

CODE ENFORCEMENT BOARD
 City Commission Meeting Room
 100 North Andrews Avenue
 March 28, 2006
 10:00 A.M – 12:15 P.M.

From January 2006

| <u>Board Members</u> | <u>Attendance</u> | <u>P</u> | <u>A</u> |
|---------------------------------|-------------------|----------|----------|
| Howard Elfman (alternate) | A | | |
| Pat Hale, Chair | P | 3 | 0 |
| Sarah Horn | P | 3 | 0 |
| Sam Mitchell | P | 3 | 0 |
| John Phillips | P | 3 | 0 |
| Rixon Rafter, Vice Chair | P | 3 | 0 |
| Myrnabelle Roche | P | 2 | 1 |
| Jan Sheppard (alternate) | A | | |
| Doug White (alternate) | A | | |
| Bobby Young | P | 3 | 0 |
| Bruce Jolly, Board Attorney | P | | |

Staff Present

Assistant City Attorney
 Eve Bazer, Administrative Assistant II
 Diana Cahill, Service Clerk
 Lynda Crase, Secretary, Code Enforcement Board
 Farida Mohammed, Clerk, Code Enforcement Board
 Lindwell Bradley, Community Inspections Supervisor
 Ivette Spence-Brown, Fire Inspector
 Robert Kisarewich, Fire Inspector
 Mohammed Malik, Building Inspector
 Bob Pignataro, Building Inspector
 Ken Reardon, Building Inspector
 Wayne Strawn, Building Inspector
 Jamie Opperlee, Recording Secretary

Also Present:

*CE04110655: Jihad el Doujeiji, owner
 CE05030791: John Keuhne, owner; Marc Marcelino, owner
 CE05092098; CE05092100; CE05100526; CE05092117; CE05092120; CE05100540;
 CE05100531; CE05100535; CE05100518; CE05100521; CE05100528: Simion Jacobs, contractor;
 Larry Shendell, attorney; Neil Levinson, attorney
 *CE04062158: Flavie St. Pris; Celicoeur Tanis, translator
 *CE04091130: Eric Carbonell, attorney; Gus Carbonell, architect
 CE05041036: Scott Borsa, owner
 *CE03080416: Hector Flores, owner's representative
 *CE05050693: Christopher William, owner
 CE03101792; CE05080787: Alan Kozich, architectural engineer
 CE05070568: Lee Sigler, owner
 CE02091580: John Wilkes, owner's attorney; Jennifer Ames, manager
 *CE03110738: Scott McDuff, former property manager

CE05100397: Luciano Diaz, manager

CE04070632: Hope Calhoun, owner's attorney

*Imposition of Fine Hearing

Chair Hale called the meeting to order at 10:11 a.m., introduced the Board and explained the procedure for the hearing.

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

The following two cases were heard together:

Reference: CE05100518

Joseph Lachimia & Richard Arsenault
768 Northeast 13 Court # 1

Sec. 104.1: Work without permits;
Sec: 704.3.1: Extensive interior and exterior renovation without inspection; Sec. 2121.2.2.2: Improper installation of windows and doors;
Sec. 47-21.9.A.1: Required landscaping;
Sec. 47-20.13 E: Improperly constructed parking area

Ms. Mohammed announced that service was via the appearance of the owners' attorney, and the inspector had a verbal agreement to comply.

Ms. Roche wanted to be sure that the individual owners were properly served and represented at this hearing. Mr. Neil Levinson, attorney, explained that he represented the association, and Mr. Larry Shendell, attorney, explained that he represented the developer, who was taking responsibility for the violations. Ms. Roche asked specifically if the owners had properly been served and if Mr. Shendell represented the individual owners; Mr. Shendell repeated that he represented the developer, not the individual owners.

Mr. Levinson said he believed he represented the owners as members of the association. Mr. Jolly confirmed that Mr. Shendell accepted service on behalf of the owners, so he was representing them at this hearing. Mr. Jolly pointed out that if the situation were not remedied, the fines would run against the owners, whom Mr. Shendell claimed to represent.

Mr. Bob Pignataro, Building Inspector, confirmed that he had a verbal agreement with the owners to comply the properties within 60 days or a fine of \$250 per day, per violation. He also asked to record the order. He said he had been in touch with the contractor and was convinced he would move the project along. Chair Hale confirmed with Inspector Pignataro that this case had the same compliance deadline as other cases for the same address.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to order compliance within 60 days, by May 23, 2006 or a fine of \$250 per day, per violation would be imposed, and to record the order. Board unanimously approved.

