

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
APRIL 22, 2008  
10:00 A.M. – 12:50 P.M.**

<u>Board Members</u>	<u>Attendance</u>	2/2008 through 1/2009	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	A	2	1
Sam Mitchell, Vice Chair	P	3	0
Howard Elfman	P	3	0
Genia Ellis [left at 12:30]	P	3	0
John Greenfield	A	1	2
Jan Sheppard	P	3	0
Doug White	P	3	0
Patricia Rathburn [alternate]	A	0	2

Staff Present

Dee Paris, Administrative Aide  
 Ginger Wald, Assistant City Attorney  
 Bruce Jolly, Board Attorney  
 Skip Margerum, Code Enforcement Supervisor  
 Deb Maxey, Clerk 3  
 Joan Edmonson, Secretary, Code Enforcement Board  
 Jorg Hruschka, Building Inspector  
 Burt Ford, Building Inspector  
 George Oliva, Building Inspector  
 Tammy Arana, Fire Inspector  
 Gerry Smilen, Building Inspector  
 Thomas Clements, Fire Inspector  
 J. Opperlee, Recording Secretary

Also Present:

CE07030177: Toby Smith, owner's representative  
 CE06020765: Lewis Moore, owner  
 CE08021101: Roy Diaz, Bank's representative  
 CE08021407: Robert Brown, owner  
 CE07032085: John Burkett, owner  
 CE07071617: David Sanderson, owner  
 CE04051739: Alejandro Lee, owner  
 CE04040071: Norman Williams, owner  
 CE06070353: Althea Fisher, owner  
 CE08011721: Eduardo Marquez, owner  
 CE08031041: Jerome Morabito, owner  
 CE07040525: Michael Small, manager

Vice Chair Mitchell called the meeting to order at 10:05 a.m., introduced the Board and explained the procedures for the hearing.

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

**Case: CE08031041**

Stipulated agreement

Jerome & Stacey Morabito  
3127 Northeast 40 Court

Violations:

FBC 106.10.3.1

PERMIT 04051271 FOR THE REMODEL OF AN 80' WOOD DOCK WAS ISSUED ON 5/18/2004 AND THE FORMS AND STEEL FOR A NEW DOCK WERE PLACED. NO INSPECTIONS WERE PERFORMED AND THE CONSTRUCTION SITE WAS ABANDONED. THE PERMIT HAS EXPIRED AND BECOME NULL AND VOID.

FBC 105.4.1.2

THE INITIAL PERMIT ISSUED ON 5/18/2004 IS NULL AND VOID AND A NEW PERMIT HAS NOT BEEN OBTAINED. THE WORK HAS BEEN ABANDONED AND THE FORM WORK HAS DETERIORATED.

Mr. Jorg Hruschka, building Inspector, testified that he had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$250 per day, per violation.

Mr. Jerome Morabito, owner, agreed to Inspector Hruschka's terms and deadline. He confirmed for Vice Chair Mitchell that he possessed the plans, but these had not yet been submitted to the City. He had just contracted a builder, who would submit the plans.

Inspector Hruschka clarified that there were expired permits and the old plans would be re-submitted.

**Motion** made by Ms. Ellis, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance by 7/22/08 or \$250 per day, per violation. In a voice vote, Board approved 5 – 0.

The following two cases for the same owner were heard together:

**Case: CE04051739**

Oasis Falls Condo Association Inc.  
1424 Holly Heights Drive

Mr. Margerum announced that this case was first heard on 9/27/05 to comply by 10/25/05. Mr. Margerum noted that extensions to the compliance deadline that had been granted since the case was first heard were noted on the agenda.

Mr. Alejandro Lee, owner, reported they had closed out 47 of their 50 permits. Their architect was in the process of making the changes to the plans requested by the City.

Mr. Jorg Hruschka, Building Inspector, stated he would support a 30-day extension. He confirmed that the only remaining issue was the landscaping and pavers.

**Motion** made by Mr. White, seconded by Ms. Ellis, to grant a 35-day extension to 5/27/08. In a voice vote, Board approved 5 – 0.

**Case: CE04051740**

Oasis Falls Condo Assn Inc  
1430 Holly Heights Drive

Mr. Lee confirmed that these properties were adjacent and the violations concerned a common area; Inspector Hruschka confirmed this. He did not object to a 35-day extension.

**Motion** made by Mr. White, seconded by Ms. Sheppard, to grant a 35-day extension to 5/27/08. In a voice vote, Board approved 5 – 0.

**Case: CE04040071**

Hearing to impose fine

Norman & Andrea Williams  
1517 Northwest 19 Avenue

Mr. Margerum announced that this case was first heard on 5/25/04 to comply by 8/23/04. Mr. Margerum stated extensions to the compliance deadline that had been granted since the case was first heard were listed on the agenda.

Mr. Norman Williams, owner, reported he had torn down the carport and restored it to its original form.

Mr. Gerry Smilen, Building Inspector, confirmed the carport had been returned to its original state. He remarked that the owner had been very cooperative and both violations were complied.

Vice Chair Mitchell stated fines had accrued to \$54,450.

Mr. Williams informed Ms. Ellis that the violations existed when he purchased the property in 1996 or 1997 and he had been unaware of them.

Mr. Williams requested that the Board abate the fines.

**Motion** made by Ms. Ellis to abate the fine. Motion died for lack of a second.

**Motion** made by Mr. White to reduce the fine to \$5,000. Motion died for lack of a second.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis, to reduce the fine to \$1,000. In a voice vote, Board approved 5 – 0.

**Case: CE07030177**

Hearing to impose fine

Tammi Molinet  
915 Cordova Road

Mr. Margerum announced that this case was first heard on 6/26/07 to comply by 10/23/07 and fines had accrued to \$2,700. Mr. Margerum stated extensions to the compliance deadline that had been granted since the case was first heard were listed on the agenda. Mr. Margerum announced that service was via posting on the property on 4/1/08 and at City Hall on 4/3/08.

