



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD HEARING**  
**Marine Industries Association of Florida**  
**221 SW 3<sup>rd</sup> Avenue,**  
**Fort Lauderdale, FL 33312**  
**January 27, 2027**  
**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	7	0
Donald Karney, Vice Chair	P	7	0
Justin Beachum	P	4	3
Carlos Lang	A	4	3
Ed Murphy	P	4	1
August Pujols	P	7	0
Alexander Schneider	P	7	0
Jacque Shaw	A	5	2

**Staff Present**

Kymberlee Curry Smith, Board Attorney  
Kailly Linares, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Rhonda Hassan, Assistant City Attorney  
Yvette Cross-Spencer, Senior Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Cynthia Amezquita, Permit Technician  
Marie Arias, Building Code Inspector  
Russell Casteel, Building Inspector  
Andrew Gebbia, Building Inspector  
Severian Ionescu, Building Inspector  
Preston Mark, Building Inspector  
Jorge Martinez, Senior Building Inspector  
Joe Pasquariello, Assistant Building Official  
Jose Saragusti, Building Inspector  
J. Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

BE25090008: Mauricio Duque	BE24080011: Josette Moise
BE25050087: Beatriz Girgado; Elnaz Torabi	BE25040072: Juan Jimenez
BE25040039: Robert Bulnes	BE25020280: George Rivera
BE25030116: Imilsys Mendoza	BE24070390: Alex Karamanoglou
BE25040015; BE25040014: Joseph O'Neill	BE25090089: Michael Rogers
BR25030237: Raymond Diaz, board member; Edward	BE25030158: Tony Francois
Lundgren, board member; Oliver Montisano	BE24080358: Veronica Cartagena
BE25050034: Lawrence Martineau	BE24080079: Luis Perez Verela
CE25070163: Arthur Bartholomew	BE24080015: Andrew Crase
BE25050024: Rocco Petrosino	BE25080220: Todd Spindler
BE25060116: Wiliam Laystron; Lonnie Saunders	BE25030071: Christopher Parmele; Roland Grass

25090203: Meir Elbom	BE25050013: Laren Schwartzfeld Esq.
BE25040130: Guy Shir	BE25050061: Byron Tejada
BE25070096: Kyle Meredith	BE25050057: Virginia Costa Esq.; Isais DelPaul; David Dipoglia
BR24080030: Nissage Tiena; Kenny Tiena	BE24070185: Paula Timothee
BE25020031: Robert Marcos	BE25090132: Jeremiah Lawrence
BE25080174: Yazmin Garcia	CE18071749: Joseph Trioli
BE25100062: Daniel Kaufman	BE25030082: Carol Storm
BE25010172: Martin Quinett	BE24070170: Antonia Keenan
BE25100167: Cabot Edwaard	BE25020227: Miguel Zurbaran
BE25070241: Marie Augustin; Valerie Augustin	BE25020114: Marcelino Aviles Valdespino
BE25080068; BE25020114: Byron Tejada; A. Paul Rocco	

The meeting was called to order at 9:08 AM.

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

**Case: BE25090203**

729 SW 2 CT  
SP FLORIDA LLC

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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

VIOLATIONS : FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR RENOVATIONS: KITCHENS- BATHROOMS, DEMOLITION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He said he had posted a Stop Work Order at the property and permits were now in process.

Meir Elbom agreed to comply.

**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 119 days, by 5/26/26, 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: BE25030071**

2001 NW 62 ST  
CAPITAL CYPRESS LLC

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

Preston Mark, Senior Building Inspector, recommended setting the case for a Massey hearing.

Christopher Parmele described the tenant's efforts to comply and requested additional time. He said all permits were now in process.

Inspector Mark confirmed permits were in review and he was in communication with the tenant. He recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25020031**

1112 NE 17 TER  
RM HOLDINGS I LLC

This case was first heard on 9/23/25 to comply by 1/27/26. 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.

Robert Marcos, current owner, said he had an agreement indicating the previous owner would address the violations within 180 days of Mr. Marcos buying the property in April 2025, but he had not.

Inspector Martinez recommended a 56-day extension. He said the previous owner had applied for after-the-fact permits.

The previous owner's representative indicated the new owner must get an asbestos certificate from the County.

Mr. Karney advised the new owner to pull the permits himself.

Board Attorney Curry Smith advised the Board not to consider what was going on between the parties in making a decision.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25050013**

2271 NE 68 ST  
IMPERIAL POINT COLONNADES CONDO INC

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, recommended setting the case for a Massey hearing.

