



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
July 30, 2024
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>2/2024 through 1/2025</u>	
		<u>Present</u>	<u>Absent</u>
Chris Evert, Chair	P	3	0
Justin Beachum	A	0	3
Olivier Cale	P	3	0
Donald Karney	P	3	0
Carlos Lang	P	3	0
William Marx	P	2	1
Terry Nolen, Vice Chair	P	3	0
Alexander Schneider	P	3	0

Staff Present

Kymerlee Curry Smith, Board Attorney
 Marie Arias, Administrative Assistant
 Kailly Linares, Administrative Assistant
 Kalia McCurrie, Part time Administrative Assistant
 Felicia Ritchey, Administrative Assistant
 Rhonda Hassan, Assistant City Attorney
 Yvette Cross-Spencer, Administrative Assistant
 Tasha Williams, Administrative Supervisor
 Alexander Albores, Building Inspector
 Alejandro DelRio, Senior Building Inspector
 Jorge Martinez, Senior Building Inspector
 Joe Pasquariello, Assistant Building Official
 Jose Saragusti, Building Inspector
 Katie Williams, Code Compliance Officer
 J. Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE23080395: Zachary Szloboda	BE23090199: Janett Then
CE23010124: William Garay	BE22110056: Lory Moody
BE23100123: Juliever Villan	BE24030004: Bryan McSwain
BE23080399: John DeFelice	BE24020195: Chrisnoudé Louis; Shiraz Cassimi, contractor
BE23080095: Robert Dean	BE23010185: Fitz Murphy
CE22080063: Ioan Codrea	BE23010070: Francis St. Fleur
BE23080288: Andrew Schein, Edward Walton, permit runner	BE23090259: Jessy Lugo
BE23060147: Sofie De Armas Garcia Esq.	BE23090153; CE22100090: Eric Martinez
BE23080336: Robert Cotney	BE23050058: Janet Larando
BE22120018: Leo Kuntz	BE23030202: Ulrick Jean
BE22100008: Herbert Frogner	BE23050089: Bernadette Waisome
BE23120059: Sara Thompson Esq.	BE24030016: Anthony Frasca
BE23110172: Neil Feliciano	

The meeting was called to order at 9:04 AM.

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

Case: BE23080395
5321 NE 24 TER 502A
SZLOBODA, ZACHARY

This case was first heard on 11/28/23 to comply by 3/26/24. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance. He recommended a 56-day extension

Zachary Szloboda said contractors were causing delays and he was in contact with them daily. He said the electrician just needed to pay the permit application. Mr. Szloboda stated he had left messages for Inspector Saragusti.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE23010124
1350 SW 32 AVE
AGATON, MARIA
GARAY, WILLIAM

This case was first heard on 10/24/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit was ready for pickup. He recommended a 56-day extension.

William Garay stated he could not afford to pay for the permit right now and requested more time.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23100123
3106 SW 14 ST
VILLAN, JULIEVER

Service was via posting at the property on 7/17/24 and at 1 East Broward Blvd. on 7/16/24.

Jorge Martinez, Senior 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:
OPENING OF THE SLAB, PLUMBING WORK, NEW ELECTRICAL WATER HEATER CONNECTION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Juliever Villan stated the first contractor was supposed to pull the permit but he had not. He had hired a new contractor.

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Motion made by Mr. Nolen, 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 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE23080399
1620 NE 20 AVE
1620 NE 20TH AVE LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported only the tankless water heater permit remained, and it was in process. He recommended a 56-day extension.

John DeFelice described their efforts to comply. He said the permit application was awaiting review.

Motion made by Mr. Karney, seconded by Mr. Schneider to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23080095
3000 E SUNRISE BLVD
CARLTON TOWER CONDO ASSN INC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

Alejandro DelRio, Senior Building Inspector, reported the permit was in process.

Robert Dean, condominium president, said the permit was in process and they had paid the fees. He said they had gone through three contractors since last summer. He requested an extension and Inspector DelRio recommended 56 days.

