



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
November 28, 2023
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>2/2023 through 1/2024</u>	
		<u>Present</u>	<u>Absent</u>
Chris Evert, Chair	P	5	0
Justin Beachum	P	4	1
Donald Karney	P	4	0
Carlos Lang	P	2	0
William Marx	P	4	1
Terry Nolen, Vice Chair	P	5	0
Alexander Schneider	P	2	0

Staff Present

Kymberlee Curry Smith, Board Attorney
Rhonda Hassan, Assistant City Attorney
Yvette Cross-Spencer, Administrative Assistant
Katie Williams, Administrative Assistant
Carmen Thompson, Permit Services Technician
Tasha Williams, Administrative Supervisor
Alexander Albores, Sr. Building Inspector
Jorge Martinez, Senior Building Inspector
Jose Saragusti, Building Inspector
J. Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE23030167: Shamseddin Mizani
BE23060089: Manuel Forero
BE23050058: Jeffrey Austin; Janet Valdez
BE22120016: Jordan Brown; Albert Price
BE23030202: Guerdie Alexis; Esther Alexis
BE22090118: David Hernandez
BE23080395: Zachary, Szloboda
BE23010070: Francis St. Fleur

The meeting was called to order at 9:19 AM.

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

Case: BE23030167

1645 NE 7 PL
ZANDIKARIMI, HEDIEH

MIZANI, SHAMSEDDIN

This case was first heard on 7/25/23 to comply by 10/24/23. Notice, extensions and violations were as noted in the agenda. The property was not in compliance.

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

Shamseddin Mizani, owner, said the previous owner had done the garage addition. He stated they planned to build a new house here and were currently working on the landscape plan. He requested six months. Inspector Saragusti recommended a 119-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 119-day extension to 3/26/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23060089

5240 NE 14 TER
5240 NE 14TH INC

This case was first heard on 10/24/23 to comply by 11/28/23. Notice and violations were as noted in the agenda. The property was not in compliance.

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

Manuel Forero, contractor, said he was in the process of submitting the paperwork for the after-the-fact permit. Inspector Martinez recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 1/30/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23050058

1432 NE 2 AVE
NOVA, RONALDO W &
AUSTIN, JEFFREY R

This case was first heard on 10/24/23 to comply by 11/28/23. Notice and violations were as noted in the agenda. The property was not in compliance.

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

Janet Valdez, permit runner, described their progress and said a contractor would help permit the existing roof. She requested a 63-day extension. Inspector Saragusti did not object to the extension request.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 63-day extension to 1/30/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE22120016

962 NW 53 ST
ACS 960 LLC

This case was first heard on 10/24/23 to comply by 11/28/23. Notice and violations were as noted in the agenda. The property was not in compliance.

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

Jordan Brown, property manager, said the permit was in process and requested a 63-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 63-day extension to 1/30/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23030202

1312 NW 15 TER
ALEXIS, GUERDIE JOSEPH

This case was first heard on 7/25/23 to comply by 11/28/23. Notice and violations were as noted in the agenda. The property was not in compliance.

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

Esther Alexis, the owner's daughter, explained the owner was suing the contractor and they were postponing work until the trial was complete because they did not currently have the funds to repair the property. Inspector Saragusti recommended a 182-day extension. He said permits had been in process since July.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 182-day extension to 5/28/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE22090118

2609 SW 6 CT
ALCHIVILCHE, DAVID BRUNO H/E
SUSANIVAR, VIVIAN

This case was first heard on 3/28/23 to comply by 5/23/23. Notice, extensions and violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Sr. Building Inspector, acted as interpreter for the owner, David Hernandez.

Alexander Albores, Sr. Building Inspector, reported the property was not in compliance.

Mr. Hernandez described his efforts to comply. Inspector Albores said the permit application had been submitted in May but Mr. Hernandez had not replied to any of the City's comments.

Board members agreed to set the case for a Massey hearing.

Case: BE23080395

5321 NE 24 TER 502A
SZLOBODA, ZACHARY

Service was via posting at the property on 11/9/23 and at 1 East Broward Blvd. on 11/14/23.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW BATHROOMS (2) AND NEW FLOORING
NEW TANK LESS WATER HEATER

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

Zachary Szloboda said there had been a flood in the unit just before his closing. He described his efforts to hire someone to pull permits and address the violations.

Motion made by Mr. Marx, seconded by Mr. Nolen, 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 3/26/24, or a fine of \$50 per day. In a voice vote, motion passed 7-0.

Case: BE23010070

1632 NW 7 AVE

ST FLEUR, FRANCIS & CLARIMENE

Service was via posting at the property on 11/3/23 and at 1 East Broward Blvd. on 11/14/23.

Jorge Martinez, Sr. Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

ROOF (complied)

WINDOWS AND DOORS (complied)

NEW ACCESSORY STRUCTURE FOR LAUNDRY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Francis St. Fleur said he had an engineer working on the plans.

Motion made by Mr. Nolen, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/30/24, or a fine of \$50 per day. In a voice vote, motion passed 7-0.

Case: BE23030256

2325 NW 15 CT

CASTILLO, DARIO HUMBERTO

GUZMAN, FABIANA

Service was via posting at the property on 10/26/23 and at 1 East Broward Blvd. on 11/14/23.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

WOOD FENCE ON THE SIDE OF THE PROPERTY

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Mr. Nolen, 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 63 days, by 1/30/24, or a fine of \$50 per day. In a voice vote, motion passed 7-0.

Case: BE23070183

1820 NW 3 CT
SWANSON, LEVORIA H/E
JONES, ALBERT LEE

Service was via posting at the property on 11/3/23 and at 1 East Broward Blvd. on 11/14/23.

Jorge Martinez, Sr. Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 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- KITCHEN REMODEL,
 - 2- DRYWALL INSTALLATION,
 - 3- ELECTRICAL OUTLETS
 - 4- CEILING IN PROGRESS
- NEEDS PLUMBING, ELECTRICAL AND STRUCTURAL PERMITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/30/24, or a fine of \$50 per day. In a voice vote, motion passed 7-0.

Case: CE23070470

842 NW 4 AVE
RESILIENCE PROPERTIES LLC

Service was via posting at the property on 11/3/23 and at 1 East Broward Blvd. on 11/14/23.

Jorge Martinez, Sr. Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW FENCE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Mr. Nolen, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/30/24, or a fine of \$50 per day. In a voice vote, motion passed 7-0.

Case: BE22120028

900 SW 31 ST
OWNER: TAL SHIAR PROPERTIES LLC

This case was first heard on 5/23/23 to comply by 7/25/23. Notice, extensions and violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Sr. Building Inspector, said the property was not in compliance and recommended a 63-day extension. He stated the permit was in process.

Motion made by Mr. Schneider, seconded by Mr. Marx to grant a 63-day extension to 1/30/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE22110101
330 CAROLINA AVE
PADILLA, DAVID

This case was first heard on 5/23/23 to comply by 7/25/23. Notice, extensions and violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Sr. Building Inspector, said the property was not in compliance and he did not recommend any extension.

Board members agreed to schedule the case for a Massey hearing.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Nolen, seconded by Mr. Marx, to accept the cases on page 8 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Mr. Marx, to approve the minutes of the Board's October 24, 2023 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

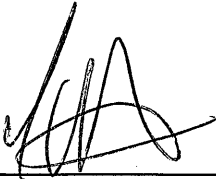
Cases Rescheduled

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 10:09 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.