Laren Schwartzfeld Esq., the condominium association attorney, said they were awaiting the asbestos permit from the County. She stated the unit owner did not always grant access to the unit.

Inspector Mark said the delays were being caused by issues between the condo owner and the association. He explained that the condo association was responsible for what was between the walls and the condo owner had been unable to use his bathroom for some time.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 28-day extension to 2/24/26, during which time no fines would accrue and ordered the unit owner to attend the 2/24/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25080174**

1138 N VICTORIA PARK RD  
GARCIA, YAZMIN

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the permit was in process.

Yazmin Garcia requested additional time.

**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 119 days, by 5/26/26, 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: BE25040130**

**MANDATORY APPEARANCE**

924 SE 2 ST  
GULFSTREAM LAS OLAS LLC

This case was first heard on 11/13/25 to comply by 1/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, reported permits were in process and recommended a 28-day extension.

Guy Shir agreed.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25080068**

1329 NE 1 AVE  
CAZEAU, JOHN

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
DETACHED BUILDING AT THE REAR OF THE PROPERTY WAS CONVERTED INTO  
A DWELLING UNIT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Byron Tejada, property representative, requested 90 days. He confirmed the unit was occupied. He stated they had hired an engineer and architect to create plans for the permits.

Joe Pasquariello, Assistant Building Official, said an architect or engineer must certify any work that had been concealed.

**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 119 days, by 5/26/26, 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: BE25050057**

2720 SW 18 ST  
FKH SFR C1 LP  
%FIRST KEY HOMES LLC

This case was first heard on 8/26/25 to comply by 1/27/26. 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 setting the case for a Massey hearing. He said the permit application had not yet been submitted.

Virginia Costa Esq., the owner's attorney, said the owners had bids from several contractors to repair the seawall. She noted the ordinance allowed 365 days to come into compliance.

David Dipuglia, contractor, stated he could submit permit applications in 45 days and once he had permits it would take two months to do the work and would cost \$100,000.

Joe Pasquariello, Assistant Building Official, did not recommend an extension, noting the case had begun in June 2025. Ms. Costa said the notice they had received said they had 365 days to comply from the date of the Notice of Violation, which was 6/25/25.

**Motion** made by Mr. Karney, seconded by Mr. Murphy to grant a 182-day extension to 7/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to order the respondent to attend the 7/28/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25060116**

905 SW 22 TER  
SAUNDERS, LONNIE  
LONNIE SAUNDERS REV TR

This case was first heard on 8/26/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance and recommended setting the case for a Massey hearing.

William Laystron said they would appear before the Board of Adjustment on February 11 to request a variance for the lot size requirement. If they received the variance, they would apply for permits.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25050061**

2425 BIMINI LN  
BLAIR, DAVID

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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 OPENING AND DOOR INSTALLATION
- 2- NEW FENCE/GATE
- 3- KITCHEN RENOVATION

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Byron Tejada requested time to comply. He said he had submitted applications for after-the-fact permits.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25050087** CONTINUANCE / MANDATORY RE-APPEARANCE  
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, service and extensions 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 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,194.

Beatriz Girgado, permit runner, confirmed the property was in compliance. Elnaz Torabi, general contractor, recalled there had been a misunderstanding by the Board regarding the contractor.

Joe Pasquariello, Assistant Building Inspector, stated the contractor had done work without calling for inspections. The City had then posted a Stop Work Order on the property.

Mr. Karney wished to impose no fines or fees. Rhonda Hasan, Senior Assistant City Attorney, said the request for administrative costs was reasonable.

**Motion** made by Mr. Schneider, seconded by Mr. Beachum to reduce the fine to \$1,194. In a roll call vote, motion passed 4-2 with Mr. Karney and Mr. Pujols opposed.

**Case: BE25030158** MANDATORY APPEARANCE  
1601 NW 11 ST  
FRANCOIS, TONY CADET FRANCOIS, CARLINE

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, recommended setting the case for a Massey hearing. He said the demolition permit had been issued but the Master permit was awaiting client reply.

Tony Francois stated the contractor had been hired but had not done the work yet.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 28-day extension to 2/24/26, during which time no fines would accrue and ordered the owner and the contractor to attend the 2/24/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25030237**

340 SUNSET DR  
ESSEX TOWER CONDO ASSN

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

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

Edward Lundgren, condo treasurer, said they had fired the previous property manager for not addressing this and hired a new one. Oliver Montisano, contractor, said they had submitted the permit application on December 31, 2025 and they were responding to comments. He requested 60 days.