Mr. Toby Smith, the owner's fiancé, presented paperwork indicating he was authorized to represent Ms. Molinet. He explained that this case had been going between Inspector Strawn, the Marine Advisory Board and Dockmaster Jamie Hart since November 2007. The permit for the dock had been approved, but Mr. Strawn had stated the pilings must be approved by the City Commission. Mr. Smith was now scheduled to go before the City Commission on May 6. He requested an extension until after the May 6 City Commission meeting.

Mr. Burt Ford, Building Inspector, stated Inspector Strawn did not object to an extension.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman, to grant a 35-day extension to 5/27/08. In a voice vote, Board approved 5 – 0.

**Case: CE07071617**

David Sanderson  
204 Northwest 16 Street

Mr. Margerum announced that service was via the appearance of the owner at this hearing.

Mr. Burt Ford, Building Inspector, testified to the following violations:  
FBC 105.1

THE BUILDING AND PROPERTY HAVE BEEN ALTERED  
WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK  
INCLUDES THE FOLLOWING:

- 1) CARPORT ENCLOSED.
- 2) GARAGE DOOR INSTALLED.
- 3) FENCE ERECTED.
- 4) WINDOWS REPLACED.
- 5) SECURITY BARS INSTALLED OVER THE WINDOWS.
- 6) AWNING ON RIGHT SIDE INSTALLED.
- 7) SHEDS IN BACKYARD INSTALLED.

FBC 105.2.11

MECHANICAL WORK WAS PERFORMED WITHOUT A PERMIT.  
THE WORK INCLUDES THE FOLLOWING:

- 1) CENTRAL A/C SYSTEM INSTALLED.
- 2) DRYER VENT INSTALLED.

FBC 105.2.4

PLUMBING WORK WAS PERFORMED WITHOUT A PERMIT. THE  
WORK INCLUDES THE FOLLOWING:

- 1) PLUMBING STACKS ARE ROUTED AROUND THE ROOF.
- 2) FIXTURES HAVE BEEN INSTALLED. A WASHER HOOK UP AND  
A SPA IN THE REAR YARD HAVE BEEN INSTALLED ALONG  
WITH THE PIPING FOR THE AFOREMENTIONED EQUIPMENT.

FBC 105.2.5

ELECTRICAL WORK WAS PERFORMED WITHOUT A PERMIT.  
THE WORK INCLUDES THE FOLLOWING:

- 1) ELECTRICAL SERVICE CHANGED OUT.
- 2) CIRCUITS AND WIRING FOR SPA, PUMP, BLOWER, AND  
FILTER INSTALLED.
- 3) CIRCUITS FOR WASHER AND DRYER INSTALLED.

FBC 109.6

THE FOLLOWING IMPROVEMENTS WERE DONE WITHOUT ANY  
FIELD INSPECTIONS:

- 1) CARPORT ENCLOSED WITHOUT PERIMETER FOOTINGS.
- 2) GARAGE DOOR INSTALLED.
- 3) FENCE ERECTED.
- 4) WINDOWS REPLACED.
- 5) SPA, PUMP, BLOWER, AND FILTER INSTALLED.
- 6) SECURITY WINDOW BARS INSTALLED.
- 7) AWNING ON RIGHT SIDE INSTALLED IMPROPERLY.
- 8) PLUMBING STACKS ROUTED AROUND ROOF.
- 9) PLUMBING FIXTURES WERE INSTALLED.
- 10) WASHER HOOK UP INSTALLED.
- 11) CENTRAL A/C SYSTEM WAS INSTALLED.
- 12) DRYER VENT INSTALLED IMPROPERLY.

FBC 1612.1.2

EXTERIOR WALLS, WINDOWS, GARAGE DOOR, AND AN AWNING  
HAVE BEEN INSTALLED WITHOUT ANY DOCUMENTATION THAT  
THEY ARE CAPABLE OF WITHSTANDING THE LOADS REQUIRED IN  
A HIGH VELOCITY HURRICANE ZONE.

FBC R4404.5.1

CONTINUOUS FOOTINGS UNDER THE EXTERIOR WALLS OF  
THE CARPORT DO NOT EXIST.

Inspector Ford presented photos of the property to the Board.

Mr. David Sanderson, owner, stated the windows and fence were damaged in Hurricane Wilma and he had sent a letter requesting the permits to repair them. He stated he had purchased the house in 2002 or 2003 with some of the violations. He had hired a contractor to install the new air conditioning unit, and the contractor informed him he had pulled the proper permit. Mr. Sanderson had retrieved photos from the Property Appraiser's Office indicating the roofline had not changed since he owned the home. He informed Vice Chair Mitchell that he had not used an attorney when he purchased the house.

Mr. Sanderson said Inspector Ford had recommended he contact an architect and/or engineer to inspect the house and determine what must be done. Ms. Ellis asked if he acknowledged that the violations exist, and Mr. Sanderson said he acknowledged "there's differences...I'm not sure where a violation is and where it isn't and who's responsible for the timeframe."

Mr. Sanderson informed Vice Chair Mitchell that aside from the A/C unit, he had installed a shed in the backyard, for which Lowe's informed him no permit was needed. He had also installed one window, blocked another, and put up fences after Hurricane Wilma. The other violations predated his ownership of the property. Mr. Sanderson said he had retrieved the documentation Inspector Strawn requested from the window manufacturer.

Inspector Ford requested a finding of fact, and recommended ordering compliance within 90 days. Mr. White advised Mr. Sanderson to confer with Mr. Margerum, the ombudsman, after the meeting.

**Motion** made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 91 days, by 7/22/08, or \$50 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE07040525**

First Industrial LP  
4750 Northwest 15 Avenue

Mr. Margerum announced that this case was first heard on 5/22/07 to comply by 9/25/07. Mr. Margerum stated extensions to the compliance deadline that had been granted since the case was first heard were listed on the agenda.

