

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
SEPTEMBER 23, 2008
10:00 A.M. – 2:31 P.M.

<u>Board Members</u>	<u>Attendance</u>	2/2008 through 1/2009	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	P	7	1
Sam Mitchell, Vice Chair	P	8	0
Howard Elfman	P	8	0
Genia Ellis	P	8	0
John Greenfield	P	4	4
William Lamont	P	2	0
Jan Sheppard	P	6	2

Staff Present

Dee Paris, Clerk, Code Enforcement Board
Ginger Wald, Assistant City Attorney
Bruce Jolly, Board Attorney
Brian McKelligett, Clerk /Special Magistrate Supervisor
Skip Margerum, Code Enforcement Supervisor
Jorg Hruschka, Building Inspector
Burt Ford, Building Inspector
Wayne Strawn, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Thomas Clements, Fire Inspector
Deb Maxey, Secretary, Code Enforcement Board
J. Opperlee, Recording Secretary

Also Present:

CE07100999: Justin Wildor, property manager
CE08031207: Mirna Godoy, owner
CE08041342: Edwina Smith, owner; Ethel Smith, owner
CE08041368: Mary Lee, owner
CE08031208: Michelle Barron, attorney
CE08051341: Joy Ganaishlal, owner
CE08041328: Stephen Day Jr., owner
CE08040779: Jake Watkins, Jr., owner
CE08062185: Michael Parnass, owner
CE08032046: Agustin Pujols, engineer
CE08071153: Theon Eames, owner
CE05111040: Grace Testa, owner; Nancy Chamides, attorney
CE08031081: Vernon Dahl, owner
CE07031314: Robert Osoliniec, owner
CE07050280: Abelardo Perez, owner

CE08050260: Hugh Creegan, manager; Arthur Seitz, neighbor
CE08051102: Ellen O'Connor, owner
CE08031465: Princilia Ulysse, owner
CE07070012: Jay Jacobson, friend
CE07032161: Sidoles Vilsinor, owner
CE07060527: Stephen Geiger, owner
CE07040197: Johnny Olavarria, owner
CE07101524: Edward Steinhardt, owner
CE08041407: Virgil Niederriter, owner
CE08042327: Vainqueur Alexis, owner
CE08041411: Hylton McCarthy, contractor; Alphonso Bradley, owner
CE08021094: Nicholas Berry, property manager
CE08040810: Harold Groskopf, owner
CE08042313: Michael Feria, contractor; Legne Lima, property manager
CE08042272; CE08042265: Michael Feria, contractor
CE07100943: Andres Cardona, project manager
CE06021098: Dean Spidle, owner
CE07100487: Bahador Dodur, manager
CE08042223; CE08041710: Hadiqa Haider, owner
CE08031377: Steven Margolis, owner
CE07082053: Joan Dragone, owner
CE07091032; CE08032280; 07061043; 07061040: Amjad Hammad, owner
CE05110942: William Holland, owner
CE08041301: Deborah Kerr, owner
CE06101486: Ana Maria Botelho, owner

Chair Roche called the meeting to order at 10:00 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: CE07100487

Goodwill Community Services LLC
1900 East Oakland Park Boulevard

Ms. Paris announced that this case was first heard on 3/25/08 to comply by 5/27/08. Potential fines had accrued to \$2,700. Ms. Paris listed extensions to the compliance deadline that had been granted since the case was first heard and stated violations were as noted in the agenda.

Mr. Bahador Dodur, manager, said he was working diligently to comply. He informed the Board that a contractor had begun the work and "ran away."

Mr. Jorg Hruschka, Building Inspector, agreed work was progressing, but at a slower pace than it should be. Mr. Mitchell asked why the project had been delayed. Mr. Dodur

blamed undependable contractors. Mr. Mitchell informed Mr. Dodur that it was "imperative" that he complete the work by next month.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08041407

Virgil E Le Niederriter,
Virgil E Niederriter Revocable Living Trust
104 Southwest 21 Way

Ms. Paris announced that service was via the appearance of the owner at this hearing.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

47-34.1.A.1.

THE BUILDING AND PROPERTY IS BEING USED IN A MANNER CONTRARY TO WHAT IS PERMITTED IN AN RS-8 ZONING DISTRICT. THE VIOLATIONS OF THE ULDR ARE AS FOLLOWS;

1. THE TUBE AND FABRIC CARPORT STRUCTURE IS IN THE FRONT YARD SETBACK. THE LOCATION IS PROHIBITED ACCORDING TO THE TABLE AT 47-5.31.
2. THE BUILDING HAS BEEN RE-DESIGNED TO ACCOMMODATE MORE THAN ONE FAMILY UNIT. USE OF THE BUILDING FOR MORE THAN ONE FAMILY IS PROHIBITED ACCORDING TO THE TABLE AT 47-5.11.

FBC 105.1

THE BUILDING AND PROPERTY HAVE BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS ARE AS FOLLOWS;

1. A SHADE STRUCTURE TO PROVIDE SHADE FOR AN AUTOMOBILE HAS BEEN ERECTED IN THE FRONT YARD.
2. PAVERS HAVE BEEN INSTALLED OVER MOST OF THE FRONT YARD.
3. A SHADE STRUCTURE CONSTRUCTED OF 2 X 4S AND CORRUGATED FIBERGLASS PANELS HAS BEEN ATTACHED TO THE NORTH EXPOSURE OF THE BUILDING.
4. KITCHEN CABINETS, COUNTER, RANGE HOOD AND SINK HAVE BEEN INSTALLED IN THE SOUTH BEDROOM.
5. KITCHEN CABINETS, COUNTER, ELECTRIC RANGE, REFRIGERATOR AND A KITCHEN SINK HAVE BEEN INSTALLED IN THE ENCLOSED CARPORT.
6. THE NATURE OF THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN EXPANDED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS.

1. WATER CLOSET, LAVATORY, SHOWER AND A KITCHEN SINK HAS BEEN INSTALLED IN A ROOM AT THE REAR OF ENCLOSED CARPORT ON THE NORTH EXPOSURE OF THE BUILDING.
2. A KITCHEN SINK HAS BEEN INSTALLED IN THE SOUTH BEDROOM.

FBC 110.1.1

THE NATURE OF THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE FOLLOWING;

1. CIRCUIT INSTALLED FOR AC UNIT INSTALLED THROUGH THE WALL OF THE ENCLOSED CARPORT.
2. CIRCUIT INSTALLED FOR ELECTRIC RANGE IN THE ENCLOSED CARPORT.

Inspector Strawn stated 47-34.1.A.1.(1) was complied by the removal of the tube and carport structure; FBC 105.1(1) and 105.1(3) were complied by the removal of the shade structures. A permit application had been submitted that would comply 105.1(2). The remaining violations existed as cited.

Mr. Mitchell stated he knew the owner from various civic activities. Chair Roche informed Mr. Mitchell that unless he had a financial stake in the case, there was no conflict.

Mr. Virgil Niederriter, owner, said the Building Department had found blueprints from 14 years ago which included a mother-in-law apartment. Mr. Niederriter said he intended to rezone the property to commercial. He had also hired a plumber and an electrician to comply the other items.

Chair Roche advised Mr. Niederriter that items other than the zoning issues must be complied sooner.

Inspector Strawn stated the non-zoning items could be resolved within 63 days.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or \$25 per day, per violation. Motion passed 7 – 0.

Case: CE07032161

Sidoles Vilsinor
3540 Southwest 12 Place

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Ms. Paris listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied and violations were as noted in the agenda.

Ms. Mickaelle Bouchereau interpreted for Mr. Vilsinor.

Mr. Sidoles Vilsinor, owner, said he had not done any of the work. He believed it was the bank's responsibility, since it had sold him the house in this condition. Mr. Vilsinor admitted he had replaced three windows and a door after the hurricane, and he was willing to address any violations relating to this work. Mr. Vilsinor said he had also patched the roof to prevent animals from entering.

Chair Roche said Mr. Vilsinor had already informed the Board he had not made all of the alterations, and she reminded him that the previous month the Board had provided him two options. It seemed that the case could not progress because Mr. Vilsinor now refused to take responsibility.

Mr. Vilsinor added that he and his wife were both out of work and could not afford to make any of the repairs now.

Mr. Jorg Hruschka, Building Inspector, stated that even if work was done prior to his ownership, Mr. Vilsinor was still responsible for the work done without permits now that he owned the property.

Mrs. Vilsinor explained that she had suffered health problems since February, and she was unaware they needed a permit to repair the roof.

Inspector Hruschka stated there were probably no immediate life safety issues at the property, but since the construction was done without a permit, it was deemed unsafe.

Chair Roche informed Mr. and Mrs. Vilsinor that fines would now begin to accrue.

