



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
November 13, 2025
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>2/2025 through 1/2026</u>	
		<u>Present</u>	<u>Absent</u>
Terry Nolen, Chair	P	6	0
Donald Karney, Vice Chair	P	6	0
Justin Beachum	A	3	3
Carlos Lang [until 12:30]	P	4	2
Ed Murphy	P	3	1
August Pujols	P	6	0
Alexander Schneider	P	6	0
Jacque Shaw	P	5	1

Staff Present

- Kymerlee Curry Smith, Board Attorney
- Felisha Ritchey, Administrative Assistant
- Kailly Linares, Administrative Assistant
- Kalia McCurrie, Part Time Administrative Assistant
- Carmen Thompson, Administrative Assistant
- Rhonda Hassan, Assistant City Attorney
- Yvette Cross-Spencer, Senior Administrative Assistant
- Tasha Williams, Administrative Supervisor
- Cynthia Amezquita, Permit Technician
- Alexander Albores, Senior Building inspector
- Russell Casteel, Building Inspector
- Andrew Gebbia, Building Inspector
- Severian Ionescu, Building Code Inspector
- Jimmy Lugo, Building Inspector Trainee
- Preston Mark, Building Inspector
- Leonardo Martinez, Chief Building Inspector
- Jorge Martinez, Senior Building Inspector
- Jose Saragusti, Building Inspector
- J. Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

- | | |
|-------------------------------|--|
| BE24080079: Jose Segala Pena | BE25030013: Jessica Mendez |
| BE25020188: Hilda Garcia | BE25050093: Amanda Chalfant |
| BE25020227: Miguel Zurbaran | BE24080046: Daniel Stiffler Esq. |
| BE25050087: Beatriz Girgado | BE25020184: Fouad Lebbad |
| BE24030063: Kevin Rodriguez | BE24080011: Josette Moise |
| BE23120073: Robin Cooper | BE24080030: Kenny Tiena; Nissage Tiena |
| BE25030193: Davina Cancellice | BE25050024: Rocco Petrosino Francis; Jefferson Michels |
| BE25050167: Nigel Vieira | BE24040208: Lemay Gonzalez |

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BE25070066: Nicholas Brucato	BE25070029: Amber Barreras
BE25040039: Dillon Durando	BE25060064: Gustavo Pinero
BE25030116: Imilsys Mendoza	BE25030237: Wade Canton
BE25050157: Farhood Rezrani; Van Kendall	BE24070390: Alex Karamanaglou
CE18071749: Joseph Trioli	BE24040109: Angel Lugo
BE24080015: Leo Du Plessis	BE25010172: Howard Elfman; Martin Quinett
BE25060028: Diana Moisei	BE25030071: Christopher Parmele Esq.; Roland Grass
BE25050043: Lucien Theo	BE25050104: Allison Smith
BE25070034: David Dayan	BE25040193: Barbara Szczypinski; Sebastian Poprowski Esq.
BE25070089: Aaron Adams; Brendan Sweeney Esq.	BE25050084: Carol Salazar
BE24070087: Isaac Heres	

The meeting was called to order at 9:09 AM.

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

Case: BE25050104

828 NE 17 CT
SMITH, ALLISON LINDSAY

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 10/30/25.

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 STRUCTURE AND TOOL SHED

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Allison Smith agreed to comply.

Motion made by Mr. Karney, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 131 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 7-0.

Case: BE25040193

2352 NE 9 ST 4
SZCZYPINSKI, BARBARA
SZCZYPINSKI, MACIEJ

This case was first heard on 8/26/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported the AC permit application had been submitted. He did not recommend an extension.

Sebastian Poprowski Esq., the owner's son, said AC companies were not interested in helping with an after-the-fact permit. He explained that the original contractor had relocated to the Dominican Republic. He requested additional time to find a contractor to close the permit.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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Case: BE25030071

2001 NW 62 ST
CAPITAL CYPRESS LLC

This case was first heard on 7/22/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, reported the property was not in compliance but permits were pending. He did not recommend an extension.

Christopher Parmele Esq., the owner's attorney, said Roland Grass, the tenant, had applied for some permits, but not all. He requested 30 – 60 days to have the permits issued.

Motion made by Mr. Lang, seconded by Mr. Karney to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25010172

1304 NE 16 TER
QUINNETT, MARTIN

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.