Ms. Tammy Arana, Fire Inspector, said she had spoken with the owners, who informed her the tenant had moved out and the owner was making one bay into two separate bays. He now needed to submit new plans to split the space. She recommended a 63-day extension to 6/24/08.

Mr. Michael Small, manager, confirmed that the new tenant only wanted to rent half the space.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/08. In a voice vote, Board approved 4 – 1 with Vice Chair Mitchell opposed.

**Case: CE08021101**

LaSalle Bank N A Trustee  
c/o Wilshire Credit Corp  
1644 Northwest 18 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted on 3/24/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:  
FBC 105.1

THE BUILDING AND PROPERTY HAS BEEN ALTERED AND IMPROVED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE FOLLOWING:

- 1) A CHAIN LINK FENCE HAS BEEN INSTALLED ABUTTING THE SIDEWALK ON THIS CORNER LOT.
- 2) THE WINDOWS OF THE BUILDING HAVE BEEN REMOVED AND REPLACED.
- 3) THE FLOOR PLAN HAS BEEN ALTERED BY THE INSTALLATION OF A BATHROOM IN THE FLORIDA ROOM.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED MECHANICAL PERMIT.

FBC 105.2.4

A BATHROOM HAS BEEN INSTALLED IN THE FLORIDA ROOM ADDITION. NEW FIXTURES AND THE SUPPLY AND WASTE PIPING FOR THEM HAVE BEEN INSTALLED. NO PLUMBING PERMITS WERE ISSUED FOR THESE INSTALLATIONS.

FBC 105.2.5

CIRCUITS HAVE BEEN INSTALLED/ALTERED TO POWER THE A/C SYSTEM AND THE BATHROOM INSTALLED IN THE FLORIDA ROOM.

FBC 1612.1.2

THE WINDOWS DO NOT MEET THE REQUIREMENTS FOR WIND LOADING RESISTANCE IN A HIGH VELOCITY WIND ZONE AS SPECIFIED BY THE FLORIDA BUILDING CODE. THE FOOTING FOR THE FLORIDA ROOM IS NOT ADEQUATE AND NOT CONSTRUCTED ACCORDING TO ACCEPTED CONSTRUCTION PRACTICE.

FBC R4404.5.1

THE REQUIRED MONOLITHIC SLAB FOR THE FLORIDA ROOM FOUNDATION DOES NOT EXIST.

Inspector Ford presented photos of the property to the Board.

Mr. Roy Diaz, attorney for the bank, explained that the property was acquired by foreclosure and the bank was already entertaining bids. He explained that this was a securitized trust, and two bids were required. The bank intended to sell the property after the violations were complied. Mr. Diaz confirmed for Vice Chair Mitchell that the bank had nothing to do with the alterations at the time of sale.

Mr. Diaz explained that the property was listed with a realtor, but because of the securitized trust, the property could not be sold [title transferred] until the violations were resolved. He anticipated it would take 90 days to resolve the problems at the property.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 91 days, by 7/22/08, or \$50 per day, per violation, and to record the order. In a voice vote, Board approved 5 – 0.

**Case: CE06020765**

Lewis & Sheila Moore  
1601 Northwest 10 Avenue

Mr. Margerum announced that this case was first heard on 5/22/07 to comply by 11/27/07. Fines had accrued to \$5,400.

Mr. Lewis Moore, owner, stated he had applied for an after the fact permit on 4/16/08.

Mr. Burt Ford, Building Inspector, confirmed the permit applications had been submitted. He did not object to an extension.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis, to grant a 35-day extension to 5/27/08. In a voice vote, Board approved 5 – 0.

**Case: CE08021407**

Robert Brown  
2000 Northwest 13 Avenue

Mr. Margerum announced that service was via the appearance of the owner at this hearing.

Mr. Burt Ford, Building Inspector, testified to the following violations:  
FBC 105.1

THE SINGLE FAMILY HOME HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE KITCHEN WAS REMODELED.
- 2) A PAVER DRIVEWAY WAS INSTALLED.
- 3) THE CARPORT WAS ENCLOSED.
- 4) A WOOD FENCE WAS INSTALLED.
- 5) A JACUZZI WAS INSTALLED IN THE BACKYARD.



- 6) A SHED WAS INSTALLED IN THE BACKYARD.
- 7) NEW WINDOWS WERE INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY ADDING A NEW KITCHEN SINK AND A JACUZZI.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER:  
CIRCUITRY ALTERATIONS CONNECTED TO THE KITCHEN REMODEL AND THE CARPORT ENCLOSURE FOR LIVING SPACE. PERMIT #05032883 FOR SERVICE CHANGE AND MISCELLANEOUS HOUSE WIRING ISSUED ON 3/29/05 HAS EXPIRED WITHOUT AN INSPECTION. ALL WORK DONE UNDER THE AUSPICES OF THIS PERMIT NOW EXISTS AS WORK WITHOUT A PERMIT. THIS WORK INCLUDES BUT MAY NOT BE LIMITED TO: SERVICE CHANGE, WIRING CIRCUITS FOR THE CENTRAL A/C, JACUZZI, AND EXTERIOR LIGHTING.

FBC 105.2.11

A WALL MOUNTED A/C UNIT HAS BEEN INSTALLED IN THE ENCLOSED CARPORT.

FBC 1626.1

THE REQUIRED IMPACT RESISTANCE HAS NOT BEEN DEMONSTRATED BY FIELD INSPECTIONS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS BY FIELD INSPECTIONS.

Inspector Ford presented photos of the property to the Board.

Mr. Robert Brown, owner, stated he had purchased the property in 2005 and money had been held in escrow for existing liens on the property. Mr. Brown referred to the Notice of Violation, and stated he had been cited for a central air conditioning unit installed without a permit, and presented a signed-off permit for the central A/C unit dated 11/10/05.