Case: CE07060527

Stephen & Bonnie Geiger
5280 Northeast 18 Terrace

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. The property was not complied. Violations were as noted in the agenda.

Mr. Stephen Geiger, owner, explained he had remodeled the bathroom with new tile, toilet, sink and countertop. He had been out of town for 30 days and the previous inspector informed him he had missed the window to apply for an owner/builder permit and he would now need to hire a plumber, an electrician, an architect and engineer to get the permits, which Mr. Geiger could not afford. Inspector Hruschka had taken over the case and given him another opportunity to apply for the owner/builder permit and Mr. Geiger now had that permit. He requested abatement of fines.

Mr. Jorg Hruschka, Building Inspector, confirmed that the property was complied with the issuance of the permits.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to abate the fines. Motion passed 7 – 0.

Case: CE06021098

Hearing to impose fines

Dean G Spidle
1641 Southwest 27 Terrace

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 6/24/08. The case was complied and the City was requesting no fine be imposed [reduced from \$3,750].

Mr. Dean Spidle, owner, confirmed that he was awaiting inspection. He said all of his paperwork had been submitted by June 19, prior to the compliance deadline.

Mr. George Oliva, Building Inspector, confirmed the property was complied, and recommended abatement of the fine.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to abate the fines. Motion passed 7 – 0.

Case: CE08021094

Thomas A Smith
948 Northwest 14 Court

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Ms. Paris listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied and violations were as noted in the agenda.

Mr. Nicholas Berry, property manager, explained the house had been purchased with unpermitted windows, electric work and windows. He said he was only waiting for the shutters to be installed, and had been informed by the company that there would be a delay.

Mr. Wayne Strawn, Building Inspector, confirmed that only FBC 109.6 and FBC 1612.1.2 remained, and these were performance, rather than permit, issues.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07082053

Hearing to impose fines

Charles & Joan L Dragone
3100 Southwest 20 Court

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 8/26/08. Service was via posting on the property on 9/8/08 and at City Hall on 9/4/08. The City was recommending no fine be imposed [reduced from \$300].

Ms. Joan Dragone, owner, explained they had paid for an expedited permit, but it was still delayed in Planning and Zoning. She requested abatement of the fines.

Mr. George Oliva, Building Inspector, confirmed the property was complied and recommended no fines be imposed.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to abate the fines. Motion passed 7 – 0.

Case: CE05110942

Hearing to impose fines

William J & Tracy Holland
6770 Northwest 31 Way

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. The property was not complied and the City was requesting imposition of a \$17,700 fine, which would continue to accrue until the property complied. Ms. Paris stated violations were as noted in the agenda.

Mr. William Holland, owner, explained he had erected the fence after Hurricane Wilma. He was originally cited in 2006 and had submitted an application for a permit but had never followed up on the application's progress. He had never been contacted by the City and assumed the matter was closed. Mr. Holland learned in April that the property was still in violation and he had hired a contractor to apply for the permit, which had been rejected. He requested an extension.

Mr. Burt Ford, Building Inspector, explained that Mr. Holland had replaced a chain link fence with a wooden fence. He explained that the wooden fence did not meet the setback requirement, and added that if Mr. Holland had reinstalled another chain link fence, this would have been permitted. Mr. Holland must either move the wooden fence or replace it with a chain link. Inspector Ford recommended a 63-day extension.

Motion made by Mr. Mitchell to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Mr. Elfman, seconded by Ms. Sheppard, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 6 – 1 with Mr. Mitchell opposed.

Case: CE08032046

Virginia Maricochi
1248 South Ocean Drive

Ms. Paris announced that service was via the appearance of the owner at this hearing.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:
FBC 105.1

THE FOLLOWING ALTERATIONS OF THE PROPERTY AND BUILDING HAVE BEEN ACCOMPLISHED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE SINGLE FAMILY HOME HAS BEEN EXTENSIVELY REMODELED. THE FLOOR PLAN HAS BEEN ALTERED.
2. THE INSTALLATION OF A GRANITE PENINSULA COUNTER AND DRYWALL REPAIRS AND REPLACEMENTS.
3. THE KITCHEN HAS BEEN REMODELED WITH NEW CABINETS AND COUNTERS INSTALLED.
4. THE BATHROOMS HAVE BEEN REMODELED INCLUDING THE INSTALLATION OF A WHIRLPOOL TUB.
5. NEW EXTERIOR DOORS HAVE BEEN INSTALLED THROUGHOUT THE BUILDING.
6. THE EXTERIOR FINISH OF THE ENTIRE BUILDING HAS BEEN REFINISHED WITH STUCCO.
7. THE WINDOW INSTALLATIONS DONE UNDER THE AUSPICES OF PERMIT #04020037 NOW EXIST AS UNPERMITTED WORK SINCE THE PERMIT HAS EXPIRED AFTER FAILING ALL INSPECTIONS. THE PERMIT IS NULL AND VOID.

FBC 105.2.4

THE PLUMBING SYSTEMS IN THE BATHROOMS AND KITCHEN HAVE BEEN ALTERED BY THE INSTALLATION OF NEW FIXTURES WITHOUT OBTAINING A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE PROCESS OF RENOVATING THE BUILDING. NO PERMITS WERE OBTAINED FOR THE ALTERATIONS. THE WORK INCLUDES:

1. THE INSTALLATION OF A CIRCUIT FOR A WHIRLPOOL TUB.
2. THE INSTALLATION OF CIRCUITS LAUNDRY FACILITIES.
3. PREMISE WIRING ALTERATIONS.

FBC 109.6

THE EXTENSIVE ALTERATIONS TO THE BUILDING AND PROPERTY HAVE BEEN DONE WITHOUT APPROVAL BY FIELD INSPECTION. THE REQUIRED INSPECTIONS WERE NOT PERFORMED AND WORK HAS NOW BEEN COVERED.

Inspector Strawn explained that the title company had discovered the violations when the property was sold and an escrow account was set aside to resolve the issues. Inspector Strawn had an agreement with the respondent that the violations existed as cited and he would be allowed 63 days to comply or a fine of \$25 per day, per violation.

Mr. Agustin Pujols, engineer to the previous owners of the property, requested 60 days to pull the permits.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or \$25 per day, per violation. Motion passed 7 – 0.

Case: CE08071153

Theon Eames
1300 Northwest 2 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/19/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 106.10.3.1

ELECTRICAL PERMIT #01021843 AND MECHANICAL PERMIT #01110302 HAVE EXPIRED WITHOUT PASSING FINAL INSPECTION.

FBC 1612.1.2

THE WINDOWS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE WIND RESISTANCE REQUIREMENTS THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOW INSTALLED ARE NOT PROTECTED BY A SHUTTER SYSTEM AND ARE NOT IMPACT RESISTANT.

9-280(b)

THE DECORATIVE COLUMNS SUPPORTING THE ROOF PROJECTION OVER THE FRONT DOOR ARE RUSTED OFF AT THE BASE.

FBC 105.1

THE BUILDING HAS BEEN ALTERED/REPAIRED WITHOUT OBTAINING THE REQUIRED PERMIT. THE ALTERATIONS INCLUDE THE FOLLOWING;

1. THE STORAGE ROOM BUILT AND ADDED TO THE BUILDING IN 1959 HAS BEEN CONVERTED INTO A BEDROOM.
2. THE FLOOR PLAN HAS BEEN ALTERED BY THE INSTALLATION OF A BATHROOM.

3. THE WINDOWS AND DOORS OF THE BUILDING HAVE BEEN REPLACED.
4. NEW KITCHEN CABINETS AND COUNTERS HAVE BEEN INSTALLED.

FBC 105.2.11

PERMIT #01110302 FOR THE INSTALLATION OF AN A.C. SYSTEM (2 TON 12 SEER SPLIT SYSTEM) HAS EXPIRED WITHOUT PASSING INSPECTION. THE INSTALLATION NOW EXISTS AS WORK WITHOUT A VALID PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALLOWED TO EXPIRE AND BECOME NULL AND VOID. THE ALTERATIONS INCLUDE THE FOLLOWING;

1. ELECTRICAL WORK CONNECTED TO THE BATHROOM INSTALLATION IN 2001. PERMIT #01021843 EXPIRED WITHOUT INSPECTION.
2. CIRCUIT ADDED TO POWER A WATER HEATER.
3. CIRCUITS ADDED TO POWER OUTLETS IN THE STORAGE ROOM.

Inspector Strawn requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Mr. Theon Eames, owner, said he had pulled permits for some work he had performed, but was unaware he needed permits for other work. He had hired an engineer to create new drawings, and was seeking an electrician and an air conditioning contractor.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or \$25 per day, per violation. Motion passed 7 – 0.