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

Howard Elfman said they had learned that the unit could not be a triplex. He requested 75 days to vacate the unit and address the violation. Officer Saragusti did not object to the extension request.

Motion made by Mr. Karney, seconded by Mr. Murphy to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, reported the window permit was completed and the owner had submitted applications for the pergola, paving and interior remodel.

Angel Lugo said he had purchased the home with the violations and had spent \$10,000 so far to resolve the problems. He requested 90 days. Inspector Albores agreed that Mr. Lugo was not responsible for the violations.

Motion made by Mr. Karney, seconded by Mr. Lang to grant a 131-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, reported the property was not in compliance.

Alex Karamanaglou explained the delays they were experiencing and requested an extension. Inspector Martinez said the process was moving forward.

Motion made by Mr. Lang, seconded by Mr. Murphy to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25030237

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340 SUNSET DR
ESSEX TOWER CONDO ASSN

This case was first heard on 9/23/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, reported the property was not in compliance. He did not recommend an extension.

Wade Canton said a previous condo board had done the work without permits. He described their progress and requested 90 days. Inspector Ionescu said the architect had contacted him.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25060064

1270 NW 9 ST 1-2
BDL 1270 LAND TR
PINERO, GUSTAVO TRUSTEE

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/30/25.

Russell Casteel, 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:
FENCE INSTALLED AT BACK OF PROPERTY WITHOUT PERMIT

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said a permit was in process.

Gustavo Pinero agreed to comply.

Motion made by Mr. Karney, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 131 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 7-0.

Case: BE25070029

917 SE 13 ST
MILLA LUXURY GARDENS LLC

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/30/25.

Severian Ionescu, Building Inspector, testified to the following violation(s):

VIOLATIONS:029FBC(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

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Amber Barreras said some permits had been issued and some were pending.

Motion made by Mr. Murphy, 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 131 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 7-0.

Case: BE24040208

1617 SW 5 ST

BROWARD LUXURY PROPERTIES LLC

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

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

Lemay Gonzalez, contractor, said they had inherited the issues from the previous owner and described their efforts to comply. He said only the boat lift was pending.

Motion made by Ms. Shaw, seconded by Mr. Murphy to grant a 131-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25050024

700 SE 13 ST
700 SE 13 HOLDINGS LLC

This case was first heard on 8/26/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported two of the three permits had been issued. He did not recommend an extension.

Rocco Petrosino Francis described their progress and requested an extension for the window and door permit. Jefferson Michels, the general contractor, said he would submit the window and door application soon.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

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

Kenny Tiena, the owner's son, said the contractor needed to resubmit the permit application.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

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

Josette Moise said she had experienced difficulty contacting the contractor. Inspector Martinez said the permit application had been submitted but the contractor's insurance had expired. He recommended an extension.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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Case: BE25020184

1505 SW 9 ST
LEBBAD, FOUAD R

This case was first heard on 7/22/25 to comply by 11/13/25. 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.

Fouad Lebbad said he had finally hired Aruba Permit Services to help him through the permitting process. He requested an extension. Inspector Martinez said a permit application had been awaiting corrections since July. He recommended a 131-day extension.

Motion made by Mr. Lang, seconded by Mr. Murphy to grant a 131-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080046

1810 NE 16 TER
D'ALESSIO, MICHAEL

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

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

Daniel Stiffler Esq., the owner's attorney, described their progress and requested an extension. Inspector Saragusti recommended a 75-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25050093

608 SW 8 TER
CHALFANT, MICHELE
CHALFANT, AMANDA & FLORIAN

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/30/25.

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:
DOCK REPAIR

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Amanda Chalfant said they had hired an engineering company and described their progress.

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 166 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 7-0.

Case: BE25030013

1318 SW 26 AVE
MENDEZ, JESSICA
ARGUELLO, ILEANA

This case was first heard on 7/22/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported the property was not in compliance and did not recommend an extension.

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Jessica Mendez described her efforts to comply. She said she needed to submit additional information for the door permit. She stated there was no metal fence in front of this property.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief recess.

Case: BE25070034

1120 NE 17 AVE
DAYAN PROPERTIES LLC

Service was via posting at the property on 9/26/25 and at 1 East Broward Blvd. on 10/30/25.