Mr. Brown said he had also been cited for having no permit for interior remodeling, and presented a notice of commitment issued on 9/19/05. Mr. Brown stated he was cited for replacing windows without a permit, and presented a signed-off permit for window replacement dated 11/22/05. Inspector Ford agreed this should be removed from the list of violations. Mr. Brown said he had been cited for a bathroom built in the carport, but there was no evidence a bath had ever been in the carport. He had also been cited for a Jacuzzi, but there was no Jacuzzi.

Ms. Ellis asked if Mr. Brown would agree to a new inspection to confirm which violations were complied. Mr. Brown was reluctant, but said he would like to resolve the issues. Inspector Ford agreed to reinspect the property.

Assistant City Attorney Wald suggested the Board could continue the case until Inspector Strawn could be present, and another inspection performed. Mr. Jolly advised the City could also pull the case. Ms. Wald withdrew the case.

**Case: CE06070353**

Althea & Eddie Fisher  
1601 Northwest 12 Court

Mr. Margerum announced that service was via the appearance of the owner at this hearing.

Mr. Burt Ford, Building Inspector, testified to the following violations:

9-279(e)

THE WATER HEATER INSTALLED WITHOUT PERMITS AND INSPECTION IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

9-280(g)

ADDED CIRCUITRY TO POWER A WATER HEATER AND AN AIR CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT PERMITS.

THE ALTERATIONS WITHOUT PERMITS AND INSPECTION IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 105.1

THE FOLLOWING BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS:

1. A STORAGE ROOM AT THE REAR OF THE BUILDING HAS BEEN CONVERTED INTO A BATHROOM.
2. WINDOWS HAVE BEEN CHANGED OUT FROM THE ORIGINAL ONES.
3. THE FLOOR PLAN HAS BEEN ALTERED BY THE INSTALLATION OF A DOORWAY THROUGH THE EXTERIOR WALL OF THE NORTHEAST BEDROOM CONNECTING THIS BEDROOM TO THE STORAGE ROOM THAT HAS BEEN CONVERTED TO A BATHROOM.

FBC 105.2.11

AN AIR CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.4

PLUMBING ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE RELOCATION OF THE WATER HEATER FROM THE STORAGE AREA TO AN OUTSIDE LOCATION AND THE INSTALLATION OF

FIXTURES IN THE STORAGE AREA THE WORK ALSO INCLUDES THE INSTALLATION AND ALTERATION OF THE WASTE AND SUPPLY PIPING INVOLVED.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED TO POWER A WATER HEATER AND AN AIR CONDITIONING SYSTEM WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 109.6

BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS DONE WITHOUT PERMITS HAVE RESULTED IN WORK THAT HAS BEEN COVERED/CONCEALED WITHOUT THE REQUIRED INSPECTIONS.

FBC 1626.1

THE REQUIRED RESISTIVITY TO IMPACT FOR THE WINDOWS THAT HAVE BEEN INSTALLED HAS NOT BEEN DEMONSTRATED. A SHUTTERING SYSTEM HAS NOT BEEN PROVIDED.

Inspector Ford presented photos of the property to the Board.

Mr. Eddie Fisher, owner, informed the Board that he had bought the house with the violations. He had already removed the bathroom, and agreed he must pull permits for the windows and the air conditioner. He requested that an inspector visit the property to discuss what must be done to comply. He stated he had purchased the house in 2005 and it was a rental.

Mr. White remarked that the water heater and electrical violations appeared to be life safety issues. Mr. Fisher informed Vice Chair Mitchell that he thought one child currently lived at the property.

**Motion** made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 35 days, by 5/27/08, the owner to appear at that meeting to provide a progress report, or \$50 per day, per violation, and to record the order. In a voice vote, Board approved 5 – 0.

**Case: CE07032085**

John Burkett  
2701 Northeast 49 Street

Mr. Margerum announced that certified mail sent to the owner was accepted on 3/20/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:  
47-21 G.1.

THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING AND A PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE.

FBC 105.1

- 1) AN EXTERIOR DOOR WAS REPLACED ON THE WEST SIDE OF UNIT 1.
- 2) THE PARKING AREA HAS BEEN RESURFACED.

Inspector Hruschka stated this property was part of a plan review in 2001 and he had extrapolated the violations from that. He said there were no permits showing landscape code compliance and a landscape reviewer had commented that a permit for retroactive vehicular use/landscape was required. Inspector Hruschka said the parking area might also require a French drain.

Mr. John Burkett, owner, said the parking lot had never been redone. He stated he had bought the property in 2003, and he produced photos indicating the work had never been done. Mr. Burkett informed Vice Chair Mitchell that the title company inspector had found no violations on the property. Vice Chair Mitchell informed Mr. Burkett he had purchased the property with the violations and was responsible to correct them.

Vice Chair Mitchell recommended the Board move to allow Mr. Burkett time to meet with staff to determine what violations he must address.

Inspector Hruschka said the re-pavement definitely pre-dated Mr. Burkett's ownership of the property, but was not original.

Mr. White stated the Board could not say for certain that the parking lot resurfacing ever happened.

Vice Chair Mitchell suggested continuing the case pending reinspection.

Inspector Hruschka said the door style was not from 1967 either.

Mr. Jolly advised the Board they could postpone the case, vote based on the facts presented, or the City could withdraw it.

Mr. White stated he could not vote that the violations existed under the circumstances, to which Ms. Ellis agreed.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$25 per day, per violation. In a voice vote, Board **denied** 0 - 5.

**Case: CE08011721**

Centurion Park Holdings LLC  
2300 Northwest 55 Court # 114

Mr. Margerum announced that service was via the appearance of the owner at this hearing.