Reference CE05100521

Lorraine Schaffer
768 Northeast 13 Court # 2

Sec. 104.1: Work without permits;
Sec: 704.3.1: Extensive interior and exterior renovation without inspection; Sec. 2121.2.2.2: Improper installation of windows and doors;
Sec. 47-21.9.A.1: Required landscaping;
Sec. 47-20.13 E: Improperly constructed parking area

Motion made by Mr. Rafter, seconded by Mr. Phillips, to order compliance within 60 days, by May 23, 2006 or a fine of \$250 per day, per violation would be imposed, and to record the order. Board unanimously approved.

The following four cases were heard together:

Reference CE05092098

Volkmar Neeb & Herbert Hohmann Request for Extension
758 Northeast 13th Court, # 1

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Mr. Bob Pignataro, Building Inspector, recommended a 60-day extension.

Motion made by Mr. Rafter, seconded by Mr. Mitchell, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05092100

Charles Burchett Request for Extension
758 Northeast 13th Court, # 2

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Mitchell, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05092117

Kevin Irish Request for Extension
758 Northeast 13th Court, # 5

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Mitchell, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05092120

Kimberly Cantor Request for Extension
758 Northeast 13th Court, # 7

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Mitchell, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

The following five cases were heard together:

Reference CE05100526

Infiniti Enterprises LLC
768 Northeast 13th Court #3

Request for Extension

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Mr. Bob Pignataro, Building Inspector, recommended a 60-day extension.

Mr. Simion Jacobs, contractor, felt the project would be complete within 60 days; only the green space requirements remained. Mr. Jacobs said he had a meeting scheduled with Terry Burgess from the Landscaping Department to approve the landscape designs.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05100528

Jeffrey Longwell
768 Northeast 13th Court #4

Request for Extension

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05100531

Ray Schindler & William Lackey
768 Northeast 13th Court #5

Request for Extension

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05100535

Kirk Stroebel
768 Northeast 13th Court #6

Request for Extension

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05100540

Asoka Bali East Condo Association
768 Northeast 13th Court

Request for Extension

Ms. Mohammed announced that this case was first heard on January 24, 2006 with compliance ordered by March 28, 2006. The property was not complied and no fines had accrued to date.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05041036

Bonefish Property Management Corp.
1433 Northeast 5th Avenue

Sec. 105.1: Electrical work without permits

Ms. Mohammed announced that service was via the appearance of the owner at this hearing and Inspector Malik had a verbal agreement with the owner to comply the violations.

Mr. Mohammed Malik, Building Inspector, testified that the violations existed as cited, and confirmed that he had a verbal agreement with the owner to comply the property within 180 days or a fine of \$50 per day. Inspector Malik made sure the owner understood that merely obtaining the permits would not solve the problems; he must complete finals inspection or demolish the building to comply the property.

Mr. Scott Borsa, owner, stated there were problems and he needed to have new plans drawn for the townhouses. He still needed to decide whether to renovate/redesign the property or to demolish the property.

Motion made by Mr. Rafter, seconded by Mr. Phillips, order compliance within 180 days, by September 26, 2006, or a fine of \$50 per day, per violation would be imposed. Board unanimously approved.

Reference CE05100397

Davie Boulevard Gas LLC
3350 Davie Boulevard

Sec. 47-1.15: Ice machine located outside;
Sec. 47-19.4 B.1: Dumpster in unapproved location;
Sec. 47-22.6 F: Signs in disrepair;
Sec. 47-34.1 A.1: Permitted uses: storage shed in setback;
Sec. 105.1: Work without permits;
Sec. 105.2.5: Electrical work without permits

Ms. Mohammed announced that certified mail addressed to the registered agent was accepted on March 13, 2006.

Mr. Ken Reardon, Building Inspector, testified that Section 47-22.6 F was complied; the other violations all still existed as cited. Inspector Reardon stated he had a verbal agreement with the owner to comply within 90 days or a fine of \$250 per day, per violation. He presented photos of the property and a copy of the inspection report.

Mr. Luciano Diaz, manager, stated he agreed to the stipulated agreement.

Motion made by Mr. Phillips, seconded by Mr. Rafter, to order compliance within 90 days, by June 27, 2006, or a fine of \$250 per day, per violation would be imposed. Board unanimously approved.