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 OF A TINY HOME FOR RENT AS A MULTI-FAMILY UNIT, ALSO INTERIOR ALTERATION OF BATHROOMS AND KITCHEN INCLUDING PLUMBING AND ELECTRIC

VIOLATIONS: FBC(2023) 111.1.1
AN ACCESSORY STRUCTURE IN THE BACKYARD APPEARS TO FUNCTION AS AN ADDITIONAL LIVING UNIT, REFERRED TO AS "UNIT R".

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day, per violation.

David Dayan said they had applied for the permits.

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 131 days, by 3/24/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25050043

1243 NW 18 ST
STRONG TOWER PROPERTY INVESTMENTS LLC

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/30/25.

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:
2 CAR GARAGE CONVERSION IN TO APARTMENT/ LIVING SPACE

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Lucien Theo, owner, described his efforts to comply and said the permit process was taking a long time. Inspector Ionescu said the first application did not address the violation and had been denied.

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 131 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 7-0.

Case: BE25060028

2618 WHALE HARBOR LN
LA FAZENDA LLC

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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:
SHED STRUCTURE, WINDOW REMOVED AND WALL COMPLETED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said the permit was in process.

Diana Moisei agreed to comply.

Motion made by Mr. Karney, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 131 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 7-0.

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 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.

Leo Du Plessis said he had applied for the permit but needed to submit additional documentation, which he now had. Inspector Martinez recommended an extension.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18071749

2909 S ANDREWS AVE
2909 SOUTH ANDREWS AVENUE LLC

This case was first heard on 9/23/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

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

Joseph Trioli said they had purchased the property with the violations and were working toward compliance. He requested 75 days. Inspector Saragusti recommended a 75-day extension.

Motion made by Mr. Lang, seconded by Ms. Shaw to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25050157

1242 NW 2 AVE
BAUMANN, STEVEN
KENDALL, VAN

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 10/30/25.

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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 RENOVATIONS, PAVER DRIVEWAY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 103 days or a fine of \$50 per day. He said permits were in process.

Farhood Rezrani, the general contractor, said they had submitted all permit applications and they had just submitted the sealed plans.

Motion made by Mr. Lang, 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 103 days, by 2/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25030116

427 NW 19 AVE
MENDOZA, IMILSYS

This case was first heard on 7/22/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, reported the property was not in compliance.

Alexander Albores, Senior Building inspector, acted as interpreter for the owner, Imilsys Mendoza. Ms. Mendoza indicated all permit applications had been submitted. Inspector Ionescu recommended 75 days.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 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.

Dillon Durando described his progress with the contractor and said the application should be submitted in the next week or two.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25070066

1001 SE 16 ST 3
BRUCATO, NICHOLAS

Service was via posting at the property on 10/6/25 and at 1 East Broward Blvd. on 10/30/25.

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:
FULL BATHROOM RENOVATION WITH NEW ADJACENT LAUNDRY INSTALLATION AND ADDED LINEN CLOSET

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Nicholas Brucato said he had needed to hire a new 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 131 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 7-0.

Case: BE25050167

2711 SW 20 ST
VIEIRA, NIGEL

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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:
GARAGE ENCLOSURE, EXTERIOR WALL OPENING ALTERATION, FORMWORK AND STEEL REBAR INSTALLATION AT THE FRONT OF THE HOUSE. DETACHED STRUCTURE AT THE REAR OF THE HOUSE.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 103 days or a fine of \$50 per day.

Nigel Vieira described his progress with the permits.

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 103 days, by 2/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25030193

4250 GALT OCEAN DR PHP
CHECKMATE INVESTMENTS LLC

Service was via posting at the property on 9/23/25 and at 1 East Broward Blvd. on 10/30/25.

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:
CONDO REMODEL - KITCHEN AND BATHROOM - CABINETS, FRAMING & DRYWALL WORK, PLUMBING AND ELECTRICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said permits were in process.

Davina Cancellice said they needed to submit the drawings.

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 131 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 7-0.

Case: BE23120073

1301 NW 7 TER
COOPER, ROBIN D

This case was first heard on 5/28/24 to comply by 7/30/24. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Jorge Martinez, Senior Building Inspector, said the property was in compliance.

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Robin Cooper said she had been unable to cover the costs to make the fence legal so she had removed it instead. She requested the fines be waived.

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

Case: BE24030063

1551 NW 6 ST
1551 SISTRUNK LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations 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.