Violation:  
FBC 105.1

STORAGE LOFT WAS BUILT WITHOUT A PERMIT.

Ms. Tammy Arana, Fire Inspector, said the delay was due to the tenant's receipt of the paperwork and then not notifying the owner of the violations. She explained that the violations predated the current owner's purchase of the property. Inspector Arana informed the Board that removal of wall dividing the suites to create a storage area had created the violation because the distance to the stair to exit the spaces was now farther than code allowed.

Inspector Arana had spoken with the owner, and advised him to consult with a fire protection engineer regarding plans to add an interior staircase. Inspector Arana recommended allowing at least 60 days to get the work started, stating there was not a life safety hazard.

Mr. Eduardo Marquez, owner, agreed with Inspector Arana. He said the new tenant would hire an engineer and pull the proper permits to install the stairs.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis, to find in favor of the City and order compliance within 91 days, by 7/22/08, or \$50 per day. In a voice vote, Board approved 5 – 0.

**Case: CE05110942**

William & Tracy Holland  
6770 Northwest 31 Way

Mr. Margerum announced that certified mail sent to the owner was accepted on 4/4/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

A NEW FENCE HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED UP WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE FENCE HAS NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford presented photos of the property to the Board.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$50 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE05111040**  
One Point One LLC

Stipulated agreement

1300 Northwest 3 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) A WOOD FENCE HAS BEEN INSTALLED.
- 2) THE FRONT ENTRY DOOR HAS BEEN REPLACED.
- 3) A CONCRETE SLAB WAS INSTALLED IN THE BACKYARD.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CIRCUITS WERE ALTERED/ADDED TO POWER THE NEW A/C UNIT.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) A NEW AIR CONDITIONING COMPRESSOR WAS INSTALLED.

FBC 1604.1

THE WOOD FENCE HAS NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford announced that the City had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$25 per day, per violation.

**Motion** made by Mr. White, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days by 7/22/08, or \$25 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE06021098**

Stipulated agreement

Dean Spidle

1641 Southwest 27 Terrace

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 1604.1

THE WINDOWS, GARAGE DOOR, AND SHUTTERS HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) ALL WINDOWS WERE REPLACED.
- 2) HURRICANE SHUTTERS WERE INSTALLED.
- 3) GARAGE DOOR WAS REPLACED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Oliva presented photos of the property to the Board and announced that the City had a stipulated agreement with the owner to comply within 63 days, by 6/24/08, or \$250 per day, per violation.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 6/24/08, or \$250 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE06040061**

Stipulated agreement

Jorge Molina

743 Northeast 17 Court

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) A CENTRAL A/C UNIT, AND DUCT WORK WAS INSTALLED WITH AN APPLIED PERMIT ONLY.
- 2) VENTILATION FOR BATHROOMS, DRYER, AND KITCHEN HOOD.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) BATHROOMS SINKS, TOILETS, TUBS/SHOWERS, AND PLUMBING FIXTURES ARE BEING REPLACED.
- 2) KITCHEN SINK AND PLUMBING FIXTURES ARE BEING REPLACED, ICE MAKER WATER LINE HAS BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) GENERAL PREMISES WIRING AND CIRCUIT LOAD ARE BEING ALTERED WITH AN APPLY PERMIT ONLY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE ROOF OVER THE TERRACE HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 1612.1.2

ALL THE WINDOWS AND DOORS INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. THE STRUCTURE FOR THE TERRACE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW WINDOWS WERE INSTALLED.
- 2) NEW DOORS WERE ADDED.
- 3) ADDITIONS TO ORIGINAL HOUSE WERE DONE WITH APPLIED FOR/EXPIRED PERMITS.
- 4) THE BACK TERRACE/PORCH IS DONE WITHOUT APPROVED PLANS.
- 5) BRICK PAVER WORK WAS DONE IN FRONT OF THE HOUSE.
- 6) THE BATHROOMS AND THE KITCHEN HAVE BEEN REMODELED.
- 7) INTERIOR WALLS ARE BEING ALTERED OR REMODELED, WORK IS BEING DONE THROUGHOUT THE PROPERTY.

Inspector Oliva said he had met with the new owner to discuss what must be done. This owner had purchased the property with the violations approximately two weeks ago. Inspector Oliva announced that the City had a stipulated agreement with the owner to comply within 189 days, by 10/28/08, or \$100 per day, per violation.

**Motion** made by Ms. Ellis to find in favor of the City and order compliance within 35 days, the owner to appear at that hearing for a progress report, or \$250 per day, per violation. Motion was never seconded.

Mr. Jolly advised the Board that if they were not willing to accept the stipulation, the item should be tabled until it could be heard in its entirety because the owner believed he



had an agreement with the City. Mr. Jolly further suggested that the case be pulled and owner re-noticed.

Mr. Margerum withdrew the item on the basis that the stipulated agreement was not approved.

**Case: CE06111276**

LaSalle Bank National  
Association Trustee  
c/o David Sten, P.A.  
3665 Southwest 12 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 4/9/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

- THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
- 1) CARPORT WAS ENCLOSED, AND CONVERTED INTO AN APARTMENT.
  - 2) NEW WINDOWS AND DOORS WERE INSTALLED.
  - 3) THE BACK PORCH WAS REMOVED.
  - 4) A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
  - 5) INTERIOR WALLS ARE BEING ALTERED/REMODELED THROUGHOUT THE PROPERTY.

FBC 105.2.4

- THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
- 1) BATHROOM SINKS, TUBS/SHOWERS AND TOILETS WERE REPLACED IN MAIN HOUSE, AND ADDED IN THE CARPORT CONVERSION.
  - 2) KITCHEN SINK AND PLUMBING FIXTURES ARE BEING REPLACED IN THE MAIN HOUSE AND ADDED IN THE CARPORT CONVERSION.