Reference CE05030791

Marc Marcelino & John Kuehene
323 Northeast 7th Avenue

Request for Extension

Ms. Mohammed announced that this case was originally heard on May 24, 2005 with compliance ordered by November 22, 2005; in January 24, 2006 the date was extended to March 28, 2006. The property was not complied and fines had accrued to \$6,200.

Mr. Bob Pignataro, Building Inspector, recommended 60-day extension; the owner only required final inspection for the paving.

Mr. John Kuehene, owner, said they had discovered the violations when they were under contract. The City's records on the property owner were incorrect and they had not received proper service.

Motion made by Mr. Phillips, seconded by Mr. Rafter to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05070568

Lee & Deborah Sigler
2201 Middle River Drive

Continued from February 28, 2006

Ms. Mohammed announced that this case was continued from February 28, 2006.

Mr. Mohammed Malik, Building Inspector, testified that the permits, including the Master permit for the property had expired. He listed the permit numbers and recommended ordering compliance within 60 days or a fine of \$50 per day, per violation. Inspector Malik presented photos of the property and noted that it had been difficult to get service.

Mr. Lee Sigler, owner, said he thought the contractor was taking care of the permits. He explained that the contractor was supposed to appear with him here today, but had abruptly quit this morning. Mr. Sigler said the property had not deteriorated over the course of the project and he had no complaints from the neighbors. Ms. Roche suggested Mr. Sigler hire an attorney and look into the Construction Industry Recovery Fund, which was for homeowners in this situation.

Inspector Malik informed the Board that the interior of the building was not in acceptable condition. He was unsure if the new contractor would be able to reactivate the existing permits; someone from the building department would need to approve it. He added that codes had changed two or three times since the original permits were issued. Ms. Roche felt that a new contractor should pull new permits.

Mr. Rafter felt that 60 days would not be enough time. Mr. Sigler explained how this had begun as a simple roofing job and morphed into completely remodeling the interior and exterior. Inspector Malik informed the Board that the neighbors were indeed complaining, and Inspector Malik wanted action taken at the property within 60 days.

Motion made by Mr. Young, seconded by Ms. Horn, to order compliance within 60 days, by May 23, 2006, or a fine of \$50 per day would be imposed. Board unanimously approved.

Reference CE02091580

Hammocks at Edgewood Developers
2807 Southwest 15th Avenue

Request for Extension

Ms. Mohammed announced that this case was originally heard on May 25, 2004 with compliance ordered by September 25, 2004 and May 24, 2005; on October 26, 2004 the date was extended to May 25, 2005; on May 24, 2005 the date was extended to June 28, 2005; on June 28, 2005 the date was extended to January 26, 2006; on January 24, 2006 the date was extended to February

28, 2006; on February 28, 2006 the date was extended to March 28, 2006. The property was not complied and fines had accrued in the amount of \$15,000

Mr. John Wilkes, the owner's attorney, provided copies of a report he had sent to the Code Enforcement Board and explained that compliance was "virtually completed." He informed the Board that there were nine occupied trailers left on the property. Two of these residents had signed agreements to vacate by April 1. Five of these occupants had nowhere to go and the park owners were moving five trailers to new parks for them to live in. He explained when the remaining residents would leave the property.

Mr. Wilkes confirmed that all trailers were disconnected from electric and septic service, but the contractor could not fence the property until all of the occupants had left. Mr. Wilkes felt the occupants would all be gone within fourteen to thirty days.

Mr. Wayne Strawn, Building Inspector, agreed with Mr. Wilkes's assessment of the number of occupants left on the property, but said he wanted all of the power disconnected and all trailers vacant to comply the property.

Mr. Robert Kisarewich, Fire Inspector, wanted the roads to remain open until permits were issued and any fences were erected. He informed the Board that the Fire Marshall was opposed to any extension of time.

Mr. Wilkes stated that by next month, only the office would have power. Inspector Strawn noted that the violations were for the "bootleg" electric service to mobile homes, not for the buildings on the properties. Mr. Wilkes agreed to reappear in 30 days to report to the Board.

Motion made by Mr. Phillips, seconded by Mr. Young to grant a 30-day extension to April 25, 2006. Board unanimously approved.

Reference CE05080787

Jungle Queen Inc.
2470 Southwest 21st Street

Request for Extension

Ms. Mohammed announced that this case was first heard on September 27, 2005 with compliance ordered by November 22, 2005; on January 24, 2006 the date was extended to March 28, 2006. The property was not in compliance and fines had accrued to \$86,800.

