

**CODE ENFORCEMENT BOARD**  
**City Commission Meeting Room**  
**100 North Andrews Avenue**  
**JUNE 22, 2004**  
**10:00 A.M – 3:44 P.M.**

---

**ATTENDANCE**

**CUMULATIVE**

**From January, 2002**  
**Present      Absent**

**BOARD MEMBERS PRESENT:**

Pat Hale, Vice-Chairman	24	3
Myrnabelle Roche	5	
Sarah Horn	13	4
Gerald D. Jordan, Chairman	26	1
John Phillips	25	2
Rixon Rafter	23	4
Bobby Young	23	4
Jan Sheppard, Alternate	P	

Bruce Jolly, Attorney

**BOARD MEMBERS ABSENT**

John Phillips

**STAFF PRESENT**

Assistant City Attorney  
Farida Mohammed, Service Clerk  
Eve Bazer, Administrative Assistant II  
Betty Costanza, Community Inspections  
Wayne Strawn, Building Inspector  
Mohammed Malik, Building Inspector  
Kenneth Reardon, Building Inspector  
Robert Pignataro, Building Inspector  
Jeff Lucas, Fire Inspector  
Dallas Shumaker, Fire Inspector  
Thomas Clements, Fire Inspector  
Ivett Spence-Brown, Fire Inspector

Margaret A. D'Alessio, Recording Secretary

**ALSO PRESENT:**

Sherryl Cousins (CE051176830)  
Cathy Ann Edwards (CE04032641)  
Dalrick Rucker (CE04031382)  
G. G. Harrison (CE03051896)  
Patricia Luders (CE03100598)  
William Dwyer (CE04041377)  
Emilio Lezi (CE02070146) &  
(CE02070147)  
Ron Vetro (CE03091619)  
Thelma Funes (CE03032082)  
Rivers Burke (CE04032591)  
Stephen Lakaschus (CE02090642)  
Stewart Donaldson (CE02041918)  
Lee Williams (CE03102093)  
Johnny Gaines (CE9002365)  
Christina Rachelson (CE03121338)  
Gerald Chachia (CE00021687)  
Abifaraj Rayya (CE03060782)  
Fredric Weber (CE02100142)  
Stephen Cahon (CE03111504)  
Ameli Fragetta (CE03111536)  
Richard Sheppard (CE03021984)  
Scott Copeland (CE98030202)  
Christa Lakaschus (CE02090642)  
Rosa Perez (CE99061161)

Dane G. Crichton (CE03090388)  
Mr. Edwards (CE04032641)  
Lawrence Reznik (CE04011560)  
Patrick Daoud (CE04052067)  
Peter Balzer (CE04010824)  
Scott McDuff (CE03110738)  
Chairnoff Halden (CE02070146)  
& (CE02070147)  
Deanna Lobinsky (CE02070146)  
& (CE02070147)  
Johnnie Gaines (CE9002365)  
Lonworth Butler (CE9304402)  
John Watson (CE0310977)  
Steve Moody (CE9002365)  
Heidi Knapik (CE02062015)  
Allan Kozich (CE02071478)  
Kamil Elhassani (CE03060782)  
Minerva Glaston (CE03022088)  
Donald Zimmer (CE02100142)  
John Johnson (CE03092396)  
Angelio Morejon (CE9105900)  
George Morgan (CE98030202)  
Heather Zardus (CE9105900)  
Patricia Arango (CE01070953)  
George Sims (CE9108056)

Chairman Gerald Jordan called the meeting to order at approximately 10:00 a.m., and proceeded to introduce the Board and explain the procedure for today's meeting.

**NOTE: All individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Reference No. CE03032082**

Thelma Funes  
1548 SW 22 Ave.

FBC104.1 – Work without permits.

Eve Bazer stated that Personal Service had been made to Richard Funes, owner, by Skip Margerum on June 19, 2004.

Thelma Funes stated that she had a verbal agreement with the Inspector for 90 days to bring the property into compliance.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 3

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated there was a Verbal Agreement with the owner for the property to be brought into compliance within 90 days or a fine of \$50 per day would be imposed, and he asked that the Order to be recorded.

**Motion** made by Rixon Rafter and seconded by Sara Horn to find in favor of the City granting 90 days for compliance or a fine of \$50 per day would be imposed, and that the Order would be recorded. Board unanimously approved.

**Reference No. CE03091619**

Jask Realty Trust  
3025 SW 2 Ave.

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail was sent to Jask Realty Trust and signed for on June 16, 2004 by Joyce A. Weeks. Certified Mail was also sent to Joseph J. O'Brien, Jr., Trustee, and signed for on June 16, 2004 by Joyce A. Weeks.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that he had reached a verbal agreement to have the property brought into compliance within 90 days or a fine of \$100 per day would be imposed

Ronald Vitro stated that he was a friend of Mr. O'Brien, who was presently out of the country, who had asked him to attend the meeting and get this worked out. He explained they were applying for the permit, but were running into paperwork problems. He stated they wanted the building brought up to ADA standards.

**Motion** made by Sara Horn and seconded by Myrnabelle Roche to find in favor of the City granting 90 days for compliance or a fine of \$100 per day would be imposed. Board unanimously approved.

**Reference No. CE04010824**

Peter Balzer  
2214 SW 4 Ave.

FBC 104.1 – Work without permits. Sec. 9-280(b) – Flora overgrowth on property. FBC 104.2.4 – Plumbing work without permits. FBC 104.2.5 – Electrical work without permits.

Eve Bazer announced that Certified Mail had been sent to Peter Balzer and signed for on June 9, 2004 by Peter Balzer.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and the violations as listed on the agenda. He asked that the owner be given 120 days to bring the property into compliance or a fine of \$100 per day, per violation, would be imposed, and he asked that the Order be recorded.

Peter Balzer, owner, stated that the plans were being revised, and hopefully they would be submitted this week.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City granting 120 days for compliance or a fine of \$100 per day, per violation, would be imposed. Board unanimously approved.

**Reference: CE03100598**

Patricia Daniels  
860 Tennessee Ave.

FBC 104.9.3.1 - Expired permits.

Eve Bazer announced that Personal Service had been made to Nikita Hunter, resident, by Inspector Skip Margerum on June 19, 2004.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that the owner be given 60 days for compliance or a fine of \$10 per day would be imposed.

Patricia Daniels Luders, owner, stated that she agreed with the amount of days being given and would be applying for the new permits.