FBC 105.2.5

- THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
- 1) CIRCUITS FOR THE ILLEGAL CARPORT CONVERSION AREA WERE ADDED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING.

FBC 1612.1.2

ALL THE WINDOWS, SHUTTERS, AND DOORS INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

[At 12:02 Ms. Ellis left the dais]

**Motion** made by Mr. Elfman, seconded by Mr. White, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day, per violation and to record the order. In a voice vote, with Ms. Ellis absent from the dais, Board approved 4 – 0.

**Case: CE07080394**

Sylvan Eversley  
1304 Orange Isle

Mr. Margerum announced that certified mail sent to the owner was accepted [no date].

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) A WOOD FENCE WAS INSTALLED.
- 2) A WINDOW WAS REPLACED/ INSTALLED ON THE CARPORT AREA FACING NORTH (STREET).
- 3) REPLACED ASPHALT WITH CONCRETE DRIVEWAY.

FBC 106.10.3.1

THERE IS AN EXPIRED APPLICATION FOR FENCE PERMIT, #6090815 DATED 9/11/06, WHICH WAS NEVER ISSUED/INSPECTED. THERE IS AN EXPIRED PERMIT FOR THE DRIVEWAY P#98032243, REPLACED ASPHALT WITH CONCRETE.

FBC 117.1.2

STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE WINDOWS INSTALLATION HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND

LOADING THROUGH THE PERMITTING PROCESS.

[At 12:06 Ms. Ellis returned to the Dais and Mr. White left the dais.]

Inspector Oliva presented photos of the property to the Board.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day, per violation and to record the order. In a voice vote, with Mr. White absent from the dais, Board approved 4 – 0.

**Case: CE08032280**

Stipulated agreement

A&M Investments Of America Inc.  
3212 West Broward Blvd

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) INTERIOR REMODEL WORK, PARTITIONS, DRY WALL.
- 2) NEW CEILING TILES WITH LAMPS.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CENTRAL A/C WITH DUCT WORK.
- 2) BATHROOM VENTILATION.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) BATHROOM FIXTURES WERE REPLACED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) NEW ELECTRICAL CIRCUITS TO CEILING LAMPS AND WALL OUTLETS.
- 2) CENTRAL A/C 220 VOLT SERVICE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

[At 12:10 Mr. White returned to the dais and Mr. Elfman left the dais.]

Inspector Oliva announced that the City had a stipulated agreement with the owner to comply within 126 days, by 8/26/08, or \$250 per day, per violation.

**Motion** made by Mr. White, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 126 days, by 8/26/08, or \$250 per day, per violation. In a voice vote, with Mr. Elfman absent from the dais, Board approved 4 – 0.

**Case: CE07011394** Stipulated agreement  
Christopher Kupkovich, 1/2 Interest &  
Cheryl Kupkovich  
3302 Southwest 14 Street

Mr. Jorg Hruschka, Building Inspector, testified to the following violation:  
FBC 105.1

A FRONT DOOR, FENCE AND ROOF HAVE BEEN INSTALLED.

[At 12:12 Mr. Elfman returned to the dais.]

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$100 per day.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 7/22/08, or \$100 per day. In a voice vote, Board approved 5 – 0.

**Case: CE07022301** Stipulated agreement  
Richard Knaur  
3043 Center Avenue

Mr. Jorg Hruschka, testified to the following violations:  
FBC 105.1

- 1) A FENCE WAS INSTALLED ON THE WEST SIDE OF THE PROPERTY.

FBC 106.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED AND THE WORK WAS ABANDONED:

- 1) 96091789 FOR A NEW POOL
- 2) 96091790 FOR POOL DECK PAVERS
- 3) 96091792 FOR POOL RAILING
- 4) 97020711 FOR NEW TILE ROOF
- 5) 97050952 FOR WOOD FENCE

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply FBC 105.1 within 63 days, by 6/24/08, or \$100 per day, and to comply FBC 106.10.3.1 within 189 days, by 10/28/08, or \$25 per day.

**Motion** made by Mr. Elfman, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance with FBC 105.1 within 63 days, by 6/24/08, or \$100 per day, and with FBC 106.10.3.1 within 189 days, by 10/28/08, or \$25 per day. In a voice vote, Board approved 5 – 0.

**Case: CE07030019**

Stipulated agreement

Cara Nielsen  
1544 Argyle Drive

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

9-306

THE DOCK STRUCTURE IS IN DISREPAIR AND STRUCTURAL SUPPORTS AND COMPONENTS ARE LOOSE AND/OR HANGING LOOSE.

FBC 105.1

THE DOCK STRUCTURE WAS ALTERED. SUPPORTS, DECKING AND DOCK AREA WAS ADDED.

FBC 105.2.5

THE ELECTRICAL SYSTEM WAS ALTERED. METERS AND OUTLETS WERE ADDED AND/OR REPLACED.

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$250 per day, per violation.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 7/22/08, or \$250 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE07060527**

Stipulated agreement

Stephen & Bonnie Geiger  
5280 Northeast 18 Terrace

Mr. Margerum announced that certified mail sent to the owner was accepted on 3/20/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

FBC 105.1

A BATHROOM WAS REMODELED.

FBC 105.2.4

PLUMBING FIXTURES WERE REPLACED.

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$100 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 7/22/08, or \$100 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE07070397**

Stipulated agreement

Larry Jureski  
1429 Northeast 5 Terrace

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:  
FBC 105.1

- 1) STRUCTURAL REPAIRS TO A COLUMN AT FRONT HAVE BEEN DONE.
- 2) NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
- 3) THE KITCHEN HAS BEEN REMODELED.
- 4) SEVERAL WINDOW OPENINGS WERE CLOSED WITH BLOCK OR GLASS BLOCK.

FBC 105.2.4

THE KITCHEN FIXTURES WERE REPLACED.