Motion made by Mr. Karney, seconded by Mr. Lang to grant a 182-day extension to 1/28/25, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE22080063
729 SW 14 TER
CODREA, IOAN LIVIU

This case was first heard on 3/26/24 to comply by 7/23/24. Violations were as noted in the agenda. The property was not in compliance. The City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

Jorge Martinez, Senior Building Inspector, reported the owner had the demolition permit. He recommended a 56-day extension.

Ioan Codrea said plans must be submitted and approved before he demolished the roof. He said the engineer was causing delays with the plans.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23080288
1737 NE 1 ST
WEHBY, JEREMY & JENON
JACKSON, EDWARD P & KIMBERLY R

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This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Andrew Schein Esq., the owner's attorney, said they had found a way to get the permits without a variance. He requested 56 days to amend the plans.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23060147
1116 W BROWARD BLVD
1116 BROWARD BLVD BC LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance,.

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

Sofie De Armas Garcia Esq. said the permit had been issued but there were pending revisions for windows and doors. She requested 60 days. Inspector Martinez recommended 56 days.

Motion made by Mr. Nolen, seconded by Mr. Schneider to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23080336
403 SW 17 ST
BOYENGA, TRISTA

This case was first heard on 3/26/24 to comply by 5/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance,.

Robert Cotney, contractor, said permits were in process and requested 30 days.

Alejandro DelRio, Senior Building Inspector, recommended 56 days.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE22120018
1524 NW 15 ST
ORTIZ, EDDIE
VASILIOU-ORTIZ, CHRISTINE

This case was first heard on 10/24/23 to comply by 1/30/24. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit applications had been awaiting corrections since January 2024.

Leo Kuntz described the owners' efforts to comply. He said they had experienced problems with the contractor and subcontractors. Mr. Kuntz explained the owners purchased the property with an unpermitted addition.

Inspector DelRio said he had been in touch with the property owners for a while but not lately. He said they had applied for a building permit and a plumbing permit.

Ms. Hasan recommended imposing the fines.

Motion made by Mr. Karney, seconded by Mr. Cale, to find the property was not in compliance by the ordered date and to impose the \$3,150 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 7-0.

Case: BE22100008
720 SE 15 ST
PERITORE, FRANK

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

Alejandro DelRio, Senior Building Inspector, reported a permit application had been submitted.

Herbert Frogner said he had applied for the variance in July and the request would be heard by the Board of Adjustment in September. He requested five months.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23120059
709 SW 4 CT
DBAK INVESTMENTS IV LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Sara Thompson Esq. said the owner was refinancing the property to afford the work and requested an extension.

Alejandro DelRio, Senior Building Inspector, reported the permit application had been submitted without plans.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23110172
2460 BIMINI LN
FELICIANO, NEIL

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

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

Neil Feliciano described the status of the permits. Inspector Saragusti recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23090199
139 SW 21 WAY
THEN, JANETT

Service was via posting at the property on 7/17/24 and at 1 East Broward Blvd. on 7/16/24.

Jorge Martinez, Senior 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:
ENCLOSING CARPORT, NEW WINDOW AND AWNING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Janett Then said the person she had hired to do the work had said he would pull a permit but he had not. He had also stopped responding when she tried to contact him. Ms. Then had hired a new contractor, who had also stopped communicating. She said a few documents were needed to complete the permit application.

Motion made by Mr. Nolen, seconded by Mr. Cale, 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 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE22110056
11 SW 24 ST
11 W STATE RD 84 LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lory Moody said she had hired a contractor and paid him to repair the building. The contractor had told her he pulled a permit but the permit had been abandoned so she applied for an after-the-fact permit. The after-the-fact had been issued.

Jose Saragusti, Senior Building Inspector, said the permit application was in review and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE24030004
807 SW 25 ST
MCSWAIN, BRYAN

Service was via posting at the property on 7/17/24 and at 1 East Broward Blvd. on 7/16/24.

Jorge Martinez, Senior 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 CEILING AND NEW GABLE END

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Bryan McSwain explained he had used the PACE program to finance the work. He thought it was the responsibility of the contractors to pull the permits. Ms. Hasan said Mr. McSwain could pull the permits himself as an owner/builder. She advised him to speak with Mr. Pasquariello.

