3-WINDOWS AND DOORS
4-CONCRETE ON BACK PATIO
5 -RECESS LIGHTS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner was working toward compliance.

Motion made by Mr. Karney, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 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: BE25070031
200 S BIRCH RD
CALDER, STEPHEN A EST

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:
PLUMBING WORK, CAST IRON PIPE REPLACEMENT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said permits were in process.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 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: BE25040162
1144 NW 4 AVE
HIZUENGA 1144 LAND TR

Service was via posting at the property on 8/29/25 and at 1 East Broward Blvd. on 9/9/25.

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:
WOOD FENCE, PATIO DOOR INSTALLATION

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Motion made by Mr. Lang, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/27/26, 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: BE25050064
1617 SW 17 AVE
1617 SHADY BANKS VILLA LLC

Service was via posting at the property on 8/29/25 and at 1 East Broward Blvd. on 9/9/25.

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:
2ND FLOOR ALTERATIONS, BATHROOMS AND BEDROOMS ALTERATIONS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/27/26, or a fine of \$100 per day would begin to accrue, to order the respondent to attend that hearing, and to record the order. In a voice vote, motion passed 6-0.

Case: BE24100007
5100 DUPONT BLVD
THE WARWICK CONDO ASSN INC

Personal service was accepted on 8/28/25. Service was also via posting at 1 East Broward Blvd. on 9/9/25.

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:
PARTITION WALL RE-BUILD AND DOOR FRAME INSTALLED IN THE GARAGE

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 51 days or a fine of \$100 per day. He said permits were in process.

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 51 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: BE25040014
522 SW 9 TER
BT COCONUT NORTH FORK LLC

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
DOCK WORK IN PROGRESS

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/27/26, 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: BE25040043
828 NE 14 ST
VIELIX DEVELOPERS LLC

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
TOTAL DEMOLITION

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 51 days or a fine of \$50 per day.

Motion made by Mr. Lang, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/27/26, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Motion made by Mr. Schneider, seconded by Mr. Karney, to order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25020201
1600 SE 15 ST 404
WETSTEIN, STEVEN JAY

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
KITCHEN AND BATH ALTERATION , COMPOSITE FLOORING INSTALLED (NEEDS SOUND PROOFING)

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 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: BE25030082
3325 NE 14 CT
STORMS FAM LAND TR
STORMS, CAROL TRUSTEE

Service was via posting at the property on 8/22/25 and at 1 East Broward Blvd. on 9/9/25.

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:
PAVERS INSTALLED IN THE FRONT YARD ADDING TO THE EXISTING DRIVEWAY

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permit application had been awaiting client reply since 8/29/25. He said the owner was diligently working on the permit.

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 126 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: BE25030158

1601 NW 11 ST
FRANCOIS, TONY CADET FRANCOIS, CARLINE

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 9/9/25.

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:
MULTIPLE STRUCTURES CONSTRUCTED ON THE PROPERTY WITHOUT THE MANDATORY PERMITS

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permit application had been awaiting client reply since 9/9/25.

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 126 days, by 1/27/26, or a fine of \$50 per day would begin to accrue, to order the respondent to attend that hearing, and to record the order. In a voice vote, motion passed 6-0. Mandatory appear

Case: BE25030243

2505 E LAS OLAS BLVD
LANE, ROBERT IV

Service was via posting at the property on 8/28/25 and at 1 East Broward Blvd. on 9/9/25.

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:
FRONT BALCONY REMOVAL/ALTERATION

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the demolition permit was in review.

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 126 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: BE25040056

2415 DAVIE BLVD
HESS RETAIL STORES LLC

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/9/25.

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:
CONSTRUCTION PERIMETER FENCE

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said there were no permit application on file and no communication 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 51 days, by 11/13/25, or a fine of \$50 per day would begin to accrue, order the respondent to attend that hearing, and to record the order. In a voice vote, motion passed 6-0. appearance

Case: BE25040174
518 NW 17 AVE
CAMPBELL, DORIS LOUISE

Service was via posting at the property on 8/29/25 and at 1 East Broward Blvd. on 9/9/25.

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:
BACK AND FRONT YARD SHADE STRUCTURES/CANOPY

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 51 days, by 11/13/25, or a fine of \$100 per day would begin to accrue, to order the respondent to attend that hearing, and to record the order. In a voice vote, motion passed 6-0.

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

This case was first heard on 8/26/25 to comply by 9/23/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance. He said the owner was willing to comply but needed time. He recommended a 126-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 126-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Chair Nolen recused himself from this case.

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.

Jorge Martinez, Senior Building Inspector, recommended a 51-day extension. He said the owner was having issues with the permit.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 5-0 with Chair Nolen abstaining.

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

Jorge Martinez, Senior Building Inspector, reported all permit applications had been submitted and three had been issued. He recommended a 51-day extension.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Jorge Martinez, Senior Building Inspector, reported permit applications had been submitted. He recommended a 51-day extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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, said all but one permit had been issued. He said the owner had requested a 51-day extension.

Motion made by Mr. Schneider, seconded by Mr. Beachum to grant a 51-day extension to 11/13/25, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE24030113
6301 NE 20 TER
COPPOLA, SALVATORE

This case was first heard on 7/22/25 to comply by 8/26/25. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 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. He said no permit application had been submitted.

Motion made by Mr. Schneider, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$1,350 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. Lang, to accept the cases on the last page as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Schneider, seconded by Mr. Lang, to approve the minutes of the Board's August 26, 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.

BE24030004

BE24080289

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.

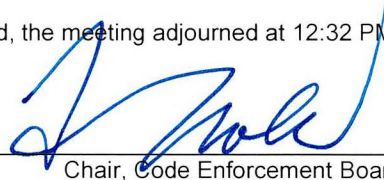
None

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.

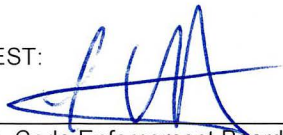
None

There being no further business to come before the Board, the meeting adjourned at 12:32 PM.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

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

APPENDIX F: Memorandum of Voting Conflict (Form 8B)

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME—FIRST NAME—MIDDLE NAME <i>NOLEN Terry of M</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>CODE Bn Foreman</i>
MAILING ADDRESS <i>1432 N.W. 1st Tr</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>FORT LAUDERDALE</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>9.23.25</i>	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, TERRY NOCED, hereby disclose that on 9-23-25, 2025:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

My affiliation is with my
Doctor

BE24040159
1742 NE 7 TER
CHRISTIAN L QUINTERO TR
QUINTERO, CHRISTIAN L. TRS.

9-23-25
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.