Kenneth Reardon explained that the permit had to be renewed and explained that she was the owner/builder. He advised that this was a permit to demolish.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City granting 60 days for compliance or a fine of \$10 per day would be imposed. Board unanimously approved.

**Reference: CE04011560**

Abner Choto  
1609 NW 7 Ct.

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail had been sent to Abner Choto and signed for on June 14, 2004 by Abner E. Chotyo.

Wayne Strawn, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that a contractor hired by the owner was present at today's meeting to resolve the issue. He further

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 5

stated they had agreed on 60 days for compliance or a fine of \$50 per day would be imposed. He stated there was a question in his mind as to whether this contractor could make a verbal agreement on behalf of the owner. He asked the contractor if this was in agreement with what the owner desired to do.

Bruce Jolly, attorney, stated that they needed to put some evidence as to the violation on.

Mr. Strawn proceeded to show a photograph of the doors which had been installed. He advised that two doors were involved.

Lawrence Reznik, contractor, stated that he was asked by the owner to assist him in obtaining a permit and rectifying the work that was needed to be done.

Jan Sheppard asked if this was a conversion and asked what type of building was involved. Mr. Strawn replied that this was a multi-unit building and stated there appeared to be no evidence of a conversion.

**Motion** made by Pat Hale and seconded by Bob Young to find in favor of the City granting 60 days for compliance or a fine of \$50 per day would be imposed. Board unanimously approved.

**Reference: CE04032591**

Rivers & Jauna Burke  
2481 SW 15 Ct.

FBC 104.1 – Work without permits.  
ULDR 47-21.8 A – Missing grass in front yard.

Eve Bazer announced that there was a verbal agreement regarding this property.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that the owner be given 60 days for compliance or a fine of \$50 per day, per violation, be imposed.

Rivers Burke, owner, stated that he was in agreement with the terms stated regarding compliance. He stated that two days ago he had just received the letters from the tenants and added that they did not speak good English. He advised that he had a general contractor that was going to help resolve the matter. He stated that he had not been aware that he needed a permit to replace an existing fence.

**Motion** made by Rixon Rafter and seconded by Bob Young to find in favor of the City granting 60 days for compliance or a fine of \$50 per day, per violation, would be imposed. Board unanimously approved.

**Reference: CE04041377**

William K. Dwyer  
2160 SW 36 Ave.

FBC 104.1 – Work without permits. FBC  
104.2.11 – Mechanical work without permits.

Eve Bazer announced that a verbal agreement had been reached regarding this property.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that the owner be given 120 days for compliance or a fine of \$50 per day, per violation, would be imposed.

William Dwyer, owner, stated that he was in agreement with the terms stated regarding compliance. He stated further that he had not received the letter regarding this meeting.

**Motion** made by Rixon Rafter and seconded by Myrnabelle Roche to find in favor of the City granting 120 days for compliance or a fine of \$50 per day, per violation, would be imposed. Board unanimously approved.

**Reference: CE02070146**

SODA LLC  
1212 SE 1 Ave.

FBC 104.1 – Work without permits.  
FBC104.2.11 – Mechanical work without permits. ULDR 47-34.2 D – Enclosed carport, BOA denied request for variance.

**Reference: CE02070147**

SODA LLC  
1216 SW 1 Ave.

ULDR 47-34.2 D – Enclosed carport, BOA denied request for variance. FBC 104.2.7 – Sign without permits.

Eve Bazer announced that the City was going to request a continuance regarding these matters.

The Assistant City Attorney stated they were requesting a 30-day continuance, and it was her understanding that the property owners had agreed and would return in July. She advised that it was a complicated case and had been before

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 7

the Board of Adjustment. She stated that additional research and discussion had to be done with the Zoning Administrator.

**Motion** made by Pat Hale and seconded by Bob Young to grant a continuance to July 27, 2004.

Emilio Lezi, attorney for previous owner, stated that he agreed to the continuance.

Board unanimously approved.

**Reference: CE03110738**

AG Palm Crossing 19, LLC  
3330 NW 53 St., #301

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail had been sent to AG Palm Crossing 19, LLC and signed for on June 9, 2004, signature illegible. Certified Mail was also sent to Corporation Service Company, Registered Agent and signed for on June 14, 2004 by Ann T. Mock. Certified Mail was also sent to Jack & Jan Harkless, Manager, signed for on June 16, 2004 by T. Harkless.

Ivett Spence-Brown, Fire Inspector, stated the case number, address of the property, and violations as listed on the agenda. She stated that the Manager had asked for 90 days for compliance or a fine of \$100 per day be imposed.

Scott McDuff, Property Manager, stated that they already had the drawings and had hired a new contractor yesterday who was going to apply for the permit.

**Motion** made by Rixon Rafter and seconded by Bob Young to find in favor of the City granting 90 days for compliance or a fine of \$100 per day would be imposed. Board unanimously agreed.

**Reference: CE04032641**

Cathy Rufus  
1707 NW 13 Ct.

FBC 104.1 – Work without permits. FBC  
104.2.5 – Electrical work without  
permits.

Eve Bazer announced that Certified Mail had been sent to Cathy Rufus and signed for on June 4, 2004, signature illegible. She advised that a verbal agreement had been reached in regard to this matter.

Wayne Strawn, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated a Verbal Agreement

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 8

had been reached for 60 days for compliance or a fine of \$25 per day, per violation, would be imposed.

Charles Edwards stated that he had built a structure without a permit and proceeded to show pictures. He stated that he was going to remove it within the 60 days being given.

Inspector Strawn stated that it was one of the best-looking houses on the street, but added that the Board of Adjustment would probably not grant the variance to have the structure in the front yard setback. He stated that it might also be on the side yard setback.

Mr. Edwards stated that he might have gone into the setback about 5' to 7'.

**Motion** made by Rixon Rafter and seconded by Bob Young to find in favor of the City granting 60 days for compliance or a fine of \$25 per day, per violation, be imposed. Board unanimously approved.

**Reference: CE04052067**

City Nat'l Bank of Miami TR  
2525 E. Sunrise Blvd.

NFPA 101 7.2.2.5.1 – Front entry doors require special tool to open. NFPA 101 7.2.1.6.2 – Access control locks exist without fire alarm system or sprinkler system.

Eve Bazer announced that Certified Mail had been sent to City National Bank of Miami, TR and signed for on June 11, 2004, signature illegible.