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 56 days, by 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24020195
3516 SW 6 CT
LOUIS, CHRISNOUDE L

Service was via posting at the property on 7/2/24 and at 1 East Broward Blvd. on 7/16/24.

Alejandro DelRio, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WINDOWS AND DOORS AT THE FRONT OF THE PROPERTY INCLUDING THE MODIFICATION OF OPENINGS. CARPORT ENCLOSURE.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Shiraz Cassimi, general contractor, said they were applying for after-the-fact permits. He said some of the work that had been done was not up to code. He anticipated submitting the permit paperwork in the next couple of days. Inspector DelRio reminded Mr. Cassimi that the window/door permit must include structural for the alteration of the openings.

Motion made by Mr. Karney, 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 56 days, by 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE23010185
2671 E COMMERCIAL BLVD
SOFIKO 14 LLC

This case was first heard on 10/24/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit application had been awaiting corrections since May 29.

Fitz Murphy, architect, described their efforts to comply. He said they were awaiting County approval for asbestos and environmental. Once they had those approvals, they could submit.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief recess.

Case: BE23010070
1632 NW 7 AVE
ST FLEUR, FRANCIS & CLARIMENE

This case was first heard on 11/28/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Francis St. Fleur described his efforts to comply. He said his engineer had been ill since the last hearing, delaying the plans.

Jorge Martinez, Senior Building Inspector, said Mr. St. Fleur needed to apply for the permit.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Evert opposed.

Case: BE23090259
2654 GULFSTREAM LN
LUGO, AMELIS & JESSY

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported only the fence permit was needed.

Jessy Lugo said there had been a permit for the fence but it had been purged so he needed to reapply.

Motion made by Mr. Nolen, seconded by Mr. Karney to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23090153
208 SW 21 WAY
GONZALEZ, TAYLOR

This case was first heard on 3/26/24 to comply by 5/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance. The City was requesting to vacate the Order dated 3/26/24.

Jorge Martinez, Senior Building Inspector, requested the 3/26/24 Order be vacated.

Eric Martinez, Aruba Services, complimented the Board on their work. He had spoken with Joe Pasquariello, Assistant Building Official, who indicated there were additional violations on the property and the City would open a new case.

Motion made by Mr. Marx, seconded by Mr. Nolen to vacate the Order dated 3/26/24. In a voice vote, motion passed 7-0.

Case: CE22100090
804 SW 2 CT 1-3
1190507 TIFOMELO LLC

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

Alejandro DelRio, Senior Building Inspector, reported the owner had obtained permits to return the property to its original condition.

Eric Martinez confirmed they had the permit and begun the work to convert the property back to a triplex. He requested six months.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 182-day extension to 1/28/25, 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. Violations and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

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

Janet Larando, permit representative, described their efforts to comply. She said the permit application was now in review. Inspector Saragusti recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23030202
1312 NW 15 TER
U&S INVESTMENT GROUP 1 INC

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

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

Ulrick Jean, owner, said he had hired an architect and engineer and they provided plans the previous week. He requested an extension to submit the plans for review.

Inspector Saragusti recommended a 56-day extension.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23050089
1470 NW 21 ST 1-2
WAISOME, BERNADETTE

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported a permit application had been submitted on July 16.

Bernadette Waisome said the original contractor's license was not active so she had needed to hire a second contractor. She reported the permit application had been accepted. She said it had taken some time to receive the drawings from the architect as well.

Joe Pasquariello, Assistant Building Official, objected to an extension because of the change of use. He invited Ms. Waisome to contact him if the permit took more than 30 days to be reviewed.

The Board took no action.

Case: BE24020193

2610 E MARINA BAY DR
FALLS AT MARINA BAY LP

Service was via posting at the property on 7/2/24 and at 1 East Broward Blvd. on 7/16/24.

Alejandro DelRio, 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:
SLIDING GLASS DOOR REPLACEMENT, UNIT 506.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Chair Evert noted the building was owned by a large corporation and she thought the fine should be higher.

Motion made by Mr. Marx, 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 9/24/24, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24010095

5820 NE 22 WAY 601
ANGEL, VALERY

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/16/24.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
TWO BATHROOM RENOVATIONS, NEW KITCHEN AND HIGH HATS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 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 56 days, by 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24030016

2710 NE 49 ST
A49ST LLC

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/16/24.