**Motion** made by Mr. Schneider, seconded by Mr. Beachum to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25040015**

501 SW 6 AVE  
HANAPEPE LLC  
BT COCONUT RIVER LLC

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, confirmed the property was not in compliance and recommended setting the case for a Massey hearing. He confirmed permit applications had been submitted.

Joseph O'Neill said the contractor was handling this and they were making progress. He requested 90 days.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 91-day extension to 4/28/26, during which time no fines would accrue.

**Case: BE25040014**

522 SW 9 TER  
BT COCONUT NORTH FORK LLC

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

Joseph O'Neill said they had applied for the permits months ago but it was a long process. Inspector Saragusti recommended 91 days.

**Motion** made by Mr. Karney, seconded by Mr. Murphy to grant a 91-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25070241**

1318 NW 4 AVE A-B  
AUGUSTIN, MARIE D  
LETANG FAM REV TR

Service was via posting at the property on 12/24/25 and at 1 East Broward Blvd. on 1/13/26.

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

VIOLATIONS: FBC(2023) 111.1.1  
DUPLEX CONVERTED INTO A TRIPLEX.

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 FIXTURES REPLACEMENT (NEW TOILET AND SINK)

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Valerie Augustin, the owner's daughter, said a former tenant had sealed off a room. She said her mother had not been aware a permit was needed for the bathroom. She requested time to comply. Inspector Saragusti confirmed that the separation had been 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 119 days, by 5/26/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

At 10:27 the Board took a brief recess.

**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 they would apply for a variance. Inspector Martinez recommended a 91-day extension.

**Motion** made by Mr. Murphy, seconded by Mr. Karney to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25100062**

1204 CITRUS ISLE  
KAUFMAN, DANIEL H/E  
AMIR, LI ANN

Service was via posting at the property on 1/12/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
PAVER DRIVEWAY

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said a permit was in review.

Daniel Kaufman agreed to comply.

**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 119 days, by 5/26/26, 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: BE25090008**

204 SW 24 AVE  
ARIZA, ALEJANDRA BERBESI  
DUQUE SANTANA, MAURICIO A

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
GARAGE ENCLOSURE, WINDOWS & DOORS INSTALLATION, NEW MINI-SPLIT AC AND KITCHEN & BATH REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mauricio Duque said he had enclosed the garage and the laundry area to prevent homeless people from entering.

**Motion** made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25050034**

620 SW 18 ST  
MARTINEAU, LAWRENCE A III

This case was first heard on 8/26/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance and recommended setting the case for a Massey hearing.

Lawrence Martineau said they had received the permit the previous Thursday and he anticipated the work would be done quickly. He requested 56 days.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 3/24/26, 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.

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

Josette Moise said the contractor's insurance had expired but it had been reinstated. Inspector Martinez recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE24070170**

3410 SW 16 ST  
KEENAN, ANTONIA LUPARI H/E  
KEENAN, FRANCIS JR

This case was first heard on 1/28/25 to comply by 3/25/25. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Antonia Keenan said she had hired a second contractor, who had applied for the permit. Inspector Saragusti recommended 91 days.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 91-day extension to 4/28/26, 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

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

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

Joseph Trioli said the fence had been permitted in 1997 but was never inspected. He requested 75 days to reapply for the permit.

Inspector Saragusti said the old permit was for a small fraction of the existing fencing. He recommended 91 days.

**Motion** made by Mr. Karney, seconded by Mr. Murphy to grant a 91-day extension to 4/28/26, 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.

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

Kenny Tiena said they would remove the air conditioner unit. Inspector Martinez recommended 28 days.

**Motion** made by Mr. Schneider, seconded by Mr. Karney to grant a 28-day extension to 2/24/26, 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 and extensions were as noted in the agenda. The property was not in compliance.

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

Paula Timothee described her efforts to comply and the work her contractor had done. She said after the contractor removed a portion of the driveway, she intended to allow it to remain dirt for the next three or four years. Inspector Saragusti confirmed that a portion of the driveway must be removed to comply.

**Motion** made by Mr. Karney, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25080220**

1777 SE 15 ST 311  
OBED, JEROME R

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 1/13/26.

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 REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said he had posted a Stop Work Order on the property after finding the violation.

Todd Spindler, representative, explained that leaks had been discovered after the building was re-roofed and the association was threatening to sue the roofers for the leaks in several units. They must wait for the roofer to repair the roof to address the interior.