Jeff Lucas, Fire Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that this was Daoud Family Jewelers. He explained this was a unique situation and the business had been robbed several times, and the insurance company required that the doors be locked. He stated they wanted the owner to install a fire alarm system that would release the doors, but the owner would still be able to control them. He advised they had been permitting that which was an exception to the Code.

Patrick Daoud, owner, stated that they had been at this location for over 40 years and had a number of major incidents occur. He stated they were attempting to protect themselves and their employees, while still protecting the business.

Inspector Lucas stated that the Fire Marshall recently had granted approval for the system being suggested to another jewelry company in the same shopping plaza.



**Motion** made by Bob Young and seconded by Rixon Rafter to find in favor of the City granting 90 days for compliance or a fine of \$25 per day, per violation, would be imposed. Board unanimously approved.

**Reference: CE04031382**

Darlick Rucker &  
Cheryl Cousins  
1711 NW 8 PL

FBC 3401.6 – Structure/fixtures in  
disrepair

Eve Bazer announced that Certified Mail had been sent to Darlick L. Rucker and Sherry R. Cousins and signed for on June 9, 2004 by Darlick Rucker.

Wayne Strawn, Building Inspector, stated the case number, address of the property, and violations as written on the agenda. He further stated that people had come from Georgia to take responsibility for the property and its problems. In the past, he stated no one had taken such responsibility.

Cheryl Cousins stated there was also another property located next door to this one. She continued stating that she lived in Georgia and she and Darlick Rucker had become owners of the property in March, 2004. She explained that her aunt had previously owned the property who had been unable to maintain the property. She stated that once she had moved away, the tenants had stopped paying her aunt rent. She advised that she had evicted the tenants and was going to totally rehabilitate the property. She stated that today they had an appointment with a lender because they were going to obtain a loan on the property. She stated they were requesting for 90 days regarding this matter.

Ms. Cousins advised they had met with John Simmons, Assistant Superintendent Community Inspections, in April, 2004, and they had been under the impression that they were here discuss a previous lien that was on the property. She explained that wanted those monies to go towards the rehabilitation of the property. She stated that her aunt had not advised her of the notices she had received regarding the violations on the property. She stated the lien totaled for both properties about \$19,000.

Eve Bazer advised that they had met with John Simmons and the discussion regarding the lien was in progress.

Ms. Cousins advised that her aunt lived at the other property, but she would be moving soon so that the rehabilitation work could begin at the properties.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 10

Eve Bazer announced that John Simmons was going to address the \$19,000 lien with the City Commission.

**Motion** made by Bob Young and seconded by Rixon Rafter to find in favor of the City granting 120 days for compliance or a fine of \$25 per day, per violation, would be imposed. Board unanimously approved.

**Reference: CE03090388**

TWENTY-THREE INC.

1509 NE 4 Ave.

FBC 11-4.6.1 – Required handicapped .

FBC 11-4.6.4 – Required handicapped signage. Sec. 15-28 – Required occupational license.

Eve Bazer announced that Certified Mail had been sent to TWENTY-THREE INC. and signed for on June 9, 2004, signature illegible. Certified Mail was also sent to French C. Ted, Registered Agent, and signed for on June 16, 2004 by Clare Theren.

Mohammed Malik, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that the owner had done the restripping, but they had not yet obtained the permits. He advised that this was a mortgage company.

Dane Crichton, owner, stated that they had purchased the building last year and were in the process of applying for an occupational license. He explained that prior to their purchase, the building had been occupied by an attorney who had obtained an occupational license without the required handicapped parking. He stated they were asking this Board to be consistent, and did not see why the rules should be different for them. Chair Gerald Jordan stated that possibly the previous owner had never been caught, and therefore, never cited.

Bob Young remarked that had been 8 years ago and things change. Mr. Crichton stated that the attorney advised them that the parking had been grandfathered in and he did not have to comply. He advised further that none of the other buildings in the area were required to have handicapped spaces.

**Motion** made by Bob Young and seconded by Rixon Rafter to find in favor of the City granting 90 days for compliance or a fine of \$30 per day, per violation, would be imposed.

Mr. Malik advised they had applied for a permit, but had failed zoning. He believed since nothing had been done that the permit probably had expired.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 11

Bob Young stated that they would have to go before Planning and Zoning regarding a parking reduction.  
Board unanimously approved.

**Reference: CE003051896**

G.G. Harrison  
5470 NW 10 Terrace

Old Business

Eve Bazer announced that this case had not been on today's agenda, and there was a current fine totaling \$40,000. She advised that G. G. Harrison was representing the owner.

Lyndwell Bradley, Supervisor Community Inspections, stated that the Building Inspector would be out of town next month, and therefore, this case was being brought forward. He stated further that the Board had requested a 6-month update. He added that the fine was \$1,000 per day and would begin again today.

G. G. Harrison, cabinet company owner, stated that they were purchasing this building which was about 1 ½ blocks away from her current facility. She advised it had been abandoned for about 6-7 years, and there had been a number of code issues at the site. She stated that in order to come into compliance, they had to purchase the building first. She stated that the Phase I inspections required a Phase II inspection, which included significant clean-up, including removing the septic tanks which had been abandoned and were creating a hazard, as well as the run-off from the property next door which was a concrete plant. She announced they were in the process of doing the clean-up at this time, and she had a letter from the environmental inspectors explaining that the work should be done in August, 2004. She advised that once the clean-up was completed, she had 2 business days to close on the property. She stated that with the purchase of the property, she would take over the existing fines.

Myrnabell Roche explained that the problem was that she had not yet closed on the property, and technically, if the contract fell through they would have an unenforceable Order.

Mohammed Malik, Building Inspector, stated they would leave the ownership question up to the Board. He recommended a 90-day extension because this had been an ongoing problem.

**Motion** made by Bob Young and seconded by Pat Hale to grant a 90-day extension, and that the proposed new owner submit a letter stating that she was purchasing the property.

Mr. Bradley asked if this extension was granted, a letter would have to be provided regarding ownership.

Mr. Jolly explained that if the Board was confident that this individual had accurately presented their case, then he would not advise taking action at this time.

Ms. Harrison stated that she had a copy of the sales agreement and would submit it to the Board.

Board unanimously approved.

**Reference: CE04050695**

TACO BELL OF AMERICA INC.  
3500 W. Broward Blvd.

FBC 104.1. – Work without permits.  
NFPA 1 1-10.1 – Emergency light at  
counter does not illuminate on DC  
power.