FBC 105.2.5

GENERAL PREMISES WIRING AND EXTERIOR SITE LIGHTS.

FBC 1604.1

THE STRUCTURAL ALTERATIONS AND REPAIRS ARE NOT DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka announced the City had a stipulated agreement with the owner to comply within 126 days, by 8/26/08, or \$100 per day, per violation.

Inspector Hruschka stated he had entered the incorrect address: 1429 Southwest 9 Street on the stipulated agreement; it should be 1429 Northeast 5 Terrace. Mr. Jolly informed that once the stipulated agreement was executed by the respondent, an amendment can be made by fixing the address.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 126 days, by 8/26/08, or \$100 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE07081769**

Stipulated agreement

Jaysen Moore  
312 Southwest 14 Court

Mr. Jorg Hruschka, Building Inspector, testified to the following violation:  
FBC 105.1

A WOOD FENCE WAS INSTALLED.

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 63 days, by 6/24/08, or a fine of \$100 per day.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 6/24/08, or - \$100 per day. In a voice vote, Board approved 5 – 0.

**Case: CE07110571**

Stipulated agreement

2909 Vistamar LLC  
2909 Vistamar Street

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

47-22.9

BUSINESS SIGN, SEA GATE, INSTALLED WITHOUT A PERMIT.

9-305

BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

- 1) DOORS IN DISREPAIR.
- 2) ROTTEN WOOD.
- 3) RAILINGS ARE RUSTED.

9-306

BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

- 1) ROTTEN WOOD.
- 2) RAILINGS ARE RUSTED.
- 3) DOORS IN DISREPAIR.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) DOORS AND WINDOWS WERE REPLACED.
- 2) EXTERIOR STRUCTURAL REPAIRS WERE PERFORMED TO OFFICE BUILDING AND ROOF DECK PATIO.
- 3) AWNINGS WERE INSTALLED.
- 4) ROOF DECK PATIO WAS INSTALLED.
- 5) RAILINGS WERE INSTALLED ON THE ROOF TOP DECK.
- 6) PERMITS 01091700 AND 03102352 WERE PRINTED BUT NOT FINALED.
- 7) PERMIT APPLICATION 06062843 EXPIRED AND NEEDS TO BE RENEWED.

FBC 105.2.11

THE MECHANICAL SYSTEMS OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING, BUT NOT LIMITED TO:

- 1) WALL A/C UNITS AND OTHER MECHANICAL SYSTEMS HAVE BEEN INSTALLED, RELOCATED AND/OR REPLACED IN MULTIPLE UNITS.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING

MANNER, INCLUDING, BUT NOT LIMITED TO:

- 1) EXTERIOR AND INTERIOR OUTLETS AND FIXTURES.
- 2) GENERAL PREMISES WIRING.

FBC 109.6

WORK WAS DONE AND COVERED UP WITHOUT HAVING PASSED THE REQUIRED INSPECTIONS.

FBC 1604.1

STRUCTURAL REPAIRS TO OFFICE AND PATIO ARE NOT DESIGNED AND CONSTRUCTED ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 1618.4.6.1

RAILINGS ARE NOT DESIGNED ACCORDING TO STRENGTH REQUIREMENTS.

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 126 days, by 8/26/08, or \$100 per day, per violation.

Inspector Hruschka explained to Mr. Elfman that there was a small gap in the railing and it had been installed without a permit; none of the bases were rusted.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 126 days, by 8/28/08, or \$100 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE08010779**

Stipulated agreement

Abraham Levy  
2609 Northeast 26 Street

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

FBC 105.1

- 1) AN ADDITION WAS MADE TO THE NORTH SIDE OF PROPERTY.
- 2) AN ENTRANCE AREA WAS ADDED IN THE FRONT.
- 3) A FENCE WAS INSTALLED.
- 4) TWO STEEL OR ALUMINUM GATES WERE INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM WAS ALTERED.

FBC 105.2.5

- 1) GENERAL PREMISES WIRING.
- 2) CIRCUITS WERE ADDED/ALTERED TO PROVIDE ELECTRICAL SERVICE TO THE ADDITION.
- 3) LANDSCAPE LIGHTING WAS INSTALLED.

FBC 109.6

WORK HAS BEEN COVERED BEFORE OBTAINING



THE REQUIRED INSPECTIONS.

FBC 105.2.11

THE AIR CONDITIONING SYSTEM WAS ALTERED/ENLARGED  
TO PROVIDE AIR CONDITIONING TO EXTRA LIVING SPACE.

Inspector Hruschka announced that the City had a stipulated agreement with the owner to comply within 91 days, by 7/22/08, or \$250 per day, per violation.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 7/22/08, or \$250 per day, per violation. In a voice vote, Board approved 5 – 0.

**Case: CE08021094**

Thomas Smith  
948 Northwest 14 Court

Mr. Margerum announced that certified mail sent to the owner was accepted [no date].

Mr. Burt Ford, Building Inspector, testified to the following violations:  
FBC 105.1

THE BUILDING AND PROPERTY HAVE BEEN ALTERED  
WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK  
INCLUDES THE REMOVAL AND REPLACEMENT OF THE  
WINDOWS.

FBC 105.2.11

A CENTRAL A/C SYSTEM EXISTS ON THE PROPERTY  
WITHOUT A VALID PERMIT.

FBC 105.2.5

A NEW CIRCUIT WAS INSTALLED FOR THE A/C SYSTEM  
WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 106.10.3.1

THE MECHANICAL PERMIT HAS EXPIRED AND THE WORK WAS  
NOT APPROVED BY FINAL INSPECTION. THE PERMIT IS  
NULL AND VOID.

FBC 109.6

NEW WINDOWS AND AN CENTRAL A/C SYSTEM WERE  
INSTALLED WITHOUT THE REQUIRED FIELD INSPECTIONS.