Inspector Mark agreed to an extension to await the outcome of the re-roof.

Chair Nolen had a conflict and passed the gavel to Mr. Karney.

**Motion** made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0 with Chair Nolen abstaining.

**Case: BE25030082**

3325 NE 14 CT  
STORMS FAM LAND TR  
STORMS, CAROL TRUSTEE

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

Carol Storms described her efforts to comply and said the project had "turned into a monster." She had hired a permit runner to address the issues with pulling the permit. Inspector Ionescu said the building permit had been awaiting client reply since November 6, 2025. He acknowledged that driveway permits were difficult to get approved and noted that this driveway went over the sidewalk.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 91-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE24080079**

1616 NE 16 AVE  
COTOPERI REALTY LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance and recommended imposition of the fine.

Luis Perez Verela said most permits had been issued; only the mechanical permit was pending but should be issued that day. Inspector Saragusti said after the permits were all issued, the work must be inspected. Mr. Verela stated this owner had purchased the property with the violations.

Board members discussed allowing an extension but continuing accrual of the fines. Rhonda Hasan, Senior Assistant City Attorney, noted that extensions usually included a stay of fines. Mr. Schneider said the Board could reduce the fines to administrative costs at the next hearing.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time fines would continue to 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 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.

Robert Bulnes said the architect's work was delayed and requested 30 days. Inspector Martinez recommended 56 days.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25090089**

1531 SW 21 ST  
LIN, WENGHUI

Service was via posting at the property on 1/12/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
ILLEGAL CARPORT ENCLOSURE, WOOD GATE AT FRONT WEST SIDE, COMMERCIAL  
EXHAUST FAN ON CARPORT ROOF

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Michael Rogers agreed to comply. He said the owner intended to permit the work. Inspector Casteel said the owner prepared food onsite for offsite consumption and noted the permits that would be needed.

**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 119 days, by 5/26/26, 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: 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 and extensions were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance and recommended setting the case for a Massey hearing. He noted the owner had complied two of the original three items for work done without a permit and only the enclosed carport remained.

Jorge Martinez, Senior Building Inspector, acted as interpreter for the owner, Juan Jimenez. Mr. Jimenez indicated he had been out of work since December and did not have sufficient funds to complete the work right now. Officer Gebbia said the owner had already submitted a permit application but documentation was needed.

**Motion** made by Mr. Karney, seconded by Mr. Beachum to grant a 91-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25100167**

1316 N RIO VISTA BLVD  
1316 RIO LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 1/13/26.

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

VIOLATIONS: FBC(2023) 105.1  
WORK COMPLETED BEYOND SCOPE OF THE FOUNDATION ONLY PERMIT BLD-PHZ-25030070.  
NEW CONSTRUCTION WORK WAS COMPLETED ON PERMIT BLD-GEN-25030069 WHICH IS STILL  
IN REVIEW AND AWAITING CLIENT REPLY.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He said a permit application was in review.

Cabot Edwaard, owner, agreed to comply.

**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 119 days, by 5/26/26, 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: 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.

Andrew Crase said the owner had hired an engineer and intended to apply for permits.

Jorge Martinez, Senior Building Inspector, said the owner needed a variance and recommended a 56-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25070163**

**MANDATORY APPEARANCE**

642 NW 3 AVE  
WATER TOWER APARTMENTS LLC

This case was first heard on 11/13/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

Arthur Bartholomew said they had missed the notice for the November hearing. He stated they had hired an architect and general contractor and requested additional time.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25090132**

2809 SW 8 ST  
LAWRENCE, JEREMIAH

Service was via posting at the property on 1/13/26 and at 1 East Broward Blvd. on 1/13/26.

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

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the fence permit was in review.

Jeremiah Lawrence said the permit application was in review.

**Motion** made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

At 12:05, the Board took a brief recess.

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

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance and recommended a Massey hearing.

Rocco Petrosino said the work should be completed in just a few days and requested a 30-day extension. Inspector Gebbia did not object.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE24080358**

1609 NE 17 AVE  
CARTAGENA, ERNESTO & VERONICA

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
REAR STRUCTURE ADJACENT TO POOL.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Veronica Cartagena said they were in the process of hiring a new structural engineer.

**Motion** made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: 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, confirmed the property was not in compliance.

Martin Quinnett said Inspector Saragusti had indicated he would not object to an extension. Inspector Saragusti recommended 56 days.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25020114**

1329 N ANDREWS AVE  
AVILES-VALDESPINO, MARCELINO  
PALACIO, KENDRY MOLL

This case was first heard on 9/23/25 to comply by 1/27/26. 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.