Mr. Alan Kozich, architectural engineer, informed the Board that they were making progress; most of the electrical violations were corrected. Mr. Kozich said he and the electrical contractor would meet with City staff to discuss the remaining problems. Mr. Kozich described the progress made at the site and requested an additional 90 days to comply. He explained that they must go to the DRC to re-plot the property, since the existing plats were from the 1930s and were no longer accepted by the City.

Mr. Wayne Strawn, Building Inspector, stated he had no objection to an extension, noting that progress had been made. Mr. Robert Kisarewich, Fire Inspector, said the owner had addressed the immediate health and safety issues and he had no objection to the extension.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to grant a 180-day extension to September 26, 2006. Board unanimously approved.

Reference CE03101792

New River Dry Dock Inc.
2200 Marina Bay Drive East

Request for Extension

Ms. Mohammed announced that this case was first heard on November 25, 2003 with compliance ordered by December 10, 2003; on January 27, 2004 the date was extended to May 26, 2004; on May 25, 2004 the date was extended to August 25, 2004; on August 24, 2004 the date was extended to February 22, 2005; on February 22, 2005 the date was extended to August 23, 2005; on August 23, 2005 the date was extended to February 28, 2006; on February 28, 2006 the date was extended to March 28, 2006. The property was not complied and no fines had accrued to date.

Mr. Alan Kozich, architectural engineer, explained that they had a contract to demolish the property, which would comply the code violations. He informed the Board that the houseboat he had spoken of at the previous hearing had been removed. The owner of the remaining steel boat had promised to begin its removal within 14 days. Mr. Kozich requested 30 additional days to have the boat removed.

Mr. Robert Kisarewich, Fire Inspector, stated that the Fire Marshall was opposed to any extension of time for this case. He said the tenant must vacate the property to comply the fire safety violations.

Mr. Wayne Strawn, Building Inspector, said he had no objection to an extension, as the remaining building violations were not serious.

Motion made by Mr. Young, seconded by Mr. Phillips, to grant a 30-day extension to April 25, 2006. Board unanimously approved.

Reference CE04070632

Marina Holding Inc.
2700 Southwest 25th Terrace

Request for Extension

Ms. Mohammed announced that this case was originally heard on August 24, 2004 with compliance ordered by September 28, 2004. On September 28, 2004, the date was extended to October 26, 2004; on October 26, 2004, the date was extended to January 25, 2005; on January 25, 2005, the date was extended to May 24, 2005; on May 24, 2005, the date was extended to June 28, 2005; on June 28, 2005, the date was extended to July 26, 2005; on July 26, 2005 the date was extended to September 27, 2005; on September 27, 2005 the date was extended to March 28, 2006. The property was not complied and no fines had accrued to date.

Ms. Hope Calhoun, attorney for the owner, requested another 90 days to comply the violations. She explained that the bankruptcy was completed and her client now must find a way to secure financing for development of the property. Ms. Calhoun informed the Board that one boat remained in dry dock on the property, and its owner had promised to begin removal this weekend. She remarked that she and her client had constantly fought the tenant over removal of this boat.

Chair Hale noted that the case was against the property owner, but the boat belonged to the tenant. Mr. Jolly reminded the Board that they had already determined that a violation existed on the property; today they were considering only whether to allow additional time to comply.

Mr. Wayne Strawn, Building Inspector, testified that most of the building violations were corrected; the electrical vault and conduit and security guard shack remained to be removed.

Mr. Robert Kisarewich, Fire Inspector, stated that the Fire Marshall was opposed to any extension, noting that when the boat was removed, the property would comply.

Mr. Phillips noted that the boat's owner had been notified months ago that the boat must be removed. Ms. Calhoun did not know if the boat was included in any way in the bankruptcy.

Ms. Roche asked if there were any fire safety violations; Inspector Kisarewich informed her that there were six of them, and all were related to the boat. Ms. Calhoun pointed out that the owner of the property, who did not own the boat, would be forced to pay any fines, and she felt this was unfair.

Motion made by Mr. Young, seconded by Mr. Phillips, to grant a 90-day extension. In a roll call vote, the motion passed 4 – 3, with Mr. Mitchell, Ms. Roche and Chair Hale opposed.

Reference CE04110655

Audy Unison LLC
300 Sunset Drive

Request for Extension

Ms. Mohammed announced that this case was originally heard on March 22, 2005 with compliance ordered by April 26, 2005; on April 26, 2005 the date was extended to July 26, 2005; on August 23, 2005 the date was extended to October 25, 2005; on February 28, 2006 the date was extended to March 28, 2006. The property was not complied and fines had accrued in the amount of \$152,000.

