



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
April 28, 2026
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>2/2026 through 1/2027</u>	
		<u>Present</u>	<u>Absent</u>
Terry Nolen, Chair	P	2	1
Donald Karney, Vice Chair	P	3	0
Ed Murphy	A	2	1
August Pujols	P	3	0
Alexander Schneider	P	3	0
Jacque Shaw	P	3	0

Staff Present

Kymerlee Curry Smith, Board Attorney
Kailly Linares, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Felisha Ritchey, Administrative Assistant
Emilia Shinas, Part Time Administrative Assistant
Rhonda Hassan, Senior Assistant City Attorney
Yvette Cross-Spencer, Senior Administrative Assistant
Tasha Williams, Administrative Supervisor
Alexander Albores, Senior Building Inspector
Andrew Gebbia, Building Inspector
Severian Ionescu, Building Inspector
Preston Mark, Building Inspector
Jorge Martinez, Senior Building Inspector
Leonardo Martinez, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Building Inspector
J. Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE26010166: Lisa Clayton	BE25060041: Paul Jehlen; Kim Jehlen
BE23100214: Kevin Berman; Angela Candelaria	BE25050013: Lauren Schwarzfeld Esq.
BE25040014: Joe O'Neill	BE25090109: Rafael Correa
BE25040015: Joe O'Neill; Luis Valdivia	BE24080046: Daniel Stiffler Esq.
BE25110160: Ellyn Bogdanoff Esq.	BE25110014: Princess Dalger
BE25050014: Ralph Delgatti; Felix Guerra	CE18071749: Zachery Chouinard
BE24070170: Antonia Lupari Keenen	BE25030193: Davina Cancellieri
BE25050093: Amanda Chalfant	BE25020188: Ricardo Resino
BE26020016: Kristy Armada Esq.	

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

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

Case: BE26010166

5300 NE 24 TER 526C
FRACHTMAN, LISA HELENE

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/14/26.

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:
INTERIOR ALTERATION

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

Lisa Clayton agreed to comply. She said her structural permit had already been approved.

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 119 days, by 8/25/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: 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 \$1,750 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 in compliance and recommended imposition of the fine.

Kevin Berman requested a fine reduction. He said a tenant had erected the barrier and it had taken months to get the plans approved by the Historic Preservation Board. Mr. Schneider recalled the respondent had been dealing with the Historic Preservation Board for some time. Mr. Berman said the Historic Preservation Board had not met every month.

Motion made by Mr. Schneider, seconded by Ms. Shaw to waive the fines. In a roll call vote, motion passed 4-1 with Mr. Karney opposed.

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, reported the permits had been approved and recommended a 28-day extension.

Ricardo Resino said 28 days was sufficient.

Motion made by Mr. Karney , seconded by Mr. Schneider to grant a 28-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 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. He recommended 91 days.

Joe O'Neill said the project was still in permitting.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 91-day extension to 7/28/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 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. He said only the window permit had been pulled; no other applications had been submitted. He did not recommend an extension.

Joe O'Neill said a handyman had started the work, without permits. He had recently hired Luis Valdivia to pull the permits. Mr. Valdivia described his progress.

Motion made by Mr. Karney, seconded by Ms. Shaw to grant a 28-day extension to 5/26/26, during which time no fines would accrue and ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25110160

MANDATORY APPEARANCE

1000 RIVER REACH DR
RIVER REACH INC

This case was first heard on 2/24/26 to comply by 3/24/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance. He recommended an extension.

Ellyn Bogdanoff Esq., the owner's attorney, said everything had been submitted to the City on 3/19.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 91-day extension to 7/28/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25050014

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

This case was first heard on 11/13/25 to comply by 3/24/26. 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. He said one permit had been approved. He explained that the first contractor had been unlicensed but had hired a licensed contractor, who was now doing the work.

Ralph Delgatti, the owner's husband, said they only needed inspections. Inspector Ionescu said one permit had been approved and there was one remaining issue. He recommended 28 days.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 28-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Antonia Lupari Keenen said the garage had been converted to storage space and a contractor had erected a wall on the side of the property and installed a driveway. The contract had told her the work would be done in accordance with codes and with a permit but it was not and he had taken \$2,500 to pull permits and never returned. She had since hired a permit runner to pull the permits. Ms. Keenan said the City had subsequently informed her of other issues at the property. Inspector Saragusti said the garage permit was in process and Ms. Keenen still needed a permit for the driveway.