Marcelino Aviles Valdespino described his efforts to comply and said they had decided to remove the structure instead of repairing the roof but after coming into some money at the end of the year, they had changed their minds and the contractor had submitted the application for the roof. Inspector Martinez recommended 56 days.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 56-day extension to 3/24/26, 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

This case was first heard on 9/23/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

George Rivera requested an extension. Inspector Saragusti recommended 56 days.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25070096**

941 SW 19 ST  
MEREDITH, KYLE

**MANDATORY APPEARANCE**

This case was first heard on 11/13/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

Kyle Meredith said the plumbing and electrical permit applications had been submitted and requested 56 days. Inspector Ionescu confirmed that Mr. Meredith had been in contact with him.

**Motion** made by Mr. Murphy, seconded by Schneider to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25030116**

427 NW 19 AVE  
MENDOZA, IMILSYS

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

Severian Ionescu, Building Inspector, confirmed the property was not in compliance and recommended a 119-day extension.

Jorge Martinez, Senior Building Inspector, acted as interpreter for the owner, Imilsys Mendoza. Ms. Mendoza indicated she was having financial difficulties and the home was in foreclosure.

Joe Pasquariello, Assistant Building Official, explained that all the work had been done by a previous owner. Ms. Mendoza did not have the resources to address the violations and the home was in foreclosure. He said the City would accept an engineer's letter certifying the existing exterior walls, as well as the doors and windows. Mr. Pasquariello recommended a 180-day extension.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 182-day extension to 7/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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

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

Jorge Martinez, Senior Building Inspector, acted as interpreter for the owner, Miguel Zurbaran. Mr. Zurbaran indicated the fence would be inspected in February and he needed to address some changes to the documents. Inspector Saragusti said the application had been awaiting client reply since December 1 and Mr. Zurbaran had hired someone to move forward with the permit. He recommended a 56-day extension.

**Motion** made by Mr. Karney, seconded by Mr. Murphy to grant a 56-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief recess.

**Case: BE25040025**

637 W DAYTON CIR  
JONES, CARL

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
COVERED CARPORT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25080146**

3100 SW 16 ST  
ESPIN GUERRERO, CARLOS E H/E  
VALLEJO, GLADYS ET AL

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
WHITE PVC FENCE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the permit application was awaiting client reply.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25090078**

430 E EVANSTON CIR  
MORETZ-SOHN, CAMILA

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
PAVER DRIVEWAY AND REAR PATIO AREA.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25100147**

3114 SW 13 ST  
APARTMENTS AT DAVIE LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
DEMOLITION, NEW ENTRY DOOR, PLUMBING FOR SEWER LINE.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 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 119 days, by 5/26/26, or a fine of \$150 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25010234**

1269 SW 25 AVE  
SUNPETRO INC

Service was via posting at the property on 1/13/26 and at 1 East Broward Blvd. on 1/13/26.

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- CHANGE SEWER LINES
- 2- 2 LAUNDRY ROOMS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25080065**

3049 NE 20 AVE  
JEROME SQUADRITO REV LIV TR  
SQUADRITO, JEROME TRUSTEE

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/13/26.

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- PAVERS ON BACK PATIO
- 2- AWNING

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25080066**

3308 SW 15 ST  
3308 15TH STREET LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
TWO ROOFED STRUCTURES ON THE WEST SIDE OF THE PROPERTY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25080154**

5200 NW 31 AVE 162  
NUNES, DAVID F

Service was via posting at the property on 12/24/25 and at 1 East Broward Blvd. on 1/13/26.

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.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the permit applications were awaiting corrections.

**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 119 days, by 5/26/26, 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: BE25090017**

2881 NE 32 ST 115  
LUISA RABANAL LLC

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
INTERIOR REMODEL KITCHENS AND BATHROOMS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25090045**

5800 NE 14 WAY  
WHELAN, EVAN  
REYNOLDS, JENNIFER

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
COMPLETE REMODEL - KITCHEN, BATHROOMS, WALLS AND CEILING, ELECTRICAL, PLUMBING AND MECHANICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said permits were in process.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25090051**

1208 TANGELO ISLE  
DONALDSON, STEWART G

Service was via posting at the property on 1/12/26 and at 1 East Broward Blvd. on 1/13/26.