Case: CE08062185

Michael S Parnass
1109 Guava Isle

Ms. Paris announced that certified mail sent to the owner was accepted on 8/25/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITHOUT PERMITS.

FBC 105.2.1

ACCORDION HURRICANE SHUTTERS HAVE BEEN INSTALLED ON THE BUILDING WITHOUT A PERMIT.

FBC 105.2.5 - Complied.

Chair Roche remarked that FBC 105.1 was generic and redundant, since Mr. Parnass had been cited specifically for the generator and the shutters. Inspector Smilen agreed

and withdrew FBC 105.1. Inspector Smilen displayed photos of the property on the overhead projector and recommended ordering compliance with FBC 105.2.1 within 63 days.

Mr. Michael Parnass, owner, said the generator would be complied within the week. He had hired an engineer to work on compliance for the shutters. Mr. Parnass displayed the contract with the engineer on the overhead projector.

Motion made by Mr. Elfman, seconded by Ms. Ellis, to find in favor of the City and order compliance with FBC 105.2.1 within 63 days or \$25 per day. Motion passed 7 – 0.

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

Case: CE07061043

A & M Investments Of America LLC
3220 West Broward Boulevard

Ms. Paris announced that this case was first heard on 8/28/07. Ms. Paris stated extensions had been granted as noted in the agenda and one violation remained.

Mr. Amjad Hammad, owner, said he had submitted applications for after-the-fact permits.

Mr. Thomas Clements, Fire Inspector, confirmed that the applications had been submitted to the City and said he did not object to a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07091032

A&M Investments Of America LLC
3200 West Broward Boulevard

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 4/22/08. The property was not complied and the violation was as noted in the agenda.

Mr. Thomas Clements, Fire Inspector, said issues in this case were same as for the previous, and recommended a 63-day extension.

Mr. Amjad Hammad, owner, requested a 63-day extension.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07061040

A & M Investments Of America LLC
3224 West Broward Boulevard

Ms. Paris announced that this case was first heard on 7/24/07 to comply by 9/25/07. Ms. Paris stated violations and extensions were as noted in the agenda.

Mr. Amjad Hammad, owner, requested a 63-day extension.

Mr. Thomas Clements, Fire Inspector, said issues in this case were same as for the previous, and he did not object to a 63-day extension.

Mr. Hammad confirmed for Mr. Elfman that the extension cord cited in NFPA 1 11.1.5 were no longer in use and fire extinguishers cited in NFPA 1 13.6.6.1.1 were now provided.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08032280

Hearing to impose fines

A&M Investments Of America LLC
3212 West Broward Boulevard

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 8/26/08. The property was not complied and violations were as noted in the agenda. Potential fines had accrued to \$33,750 and the City was requesting imposition of the full amount, which would continue to accrue.

Mr. Amjad Hammad, owner, said he had hired an architect to draw plans. He believed the architect had submitted these, but Inspector Oliva informed him no permit application had been submitted.

Mr. George Oliva, Building Inspector, said he had an agreement with the owner in April to submit plans, but they had not yet been submitted.

Mr. Hammad said the violations were caused by a former tenant. His architect claimed he had submitted the plans for a permit. Mr. Hammad requested an extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Motion passed 6 – 1 with Mr. Elfman opposed.

Case: CE08050260

Service by appearance

Pelican Grand Beach Resort
2000 North Atlantic Boulevard

Ms. Paris 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 106.10.3.1

THE FOLLOWING PERMITS HAVE NOT BEEN FINALED AND

HAVE EXCEEDED THE REQUIRED TIME TO BE AN ACTIVE PERMIT:

#03120641 PLUMBING FOR NEW COMMERCIAL POOL. ISSUED 3/25/2004. NO FINAL INSPECTION HAS BEEN DONE.

#03120647 PLUMBING FOR THE LAZY RIVER. ISSUED 3/25/2004. NO FINAL INSPECTION HAS BEEN DONE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 105.1 – Complied.

Inspector Ford stated the following items under FBC 106.10.3.1 were complied:

#03120642 BRICK PAVER DECK FOR COMMERCIAL POOL. ISSUED 3/25/2004. NO FINAL INSPECTION HAS BEEN DONE.

#03011942 PERMIT TO DE-WATER PILE. THE PERMIT WAS ISSUED 1/30/2003, BUT FAILED THE FINAL INSPECTION.

Inspector Ford anticipated the plumbing would be complied within 30 days. He requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Mr. Hugh Creegan, manager, said these items were missed in due diligence during the property purchase. He stated they were awaiting final inspection for the open items.

Mr. Arthur Seitz, neighbor, complained that parties were held on the garage roof patio until 1 a.m. that created excess noise.

Mr. Seitz stated the hotel had installed pavers over a substantial section of landscaping and he believed that now the property lacked the required landscaping.

Chair Roche said these were zoning issues, not building code issues for this Board.

Motion made by Mr. Elfman, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 35 days or a fine of \$25 per day, per violation. Motion passed 7 – 0.

Case: CE08042265

Nicasio Henry Romero
1429 Southwest 9 Street # 09

Ms. Paris stated the City did not have good service of the hearing, but the property manager and contractor were here as witnesses.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements said he had spoken with the manager and contractor, but neither had power of attorney to represent the owner. He recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Legne Lima, property manager, explained these were absentee owners and they had instructed her to hire a contractor. The contractor had submitted a permit application. She requested 63 days to comply.

Ms. Paris stated the City did not have service for two cases at this address, and because there was no power of attorney for the individual owners, the City was withdrawing cases without service.

The City withdrew this case from the agenda.

Case: CE08042272

Nancy Y Flores
1429 Southwest 9 Street # 08

Ms. Paris announced that certified mail sent to the owner was accepted on 8/16/08.

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 63 days or \$250 per day.

Mr. Jolly advised the Board they could proceed with all four cases, based on Ms. Lima's statement that she represented all of the individual owners. If an owner later claimed not to have authorized Ms. Lima to appear on his behalf, Mr. Jolly would then advise that any action the Board had taken be rescinded.

Chair Roche wanted to treat the owners who had never received service the same way they treated all other owners who had not received service. Ms. Wald confirmed that the City was withdrawing the cases for which the City did not have service.

Ms. Legne Lima, property manager, felt the property could be complied within 63 days.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or \$250 per day. Motion passed 7 – 0.

Case: CE08042292

Marcos Luis Fernandez
1429 Southwest 9 Street # 07

Ms. Paris announced that certified mail sent to the owner was accepted on 8/7/08.

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 63 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or \$250 per day. Motion passed 7 – 0.

Case: CE08042300

Lasalle Bank NA Trustee
MLMI Tr Series 2006-WMC2
1429 Southwest 9 Street # 05

Ms. Paris announced that certified mail sent to the owner was accepted on 8/8/08.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08042258

Homecomings Financial LLP
1429 Southwest 9 Street # 10

Ms. Paris announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 8/8/08.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or \$250 per day and record the order.

Motion made by Mr. Elfman, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE05111040

One Point One LLC
1300 Northwest 3 Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. Ms. Paris stated potential fines had accrued to \$6,200; the property was not complied and violations were as noted in the agenda.

Ms. Nancy Chamides, attorney, explained her client had purchased the property three years ago unaware of the violations. As soon as the owner was cited, she had hired a contractor and an engineer to address the issues. Ms. Chamides said the fence was needed for security, but was located in the setback. She noted that moving the fence would expose the air conditioning unit. Her client intended to apply for a variance to keep the fence, and Ms. Chamides requested an extension to pursue this process.

Mr. Burt Ford, Building Inspector, confirmed that the other violations were complied and said he would not object to an extension. He had explained to Ms. Chamides that a chain link fence [to replace the wood fence] would be allowed within the setback.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 126-day extension to 1/27/09, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07101524

6400 Associates LLC
6414 Northwest 5 Way

Ms. Paris announced that this case was first heard on 11/27/07 to comply by 1/22/08. Ms. Paris stated extensions and violations were as noted in the agenda and potential fines had accrued to \$3,400.

Mr. Edward Steinhardt, owner, anticipated all inspections would take place this week. He requested a 35-day extension.

Mr. Thomas Clements, Fire Inspector, did not object to a 35-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 35-day extension to 10/28/09, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08031208

Maria Garcia Romeu Estate
521 Southwest 27 Avenue

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Ms. Paris stated extensions and violations were as noted in the agenda, fines had accrued to \$17,000 and the property was complied.

[Mr. Mitchell left the dais at 11:37]

Ms. Michelle Barron, attorney, requested the fines be abated. She explained that the owner's assistant, who had been addressing the problems in 2006, had lost a child and left her job, and no one else had ever seen the process through. Ms. Barron added that a couple of contractors had quit after beginning work.