Rhonda Hasan, Senior Assistant City Attorney, clarified the permit status and recommended a 28-day extension and ordering the respondent to attend the 5/26/26 hearing.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 28-day extension to 5/26/26, during which time no fines would accrue and ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25050093

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

This case was first heard on 11/13/25 to comply by 4/28/26. Violations were as noted in the agenda. The property was not in compliance.

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

Amanda Chalfant described her efforts to comply. She said she had been at odds with the City regarding whether she could apply for an owner/builder permit and the City had determined she must hire a marine contractor, which she had

done. The contractor was in the process of pulling the permit. Inspector Ionescu recommended 119 days.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 119-day extension to 8/25/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE26020016

2416 N ATLANTIC BLVD
SHARIFI, FARIDEH

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/14/26.

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:
GLASS RAILINGS, GENERATOR

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

Kristy Armada Esq., the owner's attorney, said the owner had hired an architect to draw up the plans for the permit application.

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 119 days, by 8/25/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

The Board took a brief recess.

Case: BE25060041

1333 CITRUS ISLE
JEHLEN, PAUL J H/E
PAUL & KIM JEHLLEN REV LIV TR ETL

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/14/26.

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:
AWNING IN BACK

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

Paul Jehlen said he had already hired a contractor to pull the permit.

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 119 days, by 8/25/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

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

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance.

Lauren Schwarzfeld Esq., the association's attorney, described their efforts to comply and requested 91 days. Inspector Mark did not object.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 91-day extension to 7/28/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25090109

2231 SW 14 ST
PARDIS, BIJAN

Service was via posting at the property on 4/6/26 and at 1 East Broward Blvd. on 4/14/26.

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:

THE ADU REFERRED TO AS APARTMENT 2231B IN THE BACK YARD OF THIS PROPERTY WAS BUILT WITHOUT PERMITS. THE PRIMARY RESIDENCE: 2231A, UNDERWENT A COMPREHENSIVE INTERIOR RENOVATION WITHOUT THE MANDATORY PERMITS. THE SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO: THE REMODELING OF BATHROOMS AND KITCHEN, AS WELL AS UPGRADES TO LIGHTING FIXTURES AND PLUMBING SYSTEMS. THE PVC FENCE ON THE N SIDE WAS ALSO INSTALLED WITH OUT A PERMIT.

VIOLATIONS: FBC(2023) 111.1.1

THE PROPERTY, A SINGLE-FAMILY RESIDENCE HAS BEEN CONVERTED INTO A DUPLEX THROUGH THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT (ADU) LOCATED IN THE REAR PORTION OF THE LOT. THIS STRUCTURE BUILT SOMEWHERE AROUND 2008 FUNCTIONS AS A SEPARATE RESIDENTIAL UNIT, IDENTIFIED AS APARTMENT 2231 B.

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

Rafael Correa, contractor, said the owner would apply for after-the-fact permits for the interior work and wanted to apply for a variance for the Accessory Dwelling Unit (ADU). Inspector Ionescu said the ADU was in the setback.

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 119 days, by 8/25/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

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

Daniel Stiffler Esq., the owner's attorney, said the owner had uploaded the documents for permits. He said two permits had been issued and they just needed to pay for the plumbing sub-permit. He stated inspector Saragusti had just now brought up that the permits did not address the code violations and scope of work. Inspector Saragusti refuted this, noting he had mentioned it to Mr. Stiffler at the last hearing and it was stated on the Notice of Violation. Rhonda Hasan, Senior Assistant City Attorney, said piecemeal permits made it difficult for the City to track if the individual violations were being addressed. Inspector Saragusti said the description of work was not correct on the application and this required correction.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25110014

171 FLORIDA AVE
DALGER, PRINCESS L
WILLIAMS, VIRGINIA

MANDATORY APPEARANCE

This case was first heard on 2/24/26 to comply by 4/28/26. Violations were as noted in the agenda. The property was not in compliance.

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

Princess Dalger said their general contractor had applied for the permit and it was still in review. Inspector Ionescu said the permit application had been awaiting client reply since 4/6/26.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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.

Zachery Chouinard said permits for the chain link fence were in process. Inspector Saragusti recommended 56 days.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25030193

4250 GALT OCEAN DR PHP
CHECKMATE INVESTMENTS LLC

This case was first heard on 11/13/25 to comply by 3/24/26. 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.

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

Davina Cancellieri said the owner was allowing the property to be foreclosed upon so he had stopped working toward compliance.

Mr. Karney wished to increase the daily fines. Rhonda Hasan, Senior Assistant City Attorney, noted that a short sale could occur instead of foreclosure or the foreclosure could take years. She recommended imposing the fines.