Eve Bazer announced that Certified Mail had been sent to TACO BELL OF AMERICA, INC., c/o TBC Tax Unit #018505. No date was entered on the green card which had been signed by R. Heibert. Certified Mail was also sent to TACO BELL OF AMERICA, INC. and signed for on June 15, 2004, signature illegible.

Thomas Clements, Fire Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that he had been to the site on July 25, 2003, September 9, 2003, October 6<sup>th</sup> and 14<sup>th</sup>, 2003 and yesterday, June 21, 2004. He stated that they had been cited for work without permits, and one of the emergency lights was not working. He explained they did acquire a permit, but the light was still not working. Therefore FBC 104.1 was in compliance. He stated that one violation still existed which was a life safety violation. He requested that 7 days be given for compliance or a fine of \$50 per day be imposed.

**Motion** made by Pat Hale and seconded by Rixon Rafter to find in favor of the City granting 7 days for compliance or a fine of \$50 per day be imposed. Board unanimously approved.

**Reference: CE03090391**

Bernadine High  
2617 NE 13 Ct.

FBC 104.1 – Work without permits. FBC  
104.2.5 – Electrical work without  
permits. FBC 104.2.4 – Plumbing work  
without permits. FBC 104.2.11 –  
Mechanical work without permits.

Eve Bazer announced that Certified Mail had been sent to Bernardine M. High. No date entered on the green card, signature illegible. She announced that the green card had been received back in Community Inspections on June 21, 2004.

Mohammed Malik, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He requested that the owner be given 120 days for compliance or a fine of \$50 per day, per violation, be imposed, and that the Order be recorded.

**Motion** made by Bob Young and seconded by Rixon Rafter to find in favor of the City granting 120 days for compliance or a fine of \$50 per day, per violation, would be imposed, and that the Order be recorded. Board unanimously approved.

**Reference: CE04020515**

YAMAN LLC  
300 W. Sunrise Blvd. #01

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail had been sent to HAMAN LLC, and signed for on June 15, 2004 by Mindy Levine. Certified Mail was also sent to Lee J. Osiason, Registered Agent, and signed for on June 14, 2004, signature illegible. Certified Mail was also sent to Dr. Waddah Allaf, Manager, and signed for on June 10, 2004, signature illegible.

Wayne Strawn, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that he had taken this case over from Doug Kurtock who had been transferred to Community Services. He further stated that an automobile had driven into this building, and while Inspector Kurtock had been inside the building, he had discovered the subdivision of the tenant space. He advised that he had spoken to the tenant who had removed about  $\frac{3}{4}$  of the separation wall. He stated the wall had not been properly built and had not been fire rated. He further stated that the tenant advised that the replacement of the storefront was the owner's responsibility. He advised that so far no one had applied for a permit. He stated this was a large strip store with a large cash flow. He asked that 60 days be granted for compliance or a fine of \$75 per day be imposed.

**Motion** made by Rixon Rafter and seconded by Bob Young to find in favor of the City and grant 60 days for compliance or a fine of \$75 per day would be imposed. Board unanimously approved.

**Reference: CE04030301**

Tarpon Investment Group LLC  
734 NW 4 Ave.

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail had been sent to Angel Cachinero, Manager, and signed for on June 18, 2004, signature illegible. Certified Mail had also been sent to Joseph Montoro, Registered Agent, and signed for on June 14, 2004 by Joseph Montoro. Certified Mail had also been sent to Tarpon Investment Group, LLC, and signed for on June 14, 2004 by Joseph Montoro.

Wayne Strawn, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that he had a picture of the building, but stated that he had not had access to it since he had taken over the case. He advised that the new windows still had stickers on them, and stated that this was a multi-family structure. He asked that 60 days be given for compliance or a fine of \$100 per day be imposed, and asked that the Order be recorded.

**Motion** made by Bob Young and seconded by Pat Hale to find in favor of the City and grant 60 days for compliance or a fine of \$100 per day be imposed, and that the Order be recorded. Board unanimously agreed.

**Reference: CE04020614**

Maria Teresa Dominguez  
3955 Davie Blvd.

FBC 104.2.11 – Mechanical work without permits. FBC 104.2.4 – Plumbing work without permits. FBC 104.2.5 – Electrical work without permits.

Eve Bazer announced that Certified Mail had been sent to Maria T. Dominguez and signed for on June 12, 2004, signature illegible.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that 60 days be given for compliance or a fine of \$100 per day, per violation, would be imposed.

**Motion** made by Sara Horn and seconded by Pat Hale to find in favor of the City and grant 60 days for compliance or a fine of \$100 per day, per violation, would be imposed.

Rixon Rafter asked for further clarification of ASHREA 62. Mr. Reardon explained that it was a mechanical code dealing with ventilation.

Board unanimously approved.

**Reference: CE04021377**

Manhattan Associates Leasing Co.  
1871 SW 37 Ter.

Sec. 47-19.5 A.3.a. – Front wood fence  
not set back from sidewalk. FBC 104.1 –  
Work without permits.

Eve Bazer announced that Certified Mail was sent to Patrick Kelley, Registered Agent, and signed for on June 14, 2004 by A. James. Certified Mail was also sent to Manhattan Leasing, Inc., General Partner, and signed for on June 14, 2004 by B. Johnson.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that the tenant had erected the fence without the owner's permission. He asked for 60 days for compliance or a fine of \$50 per day, per violation, would be imposed.

**Motion** made by Sara Horn and seconded by Bob Young to find in favor of the City and grant 60 days for compliance or a fine of \$50 per day, per violation, would be imposed. Board unanimously approved.

Pat Hale asked for further clarification of cases that had no service. Mr. Reardon explained that they would try and get service next month, and if they failed, the third month the full due diligence would again be done, and then the property would be posted at City Hall. Therefore, service would be obtained through posting.

**Reference: CE04032585**

Louis Evans  
2842 SW 4 Pl.

FBC 104.1 – Work without permits.

Eve Bazer announced that Certified Mail had been sent to Louis Evans and signed for on June 16, 2004, signature illegible. She also advised that Personal Service had been made to Louis Evans, owner, by Skip Margerum on June 19, 2004.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that 90 days be given for compliance or a fine of \$25 per day would be imposed.

**Motion** made by Sara Horn and seconded by Rixon Rafter to find in favor of the City and grant 90 days for compliance or a fine of \$25 per day would be imposed.