Mr. Thomas Clements, Fire Inspector, said they had been diligent getting the work done, and had missed being put on one agenda. He recommended abatement of the fines.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to abate the fines. Motion passed 6 – 0 [with Mr. Mitchell out of the room].

Case: CE07050280

Abelardo Perez, 1/2 Interest
Blanca Perez
1600 Northeast 62 Street

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Ms. Paris listed the one extension to the compliance deadline that had been granted since the case was first heard and stated violations were as noted in the agenda.

Ms. Abelardo Perez, owner, said he had applied for the door and window permit, but needed additional time. He requested 60 days.

[Mr. Mitchell returned to the dais at 11:40]

Mr. Elfman asked about the other violations. Mr. Jorg Hruschka, Building Inspector, said Mr. Perez had been working to comply the property. The only remaining issues were the doors and windows. He recommended a 63-day extension.

Motion made by Mr. Elfman, seconded by Ms. Sheppard, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08041328

Stephen J Day Jr
815 Middle River Drive # 317

Ms. Paris 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 HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE KITCHEN HAS BEEN REMODELED, INCLUDING KITCHEN CABINETS, COUNTER TOPS, ELECTRICAL, AND PLUMBING.

FBC 105.2.5

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

- 1) ELECTRICAL CIRCUITS WERE ALTERED/ADDED WHEN THE KITCHEN WAS REMODELED.

FBC 106.10.3.1

THERE IS AN EXPIRED AFTER THE FACT PERMIT, #00121326, FOR THE KITCHEN REMODEL WHICH WAS ISSUED ON 1/11/2001, BUT INSPECTIONS WERE NEVER CALLED FOR. THERE IS AN EXPIRED AFTER THE FACT PERMIT, #01011173, FOR THE ELECTRICAL WORK ON THE KITCHEN REMODEL WHICH WAS ISSUED ON 1/22/2001, BUT INSPECTIONS WERE NEVER CALLED FOR.

THE PLUMBING PERMIT FOR THE KITCHEN REMODEL, #01010344, PASSED INSPECTION ON 6/21/2001.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford explained that this case concerned expired permits. The plans had passed all reviews but the owner had not received the permits yet. Inspector Ford requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Mr. Stephen Day Jr., owner, explained that a contractor he hired to do the work eight years ago had never pulled a final permit. He believed he could pull the permits within 35 days.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days or a fine of \$25 per day, per violation. Motion passed 7 – 0.

Case: CE08051341

Premnath Ganaishlal
710 to 726 & Rear Northwest 5 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/23/08.

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 OR INSPECTIONS:

- 1) BAY #724 DOUBLE GLASS DOORS WERE INSTALLED.
- 2) BAY #13-12-11 WOOD STRUCTURE WAS BUILT.
- 3) BAY #11-12-13 CAR LIFT STATION.

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) BAY #22 A CENTRAL A/C WAS INSTALLED WITH DUCT WORK.
- 2) BAY #24 A CENTRAL A/C WAS INSTALLED WITH DUCT WORK, PLUS A REFRIGERATION CONDENSER UNIT WITH TWO DISPLAY CASES.

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) BAY #24 PLUMBING PIPES HAS BEEN RUN TO A NEW SINK IN THE FRONT OF THE STORE.

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) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL CENTRAL A/C IN BAY # 22 AND #24, BAY #24 REFRIGERATION CASES, CEILING LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.
- 2) BAY# 11-12-13 POWER TO LIFT STATION AND EXPOSED WIRES IN DIFFERENT LOCATION INSIDE WAREHOUSE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1626.1

THE NEW DOUBLE GLASS DOORS ON BAY #24 NEED TO BE
IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED
HURRICANE PROTECTION SYSTEM.

Inspector Oliva displayed photos of the property on the overhead projector. He said he had put a stop work order on the premises, and the tenant had completed the work anyway.

Ms. Joy Ganaishlal, owner, explained that the tenant was not being cooperative. She had met with the contractor, who agreed to pull permits for all the violations for which the property had been cited. She had checked the previous day and determined no permit application had been submitted, so she now intended to evict this tenant and repair the property herself. Ms. Ganaishlal was unsure how long it would take to evict the tenant.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to find in favor of the City and order compliance within 35 days or a fine of \$250 per day, per violation. Motion passed 7 – 0.

Chair Roche acknowledged more than 35 days would be needed to comply, and advised Ms. Ganaishlal to make reasonable efforts toward complying the property within 35 days. She recommended Ms. Ganaishlal request to be put on the Board's next agenda right away.

Case: CE08031465

Princilia Ulysee 1/2 Interest
Lonel Fortune
2668 Southwest 7 Street

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 8/26/08. The property was not complied and fines had accrued to \$6,750.

Ms. Princilia Ulysee, owner, said final inspection had been on Tuesday.

Mr. Thomas Clements, Fire Inspector, testified that the property was now complied. He recommended no fine be imposed.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to abate the fines. Motion passed 7 – 0.

Case: CE07100943

Middle River Builders LLC
1451 Northeast 10 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/26/08 and certified mail sent to the registered agent was accepted on 8/26/08.

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

47-34.1.A.1.

THE SINGLE FAMILY HOME HAS BEEN CONVERTED INTO A DUPLEX WHICH IS PROHIBITED IN A RMM-25 ZONING DISTRICT ACCORDING TO THE TABLE OF DIMENSIONAL REQUIREMENTS FOR THE RMM-25 ZONING DISTRICT FOUND AT 47-5.36.

9-280(b)

THE WOOD WALLS, FASCIA, AND ROOF ARE ROTTING IN THE ROOM THAT HOUSES THE WATER HEATER.

9-280(g)

THERE ARE EXPOSED WIRES AND GENERAL ELECTRICAL DISREPAIR THROUGHOUT THE BUILDING.

9-308.

THE ROOF IS LEAKING IN THE LIVING ROOM AND THE BACK PORCH ENCLOSURE.

FBC 105.1

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

- 1) THE FLORIDA ROOM HAS BEEN ENCLOSED.
- 2) THE BACK PORCH HAS BEEN ENCLOSED.
- 3) NEW WINDOWS WERE INSTALLED IN THE FLORIDA ROOM AND PORCH ENCLOSURES.
- 4) NEW DOORS HAVE BEEN INSTALLED IN THE FLORIDA ROOM AND PORCH ENCLOSURES.

FBC 105.2.4

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

- 1) PLUMBING FIXTURES AND PIPING HAVE BEEN ADDED TO THE KITCHEN INSTALLED, IN THE NORTH FAMILY ROOM CONVERSION.
- 2) PLUMBING FIXTURES AND PIPING HAVE BEEN ADDED TO THE BATHROOM INSTALLED IN THE NORTH FAMILY ROOM CONVERSION.
- 3) A WATER HEATER HAS BEEN INSTALLED.

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) ELECTRICAL CIRCUITS WERE ADDED FOR THE NOW DEMOLISHED HOT TUB.
- 2) A SERVICE UPGRADE HAS BEEN COMPLETED.
- 3) CIRCUITS HAVE BEEN ADDED IN THE NORTH FAMILY ROOM CONVERSION.
- 4) CIRCUITS HAVE BEEN ADDED/ALTERED IN THE BACK PORCH CONVERSION WHICH ALSO HOUSES THE WATER HEATER.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 110.1.1

THE USE OF OCCUPANCY HAS CHANGED FROM A SINGLE FAMILY RESIDENCE INTO A DUPLEX.

FBC 1604.1

THE FAMILY ROOM ENCLOSURE AND THE BACK PORCH ENCLOSURE HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS WITH GLASS INSTALLED IN THE FAMILY ROOM AND BACK PORCH CONVERSIONS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

FBC 708.3

FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS ARE NOT MAINTAINED.

Inspector Ford displayed photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Andres Cardona, project manager, explained that the former architect had "disappeared." The new architect, Mr. Cardona's wife, had drawn up plans to submit for a partial demolition. He said they intended to comply the violations first and consider redevelopment into a condo later. Mr. Cardona agreed the violations existed. He informed the Board that no one currently lived at the property.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 35 days or a fine of \$50 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE07070012

W James Reimer
3020 North Atlantic Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 9/23/08. Violations were as noted in the agenda.

Mr. Jay Jacobson, friend of the owner, requested a 63-day extension on behalf of the owner.

Mr. Jorg Hruschka, Building Inspector, said he had been awaiting a full set of plans, which the owner has now submitted. He did not object to a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08031081

Hearing to impose fines

Vernon Dahl
1415 Southwest 9 Street

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Violations were as noted in the agenda, and Ms. Paris said the inspector had a recommendation.

Mr. Thomas Clements, Fire Inspector, reported the permit had been pulled, but the property must pass final inspection.