FBC 1612.1.2

THE NEW WINDOWS INSTALLED HAVE NOT DEMONSTRATED  
COMPLIANCE FOR WIND PRESSURE REQUIREMENTS OR THAT  
THE WINDOWS ARE AN APPROVED PRODUCT FOR USE.

[At 12:30 Ms. Ellis left the meeting for the day]

**Motion** made by Mr. Elfman, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day, per violation, and to record the order. In a voice vote, Board approved 4 – 0.

**Case: CE07120470**

Saxon Mortgage Services Inc.  
1808 Southwest 11 Court

Mr. Margerum announced that certified mail sent to the owner was accepted on 4/11/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:  
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 35 days, by 5/27/08, or \$250 per day.

**Motion** made by Mr. White, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day. In a voice vote, Board approved 4 – 0.

**Case: CE08030936**

Jeffrey & Patti Moss  
Melvin & S. Jekofsky  
1041 Southwest 15 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted on 3/24/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violations:  
NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements said he had spoken with the owners, who were obtaining bids for the work. He recommended ordering compliance within 60 days or \$250 per day, per violation.

Ms. Sheppard pointed out that the last name should be Moos, not Moss. However, Mr. Margerum indicated that the name Moss appeared on the Broward County Property Appraisers website for this case number.

**Motion** made by Mr. Elfman, seconded by Mr. White, to find in favor of the City and order compliance within 63 days, by 6/24/08, or \$250 per day, per violation. In a voice vote, Board approved 4 – 0.

**Case: CE08030961**

3815 Southwest 16 Street I LLC

Stipulated agreement

3815 Southwest 16 Street

Mr. Margerum announced that certified mail sent to the registered agent was accepted on 3/27/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

Complied:

NFPA 101 31.3.4.5.1

Inspector Clements announced that the City had a stipulated agreement with the owner to comply NFPA 101 31.3.4.1.1 within 63 days or \$250 per day.

**Motion** made by Mr. Elfman, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance with NFPA 101 31.3.4.1.1 within 63 days, by 6/24/08, or \$250 per day. In a voice vote, Board approved 4 – 0.

**Case: CE08031061**

Park-Am Properties Inc.

701 Southwest 14 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted on 4/8/08 and certified mail sent to the registered agent was accepted on 4/8/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements announced that the City had a stipulated agreement with the owner to comply within 63 days or \$250 per day.

**Motion** made by Ms. Sheppard, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 6/24/08, or \$250 per day. In a voice vote, Board approved 4 – 0.

**Case: CE08031063**

Riverside Park Condo Association Inc.

733 Southwest 13 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted on 3/28/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 35 days, by 5/27/08, or \$250 per day.

**Motion** made by Mr. White, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day. In a voice vote, Board approved 4 – 0.

**Case: CE08031064**

Goran Dragoslavic  
730 Southwest 13 Avenue

Mr. Margerum announced that certified mail sent to the owner was accepted [no date].

Mr. Thomas Clements, Fire Inspector, testified to the following violation:  
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 35 days, by 5/27/08, or \$250 per day.

**Motion** made by Ms. Sheppard, seconded by Mr. White, to find in favor of the City and order compliance within 35 days, by 5/27/08, or \$250 per day. In a voice vote, Board approved 4 – 0.

**Case: CE06021066**

CT Capital LP  
1647 Northwest 11 Place

Hearing to impose fine

Mr. Margerum announced that this case was first heard on 2/26/08 to comply by 3/25/08. The property was not complied and fines had accrued to \$4,050. Mr. Margerum announced that service was via posting on the property on 4/1/08 and at City Hall on 4/3/08 and certified mail sent to the owner was accepted on 4/1/08.

Mr. Burt Ford, Building Inspector, requested the Board impose the fine, which would continue to accrue until the property was complied.

**Motion** made by Mr. White, seconded by Ms. Sheppard, to impose the \$4,050 fine. In a voice vote, Board approved 4 – 0.

**Case: CE07101682**

Jeffrey Young  
2310 Northwest 9 Place

Hearing to impose fines

Mr. Margerum announced that this case was first heard on 11/27/07 to comply by 2/26/08 and 3/25/08. The property was not complied and fines had accrued to \$4,800. Mr. Margerum announced that service was via posting on the property on 4/1/08 and at City Hall on 4/3/08.

Mr. Burt Ford, Building Inspector, requested the Board impose the fine, which would continue to accrue until the property was complied.

**Motion** made by Mr. White, seconded by Ms. Sheppard, to impose the \$4,800 fine. In a voice vote, Board approved 4 – 0.

**Case: CE07120408**

The 3981 Trust  
Nancy Kinney, Trustee  
3981 Southwest 12 Place

Mr. Margerum announced that this case was first heard on 1/22/08 to comply by 3/25/08. The property was complied and fines had accrued to \$1,750.

Mr. Thomas Clements, Fire Inspector, recommended abatement of the fine.

**Motion** made by Ms. Sheppard, seconded by Mr. Elfman, to abate the fine. In a voice vote, Board approved 4 – 0.

**Approval of Meeting Minutes**

**Motion** made by Mr. White, seconded by Mr. Elfman, to approve the minutes of the Board's March 2008 meeting. In a voice vote, motion passed 4 – 0.

**Cases Complied**

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

CE08011725	CE08020772	CE08020777	CE07120381
CE07120409	CE07120411	CE08030944	CE07120413
CE08031044	CE08031047	CE08031049	CE08031058
CE07120728	CE07120462	CE08031066	CE07120408

**Cases Without Service**

Mr. Margerum announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07121240	CE96061447	CE07050280	CE07120726
CE07120730	CE08031026		

**Cases Withdrawn**

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

CE07070267

CE08031027

CE08031048

There being no further business to come before the Board, the meeting adjourned at **12:50 P.M.**

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperlee, ProtoType Inc.

Code Enforcement Board

April 22, 2008

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