Kevin Rodriguez, tenant, said they just needed the letter from the engineer. He felt they could resolve the issue within 15 days. Inspector Martinez said the permit was needed, not an engineer's letter. Mr. Rodriguez said anchoring the smoker to the floor, which they had already done, should comply the issue. Mr. Lang advised Mr. Rodriguez to speak with Inspector Martinez about the permit. Mr. Rodriguez stated Mark Hagerty, the Flood Plain Manager, had told him he needed the engineer's letter. He said the letter would indicate loads for the anchors. Inspector Martinez recommended bringing the case back as a Massey hearing.

Motion made by Mr. Karney, seconded by Mr. Murphy to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Mr. Lang and Mr. Schneider opposed.

Case: BE25050087

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 and service were as noted in the agenda. The property was in compliance, fines had accrued to \$82,000 and the City was requesting the full fine.

Preston Mark, Senior Building Inspector, recommended imposition of the fine.

Beatriz Girgado, permit runner, said the property was in compliance. She described their efforts to comply and requested a fine reduction. Mr. Karney asked why the owner was not present, noting this was a repeat offender and Ms. Girgado said the owners were out of the country.

Ms. Girgado said she had been working on this for one year and the permits were begun by a prior owner. When she took over, the same general contractor who had done work without permits were still on the project. They had replaced him and the entire crew. Inspector Mark said the owner, Mario Moenfair, was a member of the Las Olas Homeowners Association and had a number of projects ongoing in the area. There was one other project with code violations. Ms. Girgado stated Mr. Moenfair had not been on the project for four months.

Rhonda Hasan, Senior Assistant City Attorney, asked the Board to impose the fines. Mr. Karney wanted to make it more difficult for the owner to receive lien amnesty. Ms. Hasan said the rules for amnesty had changed and corporate-owned properties had different criteria and were eligible for a smaller reduction than residential properties. This property may not qualify. She confirmed for Mr. Karney that if the Board reduced the fines by any amount, this would make the property ineligible for lien amnesty. Ms. Girgado reiterated that Mr. Moenfair no longer had any interest in the property.

Motion made by Mr. Karney, seconded by Mr. Lang to reduce the fine to \$80,000. In a roll call vote, motion **failed** 3-4 with Ms. Shaw, Mr. Lang, Mr. Murphy and Mr. Schneider opposed.

Motion made by Mr. Lang, seconded by Mr. Schneider to find the property was not in compliance by the ordered date and to impose the \$82,000 fine. **[Motion was never voted on]**

Board members discussed a possible lien reduction for the case and Mr. Karney said he did not believe that Mr. Moenfair was no longer associated with the property. Ms. Girgado reiterated that Mr. Moenfair was not involved but he was involved with work at his own home. She stated the current owner of this property was in Canada.

Board members discussed continuing the case and ordering the owner to attend the next hearing. Ms. Hasan stated this was permissible.

Motion made by Mr. Lang, seconded by Mr. Karney, to continue the case for 75 days and to order the owner to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Case: BE25020227

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

This case was first heard on 7/22/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Miguel Zurbaran. Mr. Zurbaran indicated he was having problems with the contractor and requested an extension.

Jose Saragusti, Senior Building Inspector, reported the permit application was awaiting client reply. He advised Mr. Zurbaran to contact him regarding the missing information. He recommended 75 days.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE25020188

204 SW 19 AVE
BART & LISA FLORIDA LLC

This case was first heard on 7/22/25 to comply by 11/13/25. 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.

Alicia Garcia, permit expediter, described their progress with the permits. Inspector Martinez recommended a 75-day extension,

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24080079

1616 NE 16 AVE
COTOPERI REALTY LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations, 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, reported the property was not in compliance.

Jose Segala Pena described his progress and said the contractor was very irresponsible. He requested an extension.

Inspector Saragusti said the permits were in process and recommended a final 75-day extension. He noted that this owner had purchased the property with the "difficult" violations. This owner had later done a small amount of work without permits, adding to the violations.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 75-day extension to 1/27/26, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break at 11:24.

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Case: BE25070049

2132 NE 63 ST
GALICIA OCHOA REV LIV TR
OCHOA VARGAS, JESSICA TRUSTEE

Service was via posting at the property on 9/29/25 and at 1 East Broward Blvd. on 9/30/25.