Mr. Vernon Dahl, owner, requested a 35-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08041411

Alphonso & Katie Bradley
747 Northwest 17 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 8/23/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:
9-280(b)

THE TWO-CAR CARPORT IS IN DISREPAIR. THE WOOD
BEAMS AND COLUMNS ARE NOT STRUCTURALLY SOUND. THE
ROOF IS NOT WATERTIGHT.

FBC 105.1

THE CARPORT WAS RE-ROOFED WITHOUT A PERMIT. FOUR BY
FOUR WOOD COLUMNS HAVE BEEN REPAIRED WITHOUT A
PERMIT.

Inspector Smilen presented photos, described the condition of the property and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Mr. Hylton McCarthy, contractor, stated he had been hired to do the work and presented a letter of commitment. He said he had a survey and the architect was drawing the plans now. He anticipated submitting the plans for permitting within a week.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days or a fine of \$25 per day, per violation. Motion passed 7 – 0.

Case: CE07031314

Robert J Osoliniec
1429 North Andrews Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Violations were as noted in the agenda and potential fines had accrued to \$3,375.

Mr. Robert Osoliniec, owner, reported the permits had been issued on August 13. He had the final inspections scheduled for next week, and said he would remove the fence prior to the inspections. Mr. Osoliniec requested a 63-day extension to resolve the air conditioner issue. He noted that he had requested to be put on the August agenda, but had been informed on August 13 that it was too late.

Mr. Wayne Strawn, Building Inspector, acknowledged Mr. Osoliniec was working to comply, and said he did not object to an extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08040779

Hearing to impose fines

Jake Watkins Jr
1028 Northwest 7 Terrace

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Certified mail sent to the owner was accepted on 8/28/08. Violations were as noted in the agenda, potential fines had accrued to \$21,700 and the City was requesting imposition of the full amount.

Mr. Jake Watkins, owner, said he had just received the notice two weeks ago. He stated he had purchased the house in this condition. Chair Roche informed Mr. Watkins that even if the alterations were made by a previous owner, he was now responsible to bring the property into compliance. Mr. Watkins said the burglar bars were not screwed in and an inspector had informed him he could leave them there. He explained he had

replaced a door and repaired some stucco after the 2005 hurricane. Mr. Watkins said he could not afford to make repairs.

Mr. Mitchell asked who had signed for the notice of the June hearing that Mr. Watkins said he was unaware of. Mr. Watkins had never heard of the person who had signed for that notice.

Mr. George Oliva, Building Inspector, said he had hand delivered the notice to the house. He said the person who accepted the notice claimed to be a tenant. Mr. Watkins said this person was his nephew, not a tenant.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Mr. Mitchell wanted Mr. Watkins to provide the Board a progress report at that meeting. Motion passed 7 – 0.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to order Mr. Watkins to appear at the 10/28/08 meeting. Motion passed 7 – 0.

Case: CE08031207

Cali Group LLC
220 Southwest 38 Avenue

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Violations were as noted in the agenda.

Ms. Mirna Godoy, owner, said the smoke detectors would be installed on Monday, but requested a lengthy extension for the fire alarms because she could not afford to do the work right now.

Mr. Thomas Clements, Fire Inspector, said he would not object to a 63-day extension because Ms. Godoy was addressing the most critical issue first. During the 63-days, Inspector Clements said Ms. Godoy could get additional quotes on the fire alarm system.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07100999

Jeffrey & Michele Hanft
201 Southeast 22 Street, Apt.1

Ms. Paris 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 HAS BEEN ALTERED IN THE FOLLOWING MANNER
WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE BUILDING HAS BEEN CONVERTED FROM A DUPLEX INTO A FOUR-PLEX.

- 2) KITCHENS HAVE BEEN INSTALLED IN THE TWO EXTRA APARTMENTS.
- 3) BATHROOMS HAVE BEEN INSTALLED IN THE TWO EXTRA APARTMENTS.
- 4) INTERIOR WALLS HAVE BEEN BUILT TO CREATE NEW APARTMENTS, KITCHENS, BATHROOMS, AND BEDROOMS.
- 5) NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
- 6) THE CARPORT HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE.
- 7) WINDOWS HAVE BEEN INSTALLED IN THE ENCLOSED CARPORT.
- 8) THE PORCH HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE.
- 9) A WOOD DECK HAS BEEN BUILT IN THE REAR OF THE BUILDING.

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) WINDOW A/C UNITS HAVE BEEN INSTALLED.
- 2) WALL A/C UNITS HAVE BEEN INSTALLED.
- 3) A CENTRAL A/C PACKAGE UNIT HAS BEEN INSTALLED WHICH IS HANGING FROM A MAKESHIFT METAL BRACKET IN THE REAR OF THE BUILDING.

FBC 105.2.4

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

- 1) PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE KITCHENS AND BATHROOMS OF THE TWO ILLEGAL APARTMENTS.
- 2) WATER HEATERS HAVE BEEN INSTALLED IN THE TWO ADDED APARTMENTS.

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) EXTERIOR AND INTERIOR LIGHT FIXTURES, SWITCHES, AND OUTLETS HAVE BEEN INSTALLED TO POWER THE ADDED APARTMENTS.
- 2) CIRCUITS HAVE BEEN ADDED TO POWER THE WATER HEATERS FOR THE TWO ADDED APARTMENTS.
- 3) CIRCUITS HAVE BEEN ALTERED/ADDED TO POWER THE NEW A/C UNIT.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 708.3

FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS HAVE
NOT BEEN VERIFIED THROUGH THE PERMIT AND
INSPECTION PROCESS.

Inspector Ford stated the first notice was sent to the owner in December, 2007. Inspector Ford had taken over the case in April and sent another notice of the violations in May, 2008. He had met with the owner's representatives on May 29 to discuss the violations. He had last spoken to the representative on September 8, at which time nothing had been done to address the violations.

Inspector Ford presented photos of the property and explained the property had been a single family home that had a legal addition, but was subsequently divided into four illegal rental units. He had re-inspected the property that day, and noted no progress had been made and no permit applications had been submitted.

Inspector Ford requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Ellis said she had received an e-mail from a resident regarding this property, and submitted it. Mr. Jolly advised Ms. Ellis she need not recuse herself from the case.

Inspector Ford informed the Board that this property was being used as a rooming house in December and was still occupied.

Mr. Justin Wildor, property manager, said he had managed the property for one month. He said apartment 3 had been shut down and he hoped to shut down unit two. He said the grounds were now being maintained. The Board reminded Mr. Wildor that there were many violations that would not be complied simply by vacating the units. Mr. Wildor acknowledged this. He requested 60 days to meet with Inspector Ford to discuss corrections that must be made.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 35 days or a fine for \$50 per day, per violation, and to record the order. Motion passed 6 – 1 with Ms. Ellis opposed.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to vacate the Board's previous order. Motion passed 7 – 0.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days or a fine for \$100 per day, per violation, and to record the order. Motion passed 7 - 0.

The Board was in recess from 12:45 until 12:55

Case: CE08051102

Ellen M O'Connor
2624 Northeast 14 Street

The City withdrew this case from the agenda.

Case: CE08041342

Edwena Smith
401 Northwest 14 Terrace

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 9/23/08. Violations were as noted in the agenda.

Ms. Edwena Smith, owner, said she had hired a contractor, who had given her an estimate ranging from \$28,000 to \$72,000 to repair the property. She explained that she had lost her job in January and could not afford to make the repairs, so she planned to demolish the property. Ms. Smith read a letter she had written to the Board explaining her situation and her plans. Ms. Smith described actions she had already taken and requested a 60-day extension.

Mr. George Oliva, Building Inspector, confirmed that Ms. Smith had complied as much as she could without demolishing or rebuilding. He recommended granting an extension for Ms. Smith to work with the contractor toward demolition.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 126-day extension to 1/27/09, during which time no fines would accrue. Motion passed 7 – 0.

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

Case: CE08042223

Suntrax Corp
C/O Hadiga Haider
1952 Northwest 9 Avenue

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 9/23/08. The property was not complied and violations were as noted in the agenda.

Ms. Hadiga Haider, owner, said she had hired a contractor in July and paid a deposit. The company informed her they had applied for a permit, but she had checked with the City and no application had been submitted. She requested additional time for the permit to be issued.

Mr. George Oliva, Building Inspector, confirmed Ms. Haider had signed the contract on July 21, 2008. He explained that the two stores Ms. Haider owned had air conditioning that had existed for some time but had never been permitted. He believed the units were installed prior to 1998. Inspector Oliva said the contractor must make energy calculations and provide a set of drawings for the ductwork and the unit to apply for the

permit. He had said he had referred the case to a Police Detective. They intended to arrest the contractor because he had accepted the deposit and not done any work as yet.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to grant a 126-day extension to 1/27/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08041710

Suntrax Corp
C/O Hadiga Haider
1954 Northwest 9 Avenue

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 9/23/08. The property was not complied and violations were as noted in the agenda.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to grant a 126-day extension to 1/27/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE07040197

Johnny S Olavarria
5331 Northeast 15 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/28/08.