**Reference: CE04032621**

Gorfine Realty  
3901 SW 16 St.

FBC 104.1 – Work without permits. FBC 1203.4.2 – Laundromat bathroom exhaust fan not functioning. FBC 704.3.1 – Fire wall damaged and open. Sec. 9-307(a) – Broken windows. Sec. 18-27(a) – Trash on property. Sec. 9-280(h)(1) – Fence in disrepair. Sec. 9-280(f) – Missing plumbing waste line clean-out cover at rear of building. Water leak on ground at east wall and no cover on sarge/separation tank at the east wall. Sec. 9-306 – Peeling paint/stained surfaces. Sec. 9-305(b) – Required ground cover. Sec. 9-304(b) – Maintenance of parking area.

Eve Bazer announced that Certified Mail had been sent to Gorfine Realty, Inc. and signed for on June 14, 2004 by May Aponte. Certified Mail sent to Don Gorenberg, Registered Agent, and signed for on June 14, 2004 by May Aponte. Certified Mail to Gorfine Realty, Inc. signed for on June 15, 2004, signature illegible. Personal Service to Charlotte Gorenberg, owner's wife, by Skip Margerum on June 19, 2004.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He stated that in regard to FBC 104.1, he asked that 60 days be given for compliance or a fine of \$100 per day would be imposed. He added that Sections FBC 1203.4.2 and FBC 704.3.1 were in compliance. He further stated that the remaining violations were as follows:

Sec. 9-307(a) be given 30 days for compliance or a fine of \$100 per day.  
Sec. 18-27(a) be given 30 days for compliance or a fine of \$100 per day.  
Sec. 9-280(h)(1) be given 30 days for compliance or a fine of \$100 per day.  
Sec. 9-280(f) be given 60 days for compliance or a fine of \$100 per day.  
Sec. 9-306 be given 30 days for compliance or a fine of \$100 per day.  
Sec. 9-305(b) be given 30 days for compliance or a fine of \$100 per day.  
Sec. 9-304(b) be given 120 days for compliance or a fine of \$100 per day.

**Motion** made by Rixon Rafter and seconded by Myrnabelle Roch to find in favor of the City and that the days for compliance and fines stated be imposed as mentioned above. Board unanimously approved.



**Reference: CE04041210**

William H. Comstock  
1017 SW 22 Ter.

ULDR 47-19.5 D.4 – Improper fence placement. FBC 104.9.3.1 – Expired permits.

Eve Bazer announced that Personal Service had been made to Mrs. Comstock, owner, by Skip Margerum on June 19, 2004.

Kenneth Reardon, Building Inspector, stated the case number, address of the property, and violations as listed on the agenda. He asked that 60 days be given for compliance or a fine of \$10 per day, per violation, be imposed.

**Motion** made by Sara Horn and seconded by Bob Young to find in favor of the City and that 60 days be granted for compliance or a fine of \$10 per day, per violation, would be imposed. Board unanimously approved.

**MEETING RECESSED AT 11:26 A.M.**

**MEETING RECONVENED AT 1:00 P.M.**

Chair Gerald Jordan proceeded to introduce the Board.

**Note: All individuals wishing to speak on any of the cases on this afternoon's agenda were sworn in.**

**Reference: CE00021687**

Gerrard Chachia  
2509 NE 21 St.

Old Business

Eve Bazer announced that this was a request for an abatement of fines which totaled \$9,750.

Gerrard Chachia, owner, stated that he had inherited the violations when he purchased the property. He stated that he was requesting that this Board abate the fines.

Kenneth Reardon, Building Inspector, stated that the owner had a problem with the tenant and had worked on the violations, and therefore, he did not object to an abatement of fines. He advised there had been a problem doing re-inspections due to the fact that the tenant had not permitted access to the building.

**Motion** made by Rixon Rafter and seconded by Sara Horn to abate all fines for this property. Board unanimously approved.

**Reference: CE03060782**

Mahyoub & Sons Inc.  
909 NW 6 St.

Old Business

Eve Bazer announced that this case had originally been heard on February 24, 2004 with compliance ordered by May 24, 2004. An extension was then granted to August 24, 2004. She advised that various sections were in compliance and the fines totaled \$10,250.

Kamil Elhassani, tenant, stated that he was requesting an additional 120 days to come into compliance. He advised that the biggest problems were the refrigeration system and the wall.

Wayne Strawn, Building Inspector, stated that the wall would not be in compliance until it was constructed. He also stated that the parking lot was a problem due to the loitering at the north end. He advised that the handicap striping had to be done, and the debris removed. He explained that the refrigeration system and air conditioning had been worked on without permits, and that possibly some of it might have to be replaced. He announced that he did not have a problem with a 120-day extension.

**Motion** made by Rixon Rafter and seconded by Bob Young to grant a 120-day extension of time. Board unanimously approved.

**Reference: CE03022088**

H. & Minerva Glaston  
3623 Davie Blvd.

Old Business

Eve Bazer announced that this case had originally been heard on July 22, 2003 with compliance ordered by September 23, 2003. The property was brought in compliance on June 21, 2004.

Minerva Glaston, owner, stated that she had a letter from her Doctor regarding her health, and proceeded to read such letter to the Board. She advised that her daughter, Barbara, was also with her today.

Chair Gerald Jordan stated that they needed to get a local engineer and architect to assist with the work.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 19

Wayne Strawn, Building Inspector, stated that the only item not in compliance was the wall. He suggested that the owner appear before the Board of Adjustment to seek an exception that a fence be erected instead of a wall. Therefore, he stated that he did not object to an extension of time so that issue could be addressed. He made it clear that this would be the last extension he would support.

**Motion** made by Bob Young and seconded by Pat Hale to grant a 90-day extension of time. Board unanimously approved.

**Reference: CE02100142**

Weber Holdings LLC  
3042 N. Federal Hwy

Old Business

Eve Bazer announced that this case had originally been heard on April 22, 2003 with compliance ordered by October 22, 2003. On October 28, 2003 an extension of time was granted to January 27, 2004. Again on February 24, 2004, an extension was granted to May 24, 2004.

Fredric Weber, owner, stated that he thought the work would have been done but he had to wait 75 days on parts. He advised that the alarm had failed inspection, and after the elevator was done, the alarm would be re-inspected.

Jeff Lucas, Fire Inspector, stated that he had no objection to a 60-day extension.