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:  
AC UNIT CHANGEOUT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25090098**

925 SW 2 CT  
MIDDLE ST LLC

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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

VIOLATIONS: FCB (2023) 107.4

WORK BEYOND SCOPE OF PERMIT - NEW FENCING INSTALLED AT SIDE AND BACK OF UNIT  
925. PLANS SHOWN AS EXISTING.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25080213**

118 SW 24 AVE  
CHARLEMAGNE, EDNA H/E  
CHARLEMAGNE, EDYNE

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/13/26.

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

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25090169**

1132 N VICTORIA PARK RD  
1114-1132 PROGRESSO VICTORIA LLC

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
PVC FENCE

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, 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: BE25070242**

1812 NE 23 AVE  
VJ PROPERTY FL LLC  
BENIGNO, JOSEPH

Service was via posting at the property on 12/26/25 and at 1 East Broward Blvd. on 1/13/26.

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:  
FOUNDATION WORK

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 6-0.

**Case: BE25060122**

**MANDATORY APPEARANCE**

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

This case was first heard on 11/13/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, recommended scheduling the case for a Massey hearing. He said he had not heard from the owner.

Board members wished to increase the daily fine amount.

**Motion** made by Mr. Karney, seconded by Mr. Murphy, to increase the daily fine amount to \$150. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to order the respondent to attend the 2/24/26 hearing. In a voice vote, motion passed 6-0.

**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 all items had been removed except the CO tank.

**Motion** made by Mr. Karney, seconded by Mr. Schneider to grant a 28-day extension to 2/24/26, during which time no fines would accrue. The Board also ordered the respondent to attend the 2/24/26 hearing. In a voice vote, motion passed 6-0.

**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 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. He said there were issues with the permit application and recommended an extension.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE24080046**

1810 NE 16 TER  
D'ALESSIO, MICHAEL

REQUESTING CONTINUANCE  
TO THE 2/24/2026 HEARING

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. The owner was requesting a continuance to the 2/24/26 hearing.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 2/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: BE25050117**

2325 NE 8 ST  
DOWDING, TED

MANDATORY APPEARANCE

This case was first heard on 11/13/25 to comply by 1/27/26. Violations were as noted in the agenda. The property was not in compliance.

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

**Motion** made by Mr. Karney, seconded by Mr. Schneider to increase the fine amount to \$150 per day. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Schneider, seconded by Mr. Murphy to order the respondent to attend the 2/24/26 hearing. 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, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Oionescu, Building Inspector, recommended imposition of the fine.

Staff pulled the file and Rhonda Hasan, Senior Assistant City Attorney, reported notice for this meeting had been mailed to the address on file with the Broward County Property Appraiser. The property had also been posted.

**Motion** made by Mr. Karney, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$25,900 fine, and to raise the daily fine to \$500, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

**Complied, Closed and Withdrawn Cases**

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to accept the cases on page 31 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board members and staff thanked Mr. Beachum for his service.

**Board Meeting Minutes**

**Motion** made by Mr. Schneider, seconded by Mr. Murphy, to approve the minutes of the Board's November 13, 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.

BE25070039

**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

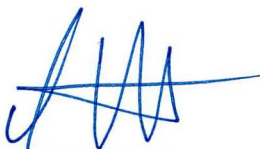
**Cases Rescheduled**

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.

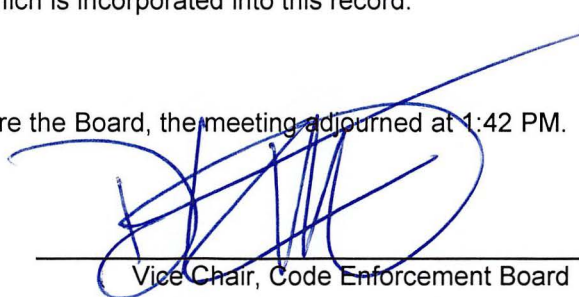
None

There being no further business to come before the Board, the meeting adjourned at 1:42 PM.

ATTEST:



\_\_\_\_\_  
Clerk, Code Enforcement Board

  
\_\_\_\_\_  
Vice 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.

# 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 NOLEN, TERRY M	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS 1432 NW 1st Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY FCU	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 11-27-26	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 NOLEN, hereby disclose that on JANUARY 27, 20 26:

(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:

CASE # BE 25080220 JEROME OBEY  
1777 E. E. 15<sup>th</sup> ST. #311  
the reason for my record was  
the owner of the property, Dr. Jerome OBEY  
is/was my dermatologist

1-27-26  
Date Filed

Terry Nolen  
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.