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

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) IMPACT WINDOWS HAVE BEEN INSTALLED.
- 2) A PORCH WAS CONVERTED TO A FAMILY ROOM.
- 3) THE BATHROOMS AND KITCHEN HAVE BEEN REDONE.

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: KITCHEN AND BATH FIXTURES HAVE BEEN 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: THE GENERAL PREMISE WIRING WAS ALTERED, OUTLETS AND SWITCHES HAVE BEEN INSTALLED IN THE FAMILY ROOM AREA.

FBC 109.6

WORK WAS COVERED UP WITHOUT HAVING OBTAINED THE REQUIRED INSPECTION APPROVALS.

Inspector Hruschka said he had been promised plans by this owner for a year, and the owner finally had them. He presented photos of the property, requested a finding of fact and recommended ordering compliance within 63 days or \$100 per day, per violation.

Mr. Johnny Olavarria, owner, said he had purchased the home in 2001 in this condition. He said he had been cited in 2005 for the exterior of the property and he had spent over \$20,000 to comply. After Hurricane Wilma, he was cited again and had spent another \$60,000 to re-stucco the building, install new landscaping, repair the dock and seal the roof. Mr. Olavarria intended to replace the windows and perform some other work, and had received plans from the architect the previous day. He requested six months to comply because he was unemployed at the moment.

Inspector Hruschka said the plans addressed more work than required to comply. He recommended a 126-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 126 days or a fine of \$100 per day, per violation, and to record the order. Motion passed 7 – 0.

Case: CE08041301
6832 Northwest 29 Avenue
Rodney & Deborah Kerr

Hearing to impose fines
Request for extension

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Certified mail sent to the owner was accepted on 8/28/08. Potential fines had accrued to \$10,800 and the City recommended an extension.

Ms. Deborah Kerr, owner, requested an extension; she said she was having “issues” with the two companies she was using. She explained that the general contractor’s license had expired and the plans had been resubmitted after the license was renewed. Ms. Kerr had contacted a garage contractor, but later discovered the company did not have the proper type of license, so she intended to fire the garage door company and have her general contractor address the garage door issue.

Mr. George Oliva, Building Inspector, explained that the air conditioner was installed in 2005 without a permit. The contractor had been arrested, and later agreed to complete the work for Ms. Kerr with a permit.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE06101486

Hearing to impose fines

Ana Maria Botelho
2407 Cat Cay Lane

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. The case was complied and the City was requesting no fine be imposed [reduced from \$1,200].

Ms. Ana Botelho, owner, explained the shed was removed by August 26, but she had not called Inspector Oliva right away, so fines had accrued. She asked the Board to abate the fines.

Mr. George Oliva, Building Inspector, recommended no fine be imposed.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to abate the fine. Motion passed 7 – 0.

Case: CE06061432

Stipulated Agreement

Mount Olive Gardens #1 Inc
C/O Acclaim Mgmt & Realty Inc
1600 Northwest 6 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 8/18/08 and certified mail sent to the registered agent was accepted on 9/11/08.

Violations:

9-280(c)

THE EAST END OF THE BALCONY ON THE SOUTH EXPOSURE HAS BEEN REPAIRED WITHOUT MEETING THE SAFETY REQUIREMENTS AS SET FORTH IN THE FLORIDA BUILDING CODE.

FBC 105.1

THE BALCONY SAFEGUARD ON THE EAST END OF THE BUILDING HAS BEEN REPAIRED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 1607.7.1

THE BALCONY SAFEGUARD REPAIRS HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO CONCENTRATED LOADS THROUGH THE PERMITTING PROCESS.

FBC 1607.7.1.1

THE BALCONY SAFEGUARD REPAIR ON THE EAST END OF THE SECOND FLOOR HAS NOT DEMONSTRATED THE REQUIRED RESISTANCE TO CONCENTRATED LOAD THROUGH THE PERMITTING PROCESS.

9-278(g) – Complied.

9-280(b) – Complied.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 9-280(c), FBC 105.1, FBC 1607.7.1 and FBC 1607.7.1.1 within 35 days or a fine of \$25 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 35 days or a fine of \$25 per day, per violation. Motion passed 7 – 0.

Case: CE07021312

Conceptia Silien, 1/2 Interest Ea
Leon Vel Noel
1320 Northwest 7 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 8/16/08.

Mr. Wayne Strawn, 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. THE BUILDING FOOTPRINT HAS BEEN EXPANDED ON THE WEST EXPOSURE AND ON THE NORTH EXPOSURE BEHIND THE CARPORT.
2. THE CARPORT HAS BEEN ENCLOSED AND CONVERTED FOR LIVING SPACE.
3. THE LIVING SPACE HAS BEEN EXPANDED BY AN ADDITION BEHIND THE ORIGINAL CARPORT AND AN ADDITION ON THE FRONT OF THE BUILDING.
4. WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS AND EXPANSION OF THE SYSTEM ARE AS FOLLOWS:

1. THE INSTALLATION OF CIRCUITS TO POWER AIR CONDITIONING EQUIPMENT.
2. PREMISE WIRING INSTALLED IN THE ADDITIONS ON THE FRONT AND REAR OF THE BUILDING.
3. CIRCUITS INSTALLED TO POWER EXTERIOR LIGHTING.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 1612.1.2

EXTENSIVE ALTERATIONS/EXPANSIONS AND INSTALLATIONS HAVE BEEN DONE COMPROMISING THE BUILDING ENVELOPE. THE ALTERATIONS DO NOT DEMONSTRATE COMPLIANCE WITH

THE WIND LOADING REQUIREMENTS OF THE FLORIDA BUILDING CODE. THIS COMPLIANCE MUST BE DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 1626.1

EXTENSIVE ALTERATIONS/EXPANSIONS AND INSTALLATIONS HAVE BEEN DONE WITHOUT DEMONSTRATING COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE REGARDING RESISTANCE TO THE IMPACT OF WIND BORNE DEBRIS. THIS RESISTANCE SHOULD HAVE BEEN DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 109.6

EXTENSIVE ALTERATIONS AND EXPANSIONS OF THE BUILDING HAVE BEEN DONE WITHOUT ANY FIELD INSPECTIONS AS REQUIRED BY THE FLORIDA BUILDING CODE. THE ALTERATIONS WERE COMPLETED AND MUCH OF THE WORK COVERED OVER SO THAT IT CANNOT BE INSPECTED.

Inspector Strawn presented photos of the property, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or \$25 per day, per violation, and to record the order. Motion passed 7 – 0.

Case: CE07031389

R Trevor Dewald, &
Judy A Lynch,
2444 Southwest 19 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 8/29/08.

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

A TIKI HUT HAS BEEN BUILT INTO THE SIDE SET BACK.

Inspector Hruschka explained he had sent the owner a stipulated agreement to sign, but the owner had been out of the country and had not returned it. Inspector Hruschka stated the Tiki hut was slightly protruding into the side setback and might be a couple of square feet too large. The owner intended to either move it or take it down. Inspector Hruschka recommended ordering compliance within 63 days or a fine of \$100 per day. Ms. Paris requested a finding of fact.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$100 per day. Motion passed 7 – 0.

Case: CE07061229

Stipulated agreement

George Gounaris &
Sophia Fasolakis
510 Southwest 18 Avenue

Violations:
FBC 105.1

A DOCK WAS INSTALLED WITHOUT A PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 126 days or a potential fine of \$100 per day.

Mr. Jorg Hruschka, Building Inspector, explained that the drawings were in EPD and this could take some time.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to find in favor of the City, approve the stipulated agreement and order compliance within 126 days or a fine of \$100 per day. Motion passed 7 – 0.

Case: CE07071792

Ruben Parker
3111 Southwest 12 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 8/23/08.

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 OR INSPECTIONS:

- 1) THE ROOF OF THE PROPERTY WAS REPLACED WITH A PERMIT THAT WAS NEVER FINALED.
- 2) THERE IS A SHED IN THE BACK OF THE PROPERTY AND WAS INSTALLED IN THE SETBACK.

FBC 106.10.3.1

THERE IS AN EXPIRED BUILDING PERMIT FOR RE-ROOFING #06041997, WHICH FAILED INSPECTION.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

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 AS THE ROOF AND THE SHED THAT IS IN SEVERE DISREPAIR

AND DAMAGED BY WEATHER AND TERMITE, SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC 1604.1

THE STRUCTURE FOR THE ROOF AND SHED DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva presented photos of the property and recommended ordering compliance within 35 days or \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days or a fine of \$50 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE07061931

Stipulated agreement

Goran G Dragoslavic
500 Southwest 18 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

Violation:

FBC 105.1

A DOCK WAS BUILT WITHOUT A PERMIT.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 126 days or a fine of \$100 per day.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, find in favor of the City, approve the stipulated agreement and order compliance within 126 days or a fine of \$100 per day and to record the order. Motion passed 7 – 0.