**Motion** made by Bob Young and seconded by Rixon Rafter to grant a 60-day extension of time. Board unanimously approved.

**Reference: CE03111504**

Julia Mavris  
3057 Center Ave.

Old Business

Eve Bazer announced that this case had originally been heard on February 24, 2004 with compliance ordered by May 25, 2004. She advised that 2 sections were still not in compliance. Fines total \$28,800. She stated that the owner was requesting an extension of time.

Stephen Cahon, attorney for the owner, stated that they were requesting a 90-day extension of time, along with an abatement of fines.

Chair Gerald Jordan advised that once the property was in total compliance, then an abatement of fines could be discussed.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 20

Mohammed Malik, Building Inspector, stated that he did not object to an extension of time and explained there had been a problem with the tenant who was being evicted.

**Motion** made by Sara Horn and seconded by Bob Young to grant a 90-day extension of time. Board unanimously approved.

**Reference: CE03092396**

St. John United Methodist Church  
449 NW 15 Ave.

Old Business

Bob Young announced that he had a conflict of interest in regard to this case, and therefore, would not be participating in the discussion or voting.

Eve Bazer announced that this case had originally been heard on October 28, 2003 with compliance ordered by November 18, 2003. On November 25, 2003 an extension of time was granted until January 27, 2004. On January 27, 2004 another extension for compliance was granted until May 26, 2004. Fines total \$3,200. She stated the owner was requesting an extension of time.

John Johnson, representative of the St. John United Methodist Church, stated that the zoning had been changed to CF, and they were requesting a 90-day extension of time.

Chair Gerald Jordan stated that they probably needed about 6 months to complete the work.

Dallas Shumaker, Fire Inspector, stated that they were going through the review process at this point in time.

**Motion** made by Rixon Rafter and seconded by Pat Hale to grant a 90-day extension of time. Board unanimously approved.

Bob Young returned to the Board.

**Reference: CE03111536**

Leonel Sanchez  
1721 SW 35 Avenue

Old Business

Eve Bazer announced that the fines for this property totaled \$9,000.

Amel Fragetta, attorney, stated that he was representing the owner and they were requesting an extension of time. He explained that the tenant had a lease with an option to buy, and had received permission from the owner to make the

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 21

improvements. He further stated that the owner was not aware that the work had been done without a permit. He also stated that an expediter had been hired to obtain the permits.

Kenneth Reardon, Building Inspector, stated that he had no objection to a 60-day extension of time.

**Motion** made by Bob Young and seconded by Rixon Rafter to grant a 60-day extension of time. Board unanimously approved.

**Reference: CE03121338**

TATA International  
1500 W. Commercial Blvd.

Old Business

Eve Bazer announced that this had originally been heard on June 24, 2004. Fines totaled \$2,900. She advised that the property was in compliance and they were requesting an abatement of fines.

Chris Rachelson, General Manager, stated that the property was in compliance and they were now requesting an abatement of fines. She explained they had removed the awning.

Robert Pignataro, Building Inspector, stated that pictures had been taken and the awning had been removed, but the frame work was still up. Therefore, the violation was not in compliance.

Ms. Rachelson stated that she had been informed that the violation would be in compliance with the removal of the canvas awning.

Bob Young explained that the framework was considered a structure, and therefore, it had to be removed.

Lindwell Bradley, Supervisor Community Inspections, suggested that this item be tabled for one month so an inspector could check on the matter.

**Motion** made by Bob Young and seconded by Rixon Rafter to table this matter for one month so the structure could be re-inspected. Board unanimously approved.

**Reference: CE02062015**

Greg Aliferis Holdings, Inc.  
3045 N. Federal Hwy #70

Old Business

Eve Bazer announced that this case had originally been heard on January 27, 2004 with compliance ordered by March 23, 2004. On March 23, 2004, the date was extended to June 22, 2004. Current fines total \$19,600. She advised that they were requesting an extension of time.

Heidi Davis, attorney, stated that they did have the permit and now were in compliance and were requesting an abatement of fines.

Wayne Strawn, Building Inspector, agreed and stated that the property was in compliance, and he had no objection to an abatement of fines.

**Motion** made by Rixon Rafter and seconded by Bob Young to abate all fines. Board unanimously approved.

**Reference: CE02071478**

Acquisitions, Inc.  
1719 S. Andrews Ave

Old Business

Eve Bazer announced that this case had originally been heard on May 27, 2003 with compliance ordered by November 27, 2003. On November 25, 2003 the date was extended to March 24, 2004. Again on March 23, 2004, the date was once more extended to June 24, 2004. She advised that they were requesting another extension of time.

Allan Kozich, engineer, stated that they were working on the property and asked for another 90 days.

Kenneth Reardon, Building Inspector, reiterated that they had 11 months of extensions and that this was a small project which was dragging on. He stated that he objected to any more extensions of time. He explained that this was a dry cleaning facility.

Jan Sheppard clarified that these were after-the-fact permits.

**Motion** made by Bob Young and seconded by Rixon Rafter to grant a 90-day extension of time. Board unanimously approved.

**Massey Hearings**

**Reference: CE98030202**

Sudha Investment Co  
3401 Davie Blvd.

Eve Bazer announced that this case had originally been heard on February 23, 1999. There were 5 sections of the Code in violation with a fine of \$100 per day. Current fines total \$62,300. The property is now in compliance.

The Assistant City Attorney advised that the owners of the property were not present, but the purchasers of the property were in attendance. She advised further that they were working on a land swap deal with the City. She stated that this was a gas station and would have to meet environmental requirements. She continued stating that they were working with City staff and requested that a 30-day extension be granted.

**Motion** made by Rixon Rafter and seconded by Jan Sheppard to grant a 30-day extension of time. Board unanimously approved.

**Reference: CE03102093**

Lee & Susie Williams  
1116 SW 01 St.

Eve Bazer announced that this case had originally been heard on April 27, 2004 with compliance ordered by May 27, 2004. She stated that 4 sections of the Code were in violation with a fine of \$250 per day. Current fines total \$25,000. She advised that the property was not in compliance.

Lee Williams, owner, stated that this property was in the SBHD. He stated he was advised to obtain plans and submit them for obtaining the permits.

Kenneth Reardon, Building Inspector, stated they were presently in the review process. He advised that there had been a "Stop Work Order" put on this project previously. He stated that they were now working to bring the property into compliance and that the City did not have any objection to an extension of time or an abatement of fines.