Motion made by Mr. Karney to find the property was not in compliance by the ordered date and to impose the \$1,700 fine, and to raise the daily fine amount to \$200 per day, which would continue to accrue until the property was in compliance. Motion died for lack of a second.

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 4-1 with Mr. Karney opposed.

Case: BE25120018

109 S VICTORIA PARK RD
BELLEW, RUSSELL A

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/14/26.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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 SIDING AND INSULATION REPLACEMENT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation. He said permits had been issued on 4/17/26.

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 119 days, by 8/25/26, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: BE26010116

1849 MIDDLE RIVER DR
PBS ENGINEERING PROCUREMENT & CONSTRUCTION LLC

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/14/26.

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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:
REINFORCE CONCRETE COLUMNS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. Rhonda Hasan, Senior Assistant City Attorney, noted the owner was an engineering and construction company and the Board should consider a higher fine.

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 28 days, by 5/26/26, or a fine of \$500 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 5-0.

Case: BE25120006

424 HENDRICKS ISLE 10
WASILUK, ANDREAS & VESNA

Service was via posting at the property on 3/26/26 and at 1 East Broward Blvd. on 4/14/26.

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:
METAL PERGOLA, PLUMBING AND ELECTRIC FOR JACUZZI AND PLUMBING,
ELECTRIC FOR OUTDOOR KITCHEN/BBQ ISLAND, AND NEW BROWN COMPOSITE DECK

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. Karney, 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 8/25/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: BE26010110

1128 N VICTORIA PARK RD
1114-1132 PROGRESSO VICTORIA LLC

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/14/26.

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:
FENCE AND DUMPSTER ENCLOSURE

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. 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 56 days, by 6/23/26, 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 6/23/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25120179

2110 SW 28 WAY
IH2 PROPERTY FLORIDA LP
% INVITATION HOMES

Service was via posting at the property on 4/6/26 and at 1 East Broward Blvd. on 4/14/26.

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:
PLUMBING REPAIR (WATER LINE REPLACEMENT)

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He explained that there had been an emergency repair months ago and they had never applied for a permit.

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 56 days, by 6/23/26, or a fine of \$100 per day would begin to accrue and to record the order. The Board also ordered the respondent to attend the 6/23/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25080223

3721 RIVERLAND RD
GAYAL INVESTMENTS LLC

This case was first heard on 2/24/26 to comply by 4/28/26. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Chief Building Inspector, said the mechanical and master permits had been issued. The electrical and plumbing permit applications required corrections. He recommended a 56-day extension.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE25050001

1401 NE 9 ST 61
SOLAR, JOYCE ANN

This case was first heard on 9/23/25 to comply by 4/28/26. 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 scheduling the case for a Massey hearing. He said the owner had informed him that she was in the process of selling the property and did not wish to proceed with the repairs.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 28-day extension to 5/26/26, during which time no fines would accrue. The Board also ordered the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25100061 MANDATORY APPEARANCE
1348 SW 30 ST
HOLLAND, ANDREW & TABITHA

This case was first heard on 2/24/26 to comply by 4/28/26. 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 for a Massey hearing.

Motion made by Mr. Karney, seconded by Mr. Schneider to increase the daily fine amount to \$200 and to order the respondent to attend the 5/26/26 hearing. In a voice vote, motion passed 5-0.

Case: BE25060122 VACATE & REIMPOSE
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, service and extensions were as noted in the agenda. This was a request to vacate the Order Imposing the Fine dated 2/24/26 and reimpose administrative costs of \$1,079.90.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$1,079.90.

Motion made by Mr. Schneider, seconded by Mr. Karney vacate the Order Imposing the Fine dated 2/24/26 and reimpose administrative costs of \$1,079.90. In a voice vote, motion passed 5-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Karney, to accept the cases on page 14 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 March 24, 2026 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
None

Cases Rescheduled

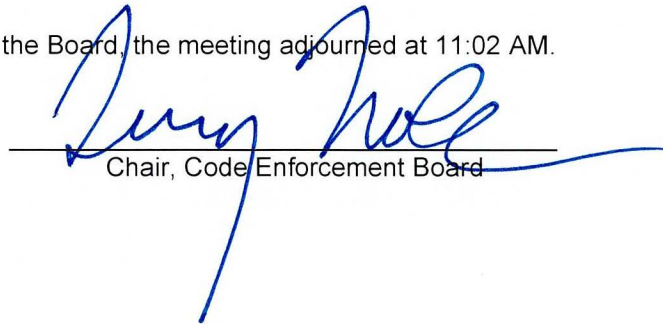
The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
None

There being no further business to come before the Board, the meeting adjourned at 11:02 AM.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

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