Mr. Jihad Audy, owner, explained that he had made a lot of progress since their last meeting; he listed various items that were complete and said he had experienced delay with the fire alarm system and A/C units and needed another 90 days to comply.

Mr. Bob Pignataro, Building Inspector, informed the Board that Mr. Audy did not yet have the rough inspections on the windows or electric, and he was waiting for sprinklers and A/C units to be installed. Inspector Pignataro said he did not object to an additional 90 days; he felt Mr. Audy should have the CO by then.

Motion made by Mr. Phillips, seconded by Mr. Mitchell, to grant a 90-day extension to June 27, 2006. Board unanimously approved

Reference CE05050693

NTN Associates LLC
1140 Northwest 55th Street

Request for Extension/Massey Hearing

Ms. Mohammed announced that this case was originally heard on June 28, 2005 with compliance ordered by July 26, 2005. The property was not complied and fines had accrued in the amount of \$24,400.

Mr. Chris Williams, owner, said he only needed to schedule the final inspection for the fire alarm.

Ms. Ivette Spence-Brown, Fire Inspector, felt that 30 days should be sufficient time to comply.

Motion made by Mr. Phillips, seconded by Mr. Rafter, to grant a 30-day continuance to April 25, 2006. Board unanimously approved

Reference CE03110738

AG Palm Crossing LLC
3330 Northwest 53rd Street

Request for Abatement

Ms. Mohammed announced that this case was originally heard on June 22, 2004 with compliance ordered by September 20, 2004. The property was complied on October 11, 2005 and fines had accrued in the amount of \$38,500.

Mr. Scott McDuff, property manager for the previous owner, explained that the LLC for which he had worked no longer existed and requested abatement of the fine. Ms. Roche realized that since the property had been sold, Mr. McDuff had no authority here to represent the new owner and the new owner must be notified. Mr. Jolly stated that the Board could decide to abate the fines regardless of who had appeared to request it. Ms. Roche felt that since the old owner was aware of the violations when the property was sold, the new owner had a cause of action against the old owner.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to abate the fine. In a roll call vote, the motion failed by 4 – 3 with Mr. Mitchell, Ms. Roche, Mr. Young and Chair Hale opposed.

Ms. Roche made a motion to find that the order was not complied with by the ordered date and to impose the fine. Mr. Jolly stated that the new owner must be noticed; there was an order to comply, but no lien could be ordered without a proper Massey hearing. Mr. Jolly advised that the case did not have proper service, so the new owner must be served in order to proceed with the case.

Reference CE03080416

Floval Oil Corp.
1075 West Sunrise Boulevard

Request for Extension

Ms. Mohammed announced that this case was originally heard on October 28, 2003 with compliance ordered by February 25, 2004; on February 24, 2004 the date was extended to August 24, 2004; on September 28, 2004 the date was extended to January 25, 2005; on February 22, 2005 the date was extended to August 23, 2005; on August 23, 2005 the date was extended to February 28, 2006. The property was not complied and fines had accrued in the amount of \$52,800.

Mr. Wayne Strawn, Building Inspector, informed the Board that Mr. Flores had requested another extension.

Mr. Hector Flores, a Floval employee, explained that they had experienced problems with DRC and DOT concerning the dedication and setbacks. He informed the Board that they had received approval from the DOT on February 9 and requested 60 days for demolition of the building.

Inspector Strawn noted that he had inherited this case, and that cleanup of the property had begun as soon as the owner was notified. Mr. Flores had cooperated and communicated with Inspector Strawn since he had taken over the case. Inspector Strawn noted that the fines had accrued only because Mr. Flores had missed one hearing to request an extension. Inspector Strawn said he had no objection to an extension of 60 days.

Motion made by Mr. Young, seconded by Mr. Mitchell, to grant a 60-day extension to May 23, 2006. Board unanimously approved

Reference CE04062158

Flavie & Francis Lou St. Pris
1316 Northwest 2nd Avenue

Request for Extension/Massey Hearing

Ms. Mohammed announced that this case was originally heard on July 26, 2005 with compliance ordered by November 22, 2005. The property was not complied and fines had accrued in the amount of \$2,500.

Mr. Celicoeur Tanis introduced himself and the owner, Ms. St. Pris, and stated he would translate for her. He explained that after Ms. St. Pris received the notice in June, she had removed the shed; she did not know why she was being fined. Mr. Wayne Strawn, Building Inspector, explained that the porch had been converted into a utility room. Inspector Strawn felt Ms. St. Pris needed an architect to determine if it would be possible to get a permit for the work that had been done.