**Motion** made by Rixon Rafter and seconded by Bob Young to grant a 60-day extension of time.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 24

Bruce Jolly reminded the Board that the imposition of the lien was on today's agenda.

Board unanimously approved the motion.

**Reference: CE9105900**

Argelio & Caridad Morejon  
836 SW 27 Street

Eve Bazer announced that this case had originally been heard on July 30, 1991 with compliance ordered by August 13, 1991. She stated that one section was not in compliance with a fine of \$100 per day. Current fines total \$82,000.

Heather Zardus, attorney, stated that there was a dispute with the City regarding compliance dates. She stated that the pictures showed there was no debris on the site. She concurred that there was a 10-day period when the property was in violation, and therefore, the owner's fine would be \$1,000.

Lindwell Bradley stated that as of December 3, 1992 the property was not in compliance. He stated there was no evidence presented to show that date was incorrect. Ms. Zardus stated that the property was in compliance as of September 23, 1991.

**Motion** made by Rixon Rafter and seconded by Bob Young to reduce the fine to \$1,000. Board unanimously approved.

**Reference: CE03021984**

Carlton Tower Condo Assn  
3000 E. Sunrise Blvd.

Eve Bazer announced that this property was not in compliance and current fines totaled \$5100.

Richard Sheppard, Manager, stated that the property had originally been cited in early 2003.

**Motion** made by Bob Young and seconded by Rixon Rafter to reduce the fine to \$800. Board approved, except for Pat Hale who opposed the motion.



**Reference: CE9108056**

George Sims  
1613 NW 12 Ave.

Eve Bazer announced that the current fines on this property totaled \$24,050.

Wayne Strawn, Building Inspector, stated that some progress had been made, but there had been a 5-year gap. He explained there was a dispute regarding compliance. He stated that some compliance had been achieved, but the fines ran until the property was in total compliance.

George Sims, owner, stated that he had bought the property in 1976. He explained that he had inherited some of the violations.

Wayne Strawn, Building Inspector, stated that the property had been cited in 1991 and full compliance had been reached in 1998. He further stated that in March, 2003, an awning had been erected without a permit, and it was still at the site.

Pat Hale asked if the fines totaling \$24,050 encompassed the dates of 1991 to 1998.

Inspector Strawn stated that he had met with John Simmons and had been informed that the fine had been \$100,000, and he had reduced it to \$24,050.

**Motion** made by Bob Young and seconded by Myrnabelle Roche that the fine be reduced to \$1,000. Board unanimously approved.

**Reference: CE02090642**

Christa Lakaschus  
1467 SW 18 Ave.

Eve Bazer announced that this case had originally been heard on January 28, 2003 with compliance ordered by April 28, 2003. One section of the code was in violation at \$50 per day. Fines total \$5,650.

Kenneth Reardon, Building Inspector, advised that the property had not been in compliance by the date ordered, but that it had achieved compliance as of August 20, 2003.

Christa Lakaschus, owner, stated that she had not been aware that a permit was needed for the work.

Stephen Lakaschus, son, stated that he thought there had only been one lien because of the replacement of the windows and doors. He advised that the lien had been disposed of during the Amnesty Program.

Inspector Reardon further stated that there had been 2 separate cases brought into compliance with the one permit.

**Motion** made by Bob Young and seconded by Rixon Rafter to reduce the fine by 25%.

The Assistant City Attorney advised that the amount paid under the Amnesty Program was \$1,412.50, and that there had been 2 separate cases. She stated that there had been 2 letters sent, but the owner had only received one letter.

Board unanimously approved.

**Reference: CE01070953**

Ohio Savings Bank  
2717 SW 9 St.

Eve Bazer announced that this case had originally been heard on October 23, 2001 with compliance ordered by December 22, 2001. She advised that 6 sections of the Code had been in violation with a fine at \$200 per day. Current fines totaled \$726,800.

Kenneth Reardon, Building Inspector, stated that the property was not in compliance by the date ordered. He stated that this was a small duplex.

The Assistant City Attorney stated that the Bank had been the owner at the time the property was cited.

Patricia Arango, representing Ohio Savings Bank, stated that the partition wall had not been erected by the bank, and that the bank had foreclosed on the property. She asked if the fine could be reduced since they had a buyer for the property. She announced that the property was listed at \$155,000.

**Motion** made by Sara Horn and seconded by Myrnabelle Roche that the fine be reduced to \$131,700. Board approved, except for Jan Sheppard who opposed the motion.

**Reference: CE03100977**

Sailboat Bend Properties  
112 NE 5 St.

Eve Bazer announced that this case had originally been heard on January 27, 2004 with compliance ordered by March 27, 2004. She stated that 5 sections of the Code had been in violation at a fine of \$100 per day. Current fines totaled \$15,000. She advised that the property was not in compliance.

Robert Pignataro, Building Inspector, stated that there had been 6 applications for permits and 4 were ready to be picked up.

John Watson, attorney, stated that the problems had been inherited when the property had been purchased which was in the last 1 ½ years. He stated further that the owner was in Boston and they were seeking a 30-day extension.

Inspector Pignataro advised that on March 23, 2004, a 60-day extension had been granted.

Pat Hale stated that there had been an additional 60-day extension which was not shown on the ordered compliance date. She asked if they could go back and grant him an extension to finish the work, and then they could return seeking an abatement of fines.

Bruce Jolly stated that the Board could grant an extension. Mr. Watson asked if a 30-day extension of time could be granted.

**Motion** made by Jan Sheppard and seconded by Sara Horn to grant a 30-day extension of time. Board unanimously approved.

**Reference: CE99061161**

Roberto Lopez (½ Interest)  
1980 SW 28 Ave.

Eve Bazer announced that this case had originally been heard on September 26, 2000 with compliance ordered by November 28, 2000. She stated that 4 sections of the Code had been in violation with fines at \$50 per day. Current fines total \$22, 150. She advised that the property was in compliance.

Kenneth Reardon, Building Inspector, stated that the property was not in compliance by the date ordered. He asked that a fine be imposed.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 28

Rosa Perez, daughter, stated that she had met with John Simmons to discuss the fines, and they had been advised to wait until the Amnesty Program had expired.

Inspector Reardon explained that 25% of the fine was \$5,537.50 which was still high, and they were told to wait and come before this Board in case additional relief could be granted.

Ms. Perez stated that she had been here twice before seeking extensions. She advised that the property was finally in compliance.