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 PVC FENCE
2- NEW WINDOWS AND DOORS
3- TRELLIS
4- ROOF STRUCTURE ON THE WEST SIDE
5- KITCHEN AND BATHROOM REMODEL
6- NEW RECESS LIGHTS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Motion made 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 131 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 7-0.

Case: BE25060068

2330 SW 19 AVE 1-2
NOBLE, NIKOLE

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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 REMODELING AND ADDITION.

VIOLATIONS: FBC(2023) 111.1
CONVERTED A DUPLEX INTO TRIPLEX OR FOURPLEX WITHOUT CERTIFICATE OF OCCUPANCY.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day, per violation.

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 131 days, by 3/24/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25020247

1448 SW 29 AVE
CAMEJO, AGUSTIN LOPEZ
CAMEJO, MIRTHA DE LA CARIDAD L

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 10/30/25.

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:
ROOF STRUCTURE ATTACHED TO THE REAR OF THE HOUSE.

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Inspector Albores presented the case file into evidence and recommended ordering compliance within 103 days or a fine of \$50 per day.

Motion made by Mr. Lang, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 103 days, by 2/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25050095

572 W DAYTON CIR
FABIEN, LOUIS & ANNICE

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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:
GARAGE ENCLOSURE

Inspector Albores presented the case file into evidence and recommended ordering compliance within 103 days or a fine of \$50 per day. He said the 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 103 days, by 2/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25050084

1235 NW 3 AVE
SALAZAR, CAROL

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/30/25.

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:
ILLEGAL CONVERSION OF CARPORT TO RENTAL UNIT AND COVERED, SHADED STRUCTURE WITHOUT PERMITS.

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 Mark presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day, per violation. The owner had been present earlier and she would consult with Aruba Services to determine if this could be permitted or must be removed.

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 131 days, by 3/24/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25070074

4143 N OCEAN BLVD 203
CCL INVESTMENT GROUP FLORIDA LLC

Service was via posting at the property on 9/26/25 and at 1 East Broward Blvd. on 10/30/25.

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:
KITCHEN AND BATHROOM REMODEL - INCLUDING PLUMBING, ELECTRICAL AND STRUCTURAL WORK.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said the permit applications were awaiting client reply.

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 131 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 7-0.

Case: BE25070168

736 NW 2 AVE #1-2
RH INVESTMENT HOLDINGS LLC

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/30/25.

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

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO: KITCHEN AND BATHROOM RENOVATIONS WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said permit applications were awaiting client reply.

Motion made by Mr. Karney, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 131 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 7-0.

Case: BE25040130

924 SE 2 ST
GULFSTREAM LAS OLAS LLC

Service was via posting at the property on 10/6/25 and at 1 East Broward Blvd. on 10/30/25.

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:
ELECTRICAL- CAMERAS INSTALLED TO NEW WIRING.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said the permit application was awaiting client reply.

Motion made by Mr. Karney, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 75 days, by 1/27/26, or a fine of \$50 per day would begin to accrue and to record the order and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Case: BE25060122

3131 SW 18 ST
ARANGO, JUAN GUILLERMO
ARANGO, PAOLA A

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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:
CARPORT ENCLOSURE, 1 WINDOW.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 75 days, by 1/27/26, or a fine of \$50 per day would begin to accrue and to record the order and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Case: BE25060162

1511 SW 4 AVE
LPD PROPERTY LLC

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$100 per day.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 75 days, by 1/27/26, or a fine of \$100 per day would begin to accrue and to record the order and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Case: BE25070201

1125 NE 16 CT
1123-1129 REAL ESTATE LLC; %US-IL HOLDINGS, LLC

Service was via posting at the property on 9/26/25 and at 1 East Broward Blvd. on 10/30/25.

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:
ROOF, FRAMING, AND SHEATHING OVER LAUNDRY ROOM

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$100 per day. He said the permit was in review.

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 131 days, by 3/24/26, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25040211

1920 S OCEAN DR 1603
MAKRIS, BARBARA GEORGE

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 10/30/25.

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 ALTERATION WITH PLUMBING AND ELECTRICAL, INSTALLATION OF 2 MINI SPLIT AC UNITS, INSTALLATION OF WATER HEATER, MULTIPLE ELECTRICAL ALTERATIONS, LVT FLOORING INSTALLED THROUGHOUT

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

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 131 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 7-0.