The next three cases were heard together:

Case: CE07080005

Coloney Ventures-Apex
300 Southeast 22 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/23/08.

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 METAL STORAGE BUILDING HAS BEEN INSTALLED IN THE BACK YARD.
- 2) THE FRONT PORCH HAS BEEN ENCLOSED.

- 3) THE EXTERIOR ENTRY DOOR HAS BEEN REPLACED BY AN INTERIOR DOOR.
- 4) THE CARPORT HAS BEEN ENCLOSED.
- 5) A SMALL STRUCTURE HAS BEEN BUILT IN THE BACK OF THE BUILDING NEAR THE GAS METER.
- 6) REPAIRS WERE MADE TO THE ROOF SUPPORT STRUCTURE ON THE SOUTHWEST CORNER OF THE BUILDING (IN BACK).

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) WALL AND WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) FIXTURES HAVE BEEN REPLACED IN THE BATHROOM.
2) FIXTURES HAVE BEEN REPLACED IN THE KITCHEN.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE ROOF REPAIRS AND THE LEAN-TO STRUCTURE HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

9-280(g) THERE ARE EXPOSED WIRES IN VARIOUS LOCATIONS INSIDE THE HOUSE.

9-280(b) INTERIOR CEILING AND WALLS HAVE BEEN DAMAGED.

9-280(d) THE FASCIA IS ROTTING, THE PAINT IS PEELING, THERE ARE CRACKS IN THE WALLS ALLOWING WATER PENETRATION, AND WINDOWS AND DOORS NEED TO BE CAULKED.

9-280(h) THE FENCE IS IN DISREPAIR.

Inspector Ford explained these three Coloney Ventures-Apex Capital cases were related to the other case on Southeast 22nd Street: CE07100999. This home was being used as a rooming house. Inspector Ford presented photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 35 days or a fine of \$250 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE07100839

Coloney Ventures-Apex Capital LLC
301 Southeast 23 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/23/08.

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) NEW WINDOWS HAVE BEEN INSTALLED.
- 2) NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
- 3) ROOF RAFTERS HAVE BEEN REPAIRED/REPLACED.

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 CENTRAL A/C UNIT HAS BEEN INSTALLED.

FBC 105.2.4

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

- 1) FIXTURES HAVE BEEN REPLACED IN THE KITCHEN AND THE BATHROOM.

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 HAVE BEEN ALTERED/ADDED TO POWER THE NEW A/C UNIT.
- 2) NEW EXTERIOR LIGHT FIXTURES HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

9-280(h)

THE FENCE IS IN DISREPAIR.

Inspector Ford stated this property was in better shape than the others. He presented photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 35 days or a fine of \$250 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE07111195

Coloney Ventures-Apex Capital LLC
304 Southeast 22 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/22/08.

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

9-280(b)

THE WINDOWS, INTERIOR WALLS AND CEILINGS HAVE NOT BEEN REASONABLY MAINTAINED.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING FROM WINDOWS AND DOORS. STRUCTURAL CRACKS IN THE EXTERIOR WALLS AND GAPS AROUND WALL A/C UNITS ARE ALLOWING WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

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

- 1) NEW WINDOWS HAVE BEEN INSTALLED.
- 2) THE PORCH HAS BEEN ENCLOSED WITH BLOCK, THE ORIGINAL JALOUSIE WINDOWS HAVE BEEN REMOVED. IT HAS BEEN CONVERTED INTO AN EXTRA BEDROOM.
- 3) AN EXTERIOR DOOR HAS BEEN INSTALLED IN THE PORCH.
- 4) AN EXTENSION TO THE KITCHEN HAS BEEN DONE BY REMOVING THE WALL THAT DIVIDED THE KITCHEN FROM THE UTILITY ROOM.
- 5) AN INTERIOR BEARING WALL HAS BEEN REMOVED AND THE ROOF HAS BEGUN TO SAG.
- 6) A SECTION OF THE POOL SCREEN ENCLOSURE HAS BEEN REMOVED AND A STRUCTURE COMPRISED OF METAL ROOFING AND WOOD LATTICE HAS BEEN BUILT.

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) EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
- 2) EXTERIOR LIGHT FIXTURES AND SWITCHES WERE INSTALLED.

3) CIRCUITS HAVE BEEN ADDED FOR THE PORCH ENCLOSURE.

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) WINDOW A/C UNITS HAVE BEEN INSTALLED.
- 2) WALL A/C UNITS HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

WINDOWS, DOORS, AND THE ROOF STRUCTURE ADDED TO POOL AREA HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford presented photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days or a fine of \$250 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE08031487

Jorge Cimitier
353 Southwest 19 Avenue

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08.

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 or \$250 per day and to record the order.

Motion made by Mr. Mitchell, seconded by Mr. Elfman to find in favor of the City and order compliance within 35 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08031545

Washington Mutual Bank
912 Southwest 15 Terrace

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08. Certified mail sent to the owner was accepted on 9/12/08.

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 or a fine of \$250 per day and to record the order.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance within 35 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Mr. Elfman informed the Board that the property had recently been sold. Ms. Paris asked the Board to vacate their previous order and the City would cite the new owner.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to vacate the Board's previous order. Motion passed 7 – 0.

Case: CE08031546

Thomas & Angela Pinkney
908 Southwest 15 Terrace

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08.

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

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements explained the owner was doing a lot of work at the house, including re-roofing, and already had a permit for the smoke detectors. He recommended a finding of fact and ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance within 63 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08040239

Jose C & Aimee M Arevalo
3716 Southwest 13 Court

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements had spoken with the owner, who claimed the detectors were installed, but required inspection. Inspector Clements requested a finding of fact and recommended ordering compliance within 35 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance within 35 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08040247

Charlotte & Joseph Deverteuil
307 Southwest 11 Avenue

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman to find in favor of the City and order compliance within 35 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08040255

Sandra O'Connor
2740 Southwest 2 Street

Ms. Paris announced that service was via posting on the property on 9/10/08 and at City Hall on 9/11/08.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements said the owner had pulled the permit. He requested a finding of fact and recommended ordering compliance within 63 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman to find in favor of the City and order compliance within 63 days or \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08040280

Gary Williams &
Maria Galligan
817 Southwest 4 Street

Ms. Paris 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 requested a finding of fact and recommended ordering compliance within 35 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 35 days or \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08040810

Stipulated agreement

Harold & Bonnie S Groskopf
1180 Southwest 25 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/7/08.

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 35 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Mitchell to find in favor of the City, approve the stipulated agreement and order compliance within 35 days or a fine of \$250 per day. Motion passed 7 – 0.

Case: CE08041358

Stipulated agreement

Mary A Lee
413 Northwest 14 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

Violations:

FBC 105.1

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

- 1) FRONT PORCH WAS ENCLOSED.
- 2) NEW WINDOWS WERE INSTALLED.
- 3) NEW ENTRANCE DOOR WAS INSTALLED.
- 4) CHAIN LINK FENCE WAS INSTALLED AT THE FRONT OF PROPERTY.

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) ELECTRICAL UPGRADE WAS DONE WITHOUT AN INSPECTION.
- 2) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL CENTRAL A/C, LIGHTS, WALL OUTLETS AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

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 WAS INSTALLED.

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 FRONT PORCH CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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.

FBC 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE
IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED
HURRICANE PROTECTION SYSTEM.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a potential fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$50 per day, per violation. Motion passed 7 – 0.

Case: CE08042327

Stipulated agreement

Eliamise Alexis
202 Southwest 27 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 8/12/08.

Violations:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or potential fines of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$50 per day, per violation. Motion passed 7 – 0.

Case: CE08050910

Richard N Clark &
Gail S Meltzer
1433 Northwest 2 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/19/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violation:
9-280(b)

THE STUCCO CEILING OF THE FRONT PORCH ROOF
PROJECTION IS FALLING.

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING
THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE
FOLLOWING:

1. DOORS AND WINDOWS REPLACED.

2. KITCHEN REMODELED.
3. EXTERIOR DOOR REPLACED WITH A WINDOW.
4. FLOOR PLAN ALTERATION TO ACCESS THE AREA OF THE BUILDING FORMERLY SERVED BY THE EXTERIOR DOOR.
5. A SMALL WINDOW INSTALLED IN THE AREA THAT WAS A UTILITY ROOM.