Ms. St. Pris felt that since she had purchased the house like this, she should not have to make the changes. Inspector Strawn had no objection to allowing additional time for Ms. St. Pris to try to get permits. Mr. Phillips made sure that Mr. Tanis explained to Ms. St. Pris that if she did not remedy the situation, the fine would continue and she would be responsible. Mr. Young suggested that Ms. St. Pris remove whatever work had been done, instead of trying to get permits.

Motion made by Mr. Phillips, seconded by Mr. Young, to grant a 60-day extension, to May 23, 2006. Board unanimously approved.

Reference CE04091130

Dom & John Development LLC
1344 Northeast 4th Avenue

Request for Extension

Ms. Mohammed announced that this case was originally heard on January 25, 2005 with compliance ordered by July 24, 2005. The property was not complied and fines had accrued in the amount of \$36,900.

Mr. Gus Carbonell, representative of the owner, informed the Board that the property had been a barbershop that his client intended to demolish and redevelop as office space. A new tenant had come in for just a few weeks and erected an improper sign. The handicap parking spot was improperly striped when his client purchased the property. Mr. Carbonell continued that he had gone through the DRC process for approval and the final documents were ready to submit for permits. His client had recently decided to sell the property and there was a new tenant. This tenant had agreed that he would apply for any permits but had not. Mr. Carbonell requested an additional 60 days to remove the tenant or comply the violations.

Mr. Mohammed Malik, Building Inspector, testified that there were no life safety issues at the property.

Motion made by Mr. Yong, seconded by Ms. Horn, to grant a 60-day extension to May 23, 2006. Board unanimously approved.

Reference CE05031052

Minundy Valle
805 Southwest 22nd Terrace

Sec. 104.1: Work without permits

Ms. Mohammed announced that service was via posting at the property on March 1, 2006 and at City Hall on March 14, 2006.

Mr. Ken Reardon, Building Inspector, testified that the violation existed as stated. He presented photos of the property and a copy of the inspection report and recommended ordering compliance within 90 days or a fine of \$50 per day.

Motion made by Mr. Phillips, seconded by Ms. Roche, to order compliance within 90 days, by June 27, 2006, or a fine of \$50 per day would be imposed. Board unanimously approved.

Reference CE05091942

Alberto & Esther Merino
1355 Southwest 26th Avenue

Sec. 105.1: Roofing work without permits

Ms. Mohammed announced that certified mail addressed to the owner was accepted on March 3, 2006.

Mr. Ken Reardon, Building Inspector, testified that the violation existed as stated. He presented photos of the property and a copy of the inspection report and recommended ordering compliance within 90 days or a fine of \$50 per day.

Motion made by Mr. Rafter, seconded by Mr. Phillips, to order compliance within 90 days, by June 27, 2006, or a fine of \$50 per day would be imposed. Board unanimously approved.

Reference CE05100773

Roy & Beverly Freeman
2172 Southwest 37th Terrace

Sec. 105.1: Roofing work without permits

Ms. Mohammed announced that certified mail addressed to the owner was accepted [no date].

Mr. Ken Reardon, Building Inspector, testified that the violation existed as stated. He presented photos of the property and a copy of the inspection report and recommended ordering compliance within 90 days or a fine of \$50 per day.

Motion made by Mr. Phillips, seconded by Ms. Roche, to order compliance within 90 days, by June 27, 2006, or a fine of \$50 per day would be imposed. Board unanimously approved.

Reference CE05031269

Garry Smyth & Jonathan Kirn
813 Southwest 14th Avenue

Request to Vacate Order

Ms. Mohammed announced that the City was requesting vacation of the order to impose the fine as the property was complied prior to the ordered date.

Motion made by Mr. Phillips, seconded by Mr. Rafter, to vacate the order. Board unanimously approved.

Approval of Meeting Minutes

Motion made by Mr. Phillips, seconded by Mr. Rafter, to approve the minutes of the February 2006 meeting. Board unanimously approved.

Cases Rescheduled

Ms. Mohammed announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE00062070

Cases Withdrawn

Ms. Mohammed announced that the below listed cases were withdrawn by the City. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE04071916

CE05031248

There being no further business to come before the Board, the meeting adjourned at 12:15 P.M.



CHAIRPERSON, CODE ENFORCEMENT BOARD

ATTEST:



CLERK, CODE ENFORCEMENT BOARD

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