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

VIOLATIONS: FBC(2023) 105.1

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

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Nolen, seconded by Mr. Cale, 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 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE24030139
2554 WHALE HARBOR LN
WALDROOP, PETER MICHAEL

Service was via posting at the property on 7/17/24 and at 1 East Broward Blvd. on 7/16/24.

Jorge Martinez, Senior 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 NEW FENCE. (COMPLIED)
- 2 A/C ON THE NORTH SIDE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Nolen, 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 9/24/24, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE23030256
2325 NW 15 CT
CASTILLO, DARIO HUMBERTO
GUZMAN, FABIANA

This case was first heard on 11/28/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, said the owner was in the hospital and he thought the permit would be issued prior to the next hearing.

Motion made by Mr. Nolen, seconded by Mr. Lang to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nolen opposed.

Case: BE23120107
2185 IMPERIAL POINT DR
ALTUS IG REAL ESTATE LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the permit had been awaiting issuance since July 23 and recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23080198
200 S BIRCH RD #906
AYDIN, LUTFI N

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the owner had applied for a permit and recommended a 56-day extension.

Motion made by Mr. Karney, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23060135
1624 NW 17 LN
DUEX CAPITAL GROUP LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting to amend the 7/23/24 comply-by date to 7/30/24.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress.

The Board took no action.

Case: BE23080390
1440 SW 30 ST
TAH 2017-2 BORROWER LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit applications had been awaiting corrections since June 18, 2024.

Ms. Hasan said this was a storage room that had been converted to living area so there was a safety concern.

The Board took no action.

Case: BE23120071
840 NE 17 TER
SN REEVES PROPERTIES LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported there had been no progress and the owner had not communicated with him.

The Board took no action.

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Case: BE24020112
2308 SE 18 ST
RUS'S PROPERTY LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, reported the permit application had been submitted and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Karney to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23070183
1820 NW 3 CT
SWANSON, LEVORIA H/E
JONES, ALBERT LEE

This case was first heard on 11/28/23 to comply by 1/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the permit was ready for pickup and recommended a 56-day extension

Motion made by Mr. Schneider, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23080362
891 W COMMERCIAL BLVD
MERSINA HOLDING LLC

This case was first heard on 1/30/24 to comply by 3/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the owner had applied for the permit and recommended a 56-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23110081
651 NE 19 AVE
PYLE, THERESA & VINCENT F JR

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the owner had applied for the permit and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Cale to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE23120073
1301 NW 7 TER
COOPER, ROBIN D

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance and the owner was not communicating with him. He did not recommend an extension.

The Board took no action.

Case: BE23120079
181 SW 37 TER
ESTIME, ANALDO C & TAMMI-ANN C

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance and did not recommend an extension.

The Board took no action.

Case: BE23120111
37 CASTLE HARBOR ISLE
WADE, JUD

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported permit applications had been submitted and recommended a 56-day extension.

Motion made by Mr. Nolen, seconded by Mr. Karney to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE23090713
2831 E OAKLAND PARK BLVD, 8
FAT DEPOT LLC

This case was first heard on 5/28/24 to comply by 7/30/24. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the permit application had been submitted and recommended a 56-day extension.

Motion made by Mr. Schneider, seconded by Mr. Karney to grant a 56-day extension to 9/24/24, 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. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the permit applications had to be resubmitted due to the change of use and recommended a 56-day extension.

Motion made by Mr. Schneider, seconded by Mr. Nolen to grant a 56-day extension to 9/24/24, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Nolen, seconded by Mr. Karney, to accept the cases on page 19 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Mr. Lang, to approve the minutes of the Board's May 28, 2024 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

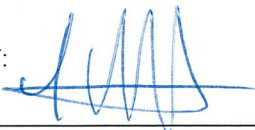
Cases Rescheduled

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.

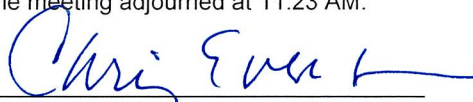
None

There being no further business to come before the Board, the meeting adjourned at 11:23 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.