Inspector Reardon stated that the plans had been drawn up and permits issued, but the plans had shown the electrical work as existing and not requiring a permit. When the owners met with John Simmons to discuss the fine, he was not convinced after reviewing the plans that an electrical permit was not needed. He stated that Craig Stevens had determined that a permit was needed. In effect, that had caused non-compliance with one of the sections. He explained that the fines probably ran for a year or more until everything was resolved.

**Motion** made by Sara Horn and seconded by Bob Young to reduce the fine to \$100. Board unanimously approved.

**Reference: CE9002365**

Johnnie Gaines  
2338 NW 13 St.

Eve Bazer announced that this case had originally been heard on May 22, 1990 with compliance ordered by June 6, 1990. One section of the Code was in violation at \$150 per day. Current fines totaled \$49,200. She stated that the property was in compliance.

Wayne Strawn, Building Inspector, stated that this was a single-family home. He stated that in 1991 there still had been trash and debris at the site, along with an inoperable vehicle.

Lindwell Bradley, Supervisor Community Inspections, stated that he had reviewed the case and the property had been out of compliance for about 328 days.

Steve Moody, attorney, stated that the property had been bought in 1955. He stated that his son had been living at the property. He stated that the owner had not been aware of any fines on the property until he had received the February 20, 2004 amnesty letter advising him of a \$108,900 fine. The letter had stated that the fine could be paid for \$27,225. He stated they were disputing the dates of compliance due to large gaps between inspections. He advised that the son

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 29

had informed them that when the inspector asked for the property to be cleaned up, he had done so each time. He stated that in reading Section 162 it stated that fines were determined depending on the gravity of the violation.

Johnnie Gaines, Jr. stated that he lived at the property and had brought the property into compliance each time the inspector had ordered him to do so.

Rixon Rafter stated that this neighborhood was attempting to overcome blight and owners had to continually maintain their properties.

**Motion** made by Bob Young and seconded by Rixon Rafter to reduce the fine to \$1500. Board unanimously approved.

**Reference: CE02041918**

Stewart Donaldson  
410 SW 07 St.

Eve Bazer announced that this case had originally been heard on July 22, 2002 with compliance ordered by September 21, 2002. She stated that 1 section of the Code had been in violation at \$50 per day. Current fines totaled \$13,550. She advised that the property was now in compliance.

Kenneth Reardon, Building Inspector, stated that the property was now in compliance, but had not been in compliance on the date ordered by the Board. He advised that the property was in compliance as of June 20, 2003. He asked that a fine be imposed.

Stewart Donaldson, owner, stated this was a rental property which he had purchased in February, 2001. He further stated that work had been done without permits, but he had not been made aware of that during the closing. He advised that he had met with John Simmons. He continued stating that he went to refinance the property and the title search had stated there was a lien on the property, but he had not been aware of it. He explained that Broward County showed that he had owned a property on SR 84, but he never had, and therefore, such information had been corrected. He was instructed to come before this Board.

Inspector Reardon stated that notice had been received in the past because an extension of time had been granted.

**Motion** made by Bob Young and seconded by Jan Sheppard to reduce the fine to \$1200. Board unanimously approved.

**Reference: CE9304402**

Donald & Patrick Paisley  
1481 NW 20 Ct.

Eve Bazer announced that this case had originally been heard on July 23, 1993 with compliance ordered by August 26, 1993. She stated that one section of the Code was in violation at a fine of \$150 per day. Current fines total \$16,950. She advised that the property was in compliance.

Wayne Strawn, Building Inspector, stated that the work involved adding efficiency apartments at a duplex. He stated that the owner had been attempting to convert the building, and problems existed regarding the fire wall. He further stated that the Board had provided extensions of time so that plans could be submitted. He stated that an offer had been made during the Amnesty Program at 25% of the fine reducing it to \$4,237.50.

Lonworth Butler, representing the owners, stated there had been a number of extensions to allow the owner to bring the property into compliance. He stated that previously the property had been converted and used as an ACLF before the present owners had purchased it. He advised that there were no plans on file with either the City or the County for the building. Therefore, the owners had restored the building back to a duplex. He stated they were seeking to have the fines reduced. He reiterated that the owners could not have the use of the building as anticipated.

**Motion** made by Rixon Rafter and seconded by Bob Young to reduce the fines to \$1,500. Board approved, except for Sara Horn and Jan Sheppard, who were opposed to the motion.

Eve Bazer continued with the cases presented for the imposition of fines as follows:

CE03110131, CE04030300, CE03042054, CE03121495, CE04011671, CE03030921, CE04010243, CE03091963, and CE99121500.

Ms. Batchelder announced that the above cases had not come into compliance by the time ordered by the Code Board, and the City was requesting the imposition of fines.

**Motion** made by Pat and seconded by Rixon Rafter to find that the original Order was not complied with by the date set in the Order, and therefore, the fines would be imposed as listed. Board unanimously approved.

CODE ENFORCEMENT BOARD MEETING

JUNE 22, 2004

PAGE 31

Eve Bazer announced that the Board had requested that an Order be recorded for Case CE912523. She stated the case had come into compliance prior to any imposition of fines, and the City was requesting that the Board approve the Order of Compliance.

**Motion** made by Pat Hale and seconded by Sara Horn to approve the Order of Compliance for Case CE912523.

**Cases Complied**

Eve Bazer announced that the following cases were in compliance:

CE04052099	CE04050831
CE04050731	CE04052026
CE04050713	CE04052036
CE04050750	CE04052061
CE04052033	CE04052274
CE04052174	CE04060872
CE04052236	CE04021606
CE04060642	CE03032146
CE04050757	CE03101803

**Cases with No Service**

Eve Bazer stated that the following cases had no service:

CE04050947	CE04031064
CE04051010	CE04032174
CE04052025	CE03121467
CE03071845	CE04030200
CE03101523	CE03041515
CE03120787	CE03091782
CE04011819	CE04010823
CE04010884	CE04030144
CE04032660	CE04060011

**Cases Withdrawn**

Eve Bazer stated that the following case had been withdrawn:

CE02101195

**Cases With No Respondent**

Eve Bazer stated that the following case had no respondent:

CE03102464

There being no further business to come before the Board, the meeting was adjourned at 3:44 p.m.

---

Chairman, Code Enforcement Board

ATTEST:

---

Margaret A. D'Alessio,  
Recording Secretary

NOTE: The agenda associated with this meeting is incorporated into this record by reference.