Mr. Lang suggested defaulting to 75 days instead of 131 days.

Case: BE25050014

3200 PORT ROYALE DR N 201
THE JOHN & EVA ORLANDO REV TR
DELGATTI, EVA TRUSTEE

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 10/30/25.

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 : KITCHEN, BATHROOMS, ELECTRICAL, PLUMBING, DUCT WORK, SOUND PROOFING FOR TILE FLOORS

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said permits were in process and the contractor had been present earlier.

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 131 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 7-0.

Case: BE25050056

2621 SW 18 ST
LUJAN, DIANILEYS H/E
GALINDEZ, EVANGELIO

Service was via posting at the property on 9/19/25 and at 1 East Broward Blvd. on 10/30/25.

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:
DRIVEWAY, WINDOWS AND DOORS, SIDE YARD AWNING, ROOFING

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said the permit running had uploaded documents for the permit application.

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 131 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 7-0.

Case: BE25050117

2325 NE 8 ST
DOWDING, TED

Ms. Shaw recused herself from this case.

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 10/30/25.

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:
WOOD FENCE ON THE EAST SIDE OF THE PROPERTY

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 75 days or a fine of \$50 per day and ordering the respondent to attend the 1/27/26 hearing.

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

Case: BE25050150

1920 S OCEAN DR 711
ROMOLA T LUCIA TR
LUCIA,ROMOLA T TRS

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 10/30/25.

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 AS FOLLOWS: TANKLESS WATER HEATER INSTALLED,
ELECTRICAL ALTERATION TO SERVE THE AIR CONDITIONING UNIT INSTALLED IN THE PATIO, NEW PLUMBING PIPES INSTALLED IN THE KITCHEN AREA, DRYWALL REMOVED AT 2 FEET ABOVE FINISHED FLOOR FOR FLOOD RESTORATION THROUGHOUT, SOME FLOORING REMOVED.

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

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 131 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 7-0.

Case: BE25070039

1350 SW 31 AVE
EQUATOR VACATIONS LLC

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 10/30/25.

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:

WOOD SHADE STRUCTURE ON THE BACK LEFT OF THE PROPERTY, WOOD FENCE /GATES BOTH SIDES OF THE PROPERTY, FRONT ENTRANCE DOOR AND FRONT WINDOW ALSO FRONT PORCH

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day.

Motion made by Ms. Shaw, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 75 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 7-0.

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 7-0.

Case: BE25070096

941 SW 19 ST
MEREDITH, KYLE

Service was via posting at the property on 9/23/25 and at 1 East Broward Blvd. on 10/30/25.

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:
ACCESSORY BUILDING CONVERTED IN TO ADJACENT DWELLING UNIT

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 75 days or a fine of \$50 per day.

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 75 days, by 1/27/26, or a fine of \$50 per day would begin to accrue and to record the order and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Case: BE25070089

1201 NW 1 AVE
ADAMS, AARON B

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/30/25.

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 REMODELING: MAIN HOUSE AND THE DETACHED BUILDING STRUCTURE AND TRANSFORMING A CARPORT INTO LIVING SPACE FOR THE SAME DETACHED BUILDING STRUCTURE.

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 131 days or a fine of \$50 per day. He said the owner and his attorney had been present earlier.

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 103 days, by 2/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE25070163

642 NW 3 AVE
WATER TOWER APARTMENTS LLC

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/30/25.

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:
CHANGE OF USE FROM DAY CARE /SCHOOL TO SINGLE FAMILY HOME

VIOLATIONS: FBC(2023) 111.1.1
CHANGE OF USE FROM DAY CARE / SCHOOL TO SINGLE FAMILY HOME

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 103 days or a fine of \$50 per day, per violation. and ordering the respondent to attend the 2/24/26 hearing.

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 75 days, by 1/27/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 7-0.

Rhonda Hasan, Senior Assistant City Attorney, said if a respondent who had been order to attend a hearing did not attend, the Board could subsequently increase fine amounts.

Mr. Lang suggested removing the City Commission Districts from the cases, because he feared it could lead to bias. He asked why it had been added. Ms. Williams agreed to determine the reason and to report back to the Board. Ms. Hasan stated there was no legal requirement for the district information.

Motion made by Mr. Lang, seconded by Mr. Schneider to remove the Commission District information from the individual cases. In a voice vote, motion passed 6-1 with Mr. Karney opposed.

Mr. Lang left the meeting at 12:30.

Case: BE25020097

1700 NE 12 ST
RIVAS MANAGEMENT GROUP LLC

This case was first heard on 9/23/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the Master permit and electrical sub permit had been issued. Only the plumbing sub permit was needed.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 103-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

Preston Mark, Senior Building Inspector, reported permits were in process. He recommended scheduling the case for a Massey hearing.

Mr. Karney wished to increase the fine amount, since the respondent was not in attendance. Kimberlee Curry Smith, Board Attorney, wondered if increasing the fine was appropriate without the respondent present or aware that that it could change. She suggested including notice of a possible fine increase in the notification to the owner. Rhonda Hasan, Senior Assistant City Attorney, said the Board could increase the fine amount.

Motion made by Mr. Karney, seconded by Mr. Pujols to increase the fine to \$250 per day and order the respondent to attend the 1/27/26 hearing. In a voice vote, motion passed 5-1 with Schneider opposed.

Case: BE25040133

1108 NW 5 AVE 1-3
1108 NW 5TH AVE LLC

This case was first heard on 8/26/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported the property was not in compliance and recommended the case return as a Massey hearing. He said the management company had needed to wait for squatters to be evicted from the building and the eviction date was at the end of December. He could not enter the unit for inspection until the squatters were gone.

Motion made by Mr. Karney, seconded by Mr. Murphy to grant a 103-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25040056

2415 DAVIE BLVD
HESS RETAIL STORES LLC

This case was first heard on 9/23/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, reported the property was not in compliance and recommended scheduling the case for a Massey hearing.

Motion made by Mr. Karney, seconded by Mr. Pujols to increase the fine to \$350 per day. In a voice vote, motion passed 6-0.

Case: BE24100007

5100 DUPONT BLVD
THE WARWICK CONDO ASSN INC

This case was first heard on 9/23/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance and recommended scheduling the case for a Massey hearing. The property manager had been present earlier and Inspector Saragusti said the permit was in process.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 103-day extension to 2/24/26, 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 scheduling the case for a Massey hearing.

Motion made by Mr. Karney, seconded by Mr. Pujols to grant a 103-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25030238

888 INTRACOASTAL DR 9B
GESSNER, GREGORY J

This case was first heard on 8/26/25 to comply by 11/13/25. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported permit applications had been submitted and recommended a 75-day extension.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 75-day extension to 1/27/26, during which time no fines would accrue. 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, reported the property was not in compliance. He said the permit was awaiting issuance.

Motion made by Mr. Karney, seconded by Mr. Murphy to grant a 103-day extension to 2/24/26, during which time no fines would accrue and ordered the respondent to attend the 2/24/26 hearing. 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, recommended imposition of the fine.

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

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 imposition of the fine. He said the owner had a hearing to request a variance on December 1.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 103-day extension to 2/24/26, during which time no fines would accrue and ordered the respondent to attend the 2/24/26 hearing. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Karney, to accept the cases on page 30 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Schneider, seconded by Mr. Karney, to approve the minutes of the Board's September 23, 2025 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Mr. Karney asked that the agendas indicate whether the respondent had attended the previous hearing and whether there had been contact with the inspector. Ms. Williams agreed to add whether the respondent had attend the previous hearing but said indicating contact with the inspectors would be administratively impossible.

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.

None

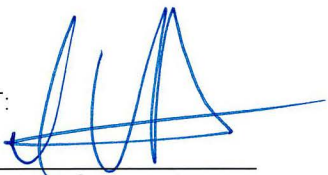
Cases Rescheduled

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.

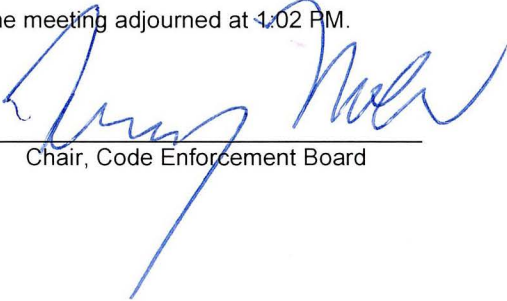
None

There being no further business to come before the Board, the meeting adjourned at 4:02 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.