FBC 105.2.11

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

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT. THE WORK INCLUDES THE REPLACEMENT OF THE WATER HEATER AND KITCHEN SINK.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE:

1. CIRCUIT ADDED TO POWER CENTRAL A.C. UNIT.
2. CIRCUITS ADDED/ALTERED IN CONNECTION TO THE KITCHEN REMODEL AND WATER HEATER INSTALLATION.
3. NEW DISTRIBUTION PANEL INSTALLED.

FBC 1612.1.2

RESISTANCE TO WIND LOADING IS REQUIRED. THIS RESISTANCE IS DEMONSTRATED THROUGH THE PERMITTING PROCESS. THE WINDOWS, DOORS AND CENTRAL AIR CONDITIONING SYSTEM THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE WIND LOADING REQUIREMENTS.

FBC 1626.1

RESISTANCE TO THE IMPACT OF WIND BORNE DEBRIS IS REQUIRED. THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE THROUGH THE PERMITTING PROCESS.

Inspector Strawn presented photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 35 days or a fine of \$100 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE08051095

John Pawlowski
2520 Northeast 11 Court

Ms. Paris 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 requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman to find in favor of the City and order compliance within 63 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08051096

John Pawlowski
2518 Northeast 11 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 8/7/08.

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

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements requested a finding of fact and recommended ordering compliance within 63 days or \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to find in favor of the City and order compliance within 63 days or \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08051511

Todor & Delia Getejanc
1205 Southwest 1 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 8/7/08.

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

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard to find in favor of the City and order compliance within 63 days or a fine of \$250 per day and to record the order. Motion passed 7 – 0.

Case: CE08061110

Bradley Hertz
1000 Park Drive

Ms. Paris announced that certified mail sent to the owner was accepted on 8/18/08.

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) NEW ROOF OVERHANG WAS INSTALLED IN THE NORTHEAST OF THE PROPERTY.
- 2) THE MAIN KITCHEN WAS REMODELED.
- 3) TWO WOOD SHEDS WERE INSTALLED, AND ONE IS BEING USED AS AN UTILITY/LAUNDRY ROOM AND THE OTHER FOR THE WATER HEATER.
- 4) THE ENCLOSED CARPORT WAS CONVERTED INTO AN APARTMENT.
- 5) A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
- 6) THE PORCH WAS ENCLOSED AND CONVERTED INTO A BEDROOM.
- 7) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 8) A BATHROOM WAS ADDED IN THE CARPORT.
- 9) INTERIOR WALLS WERE CONSTRUCTED TO CREATE ADDITIONAL BEDROOMS.

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) WINDOW A/C UNIT, AND A CENTRAL A/C WITH DUCT WORK WERE INSTALLED.
- 2) A DRYER WAS INSTALLED IN SHED-HOUSE, WITHOUT PROPER 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 SINKS AND TOILETS WERE REPLACED.
- 2) KITCHEN SINK WAS REPLACED, AND A SINK WAS ADDED IN THE CARPORT KITCHEN CONVERSION.

- 3) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS WERE DONE ON THE PROPERTY.
- 4) A WASHER & DRYER WERE INSTALLED IN AN EXTERIOR SHED.
- 5) A WATER HEATER WAS RELOCATED OUTSIDE TO A WOOD SHED.

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 WERE MOVED AND ADDED.
- 2) CIRCUITS FOR CARPORT AREA WERE ADDED.
- 3) CIRCUITS FOR ILLEGAL KITCHEN WERE ADDED.
- 4) GENERAL PREMISE WIRING WAS ALTERED; AN EXTERIOR 220-VOLT WAS ADDED INSIDE THE SHED TO POWER THE WASHER & DRYER, AND ANOTHER RUN TO THE WATER HEATER.
- 5) ELECTRICAL SERVICE WAS RUN TO POWER A/C UNIT.
- 6) ELECTRICAL LOAD DEMAND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva presented photos of the property, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 35 days or a fine of \$150 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE08071021

Buonfiglio Rentals LLC
1352 Holly Heights Drive

Stipulated agreement

Ms. Paris announced that certified mail sent to the owner was accepted on 8/23/08 and certified mail sent to the registered agent was accepted on 8/23/08.

Violation:

FBC 105.2.11

CENTRAL A/C UNITS WERE INSTALLED/REPLACED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 35 days or a potential fine of \$100 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 35 days or a fine of \$100 per day. Motion passed 7 – 0.

Case: CE08072324

Robert B & Athea W Hayling &
Jeremiah Carter
1036 Northwest 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 105.1

THE PARKING LOT HAS BEEN RE-STRIPED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.4

PLUMBING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES:

1. THE INSTALLATION OF HEAD WASH SINKS FOR THE BEAUTY SHOP.
2. PLUMBING REPAIRS OF THE WASTE LINE AT THE REAR OF THE BUILDING.

FBC 11-4.6.3

A FIVE FOOT WIDE ACCESS AISLE FOR THE ACCESSIBLE PARKING SPACE HAS NOT BEEN PROVIDED AS REQUIRED.

FBC 11-4.6.2

THE ACCESSIBLE PARKING SPACE PROVIDED DOES NOT PROVIDE THE TWELVE FEET IN WIDTH AS REQUIRED.

Inspector Strawn presented photos of the property and recommended ordering compliance within 63 days or \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. Motion passed 7 – 0.

Case: CE08072465

Stipulated Agreement

Gillies & Hazel Graham
1201 Northwest 1 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/21/08.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS ARE AS FOLLOWS;

1. THE AWNING WINDOWS ORIGINALLY INSTALLED HAVE BEEN REMOVED AND REPLACED.
2. THE SCREENING OF THE PORCH IN THE FRONT OF THE BUILDING HAS BEEN REMOVED AND THE PORCH ENCLOSED.

FBC 1612.1.2

THE WINDOWS THAT HAVE BEEN INSTALLED AND THE ENCLOSURE OF THE FRONT PORCH HAVE NOT DEMONSTRATED THE WIND RESISTANCE TO HIGH-VELOCITY WINDS AS REQUIRED BY THE FLORIDA BUILDING CODE.

FBC 1626.1

THE WINDOWS INSTALLED AND THE ENCLOSURE OF THE CARPORT HAVE NOT DEMONSTRATED RESISTANCE TO WIND BORNE DEBRIS AS REQUIRED BY THE FLORIDA BUILDING CODE. THE WINDOWS ARE NOT PROTECTED BY A SHUTTER SYSTEM.

FBC 105.2.4

PLUMBING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT. PLUMBING FIXTURES HAVE BEEN INSTALLED IN THE PORTE COCHERE THAT WAS CONVERTED INTO A BEDROOM IN 1951.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 126 days or potential fines of \$25 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 126 days or a fine of \$25 per day, per violation. Motion passed 7 – 0.

Case: CE08020178

Stipulated agreement

Idania Martin
3621 Southwest 22 Street

Ms. Paris announced that personal service had been made to the owner on 8/27/08.

Violations:

FBC 105.1

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

- 1) KITCHEN WAS REMODELED, NEW FIXTURES WERE ADDED.
- 2) NEW CABINETS WERE INSTALLED.
- 3) SHED WAS INSTALLED IN THE REAR OF THE PROPERTY.

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) THE EXHAUST FAN WITH THE VENTILATION DUCT WAS REPLACED.

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) SINK AND FAUCET WERE REPLACED IN THE KITCHEN.

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) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS, WALL OUTLETS AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING PROCESS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 35 days or potential fines of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 35 days or a fine of \$50 per day, per violation. Motion passed 7 – 0.

Case: CE08040202

Request to vacate order dated 6/24/08

R W L 3 Ltd

1934 East Sunrise Boulevard

Ms. Paris asked the Board to vacate the order dated 6/24/08, explaining the wrong folio number had been cited. The City would open a new case with the correct folio number.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to vacate the order. Motion passed 7 – 0.

Case: CE07030273

Las Olas North LLC

1180 Northeast 1 Street

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 8/26/08. Violations were as noted in the agenda and potential fines had accrued to \$16,200.

Mr. Jorg Hruschka, Building Inspector, said he had been in contact with the architect, and requested an extension on the owner's behalf until the plans were finalized.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 35-day extension to 10/28/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE08031063

Request to vacate order dated 4/22/08

Riverside Park Condo Assn Inc
733 Southwest 13 Avenue

Ms. Paris requested the Board vacate the order dated 4/22/08 because the inspector intended to cite the individual unit owners.

Motion made by Mr. Greenfield, seconded by Mr. Mitchell, to vacate the order dated 4/22/08. Motion passed 7 – 0.

Case: CE08031377

Steven Margolis
2027 Southwest 29 Avenue

Ms. Paris announced this case and that Inspector Clements would ask for an extension.

Mr. Thomas Clements, Fire Inspector, said the owner had pulled a permit and recommended a 63-day extension to have the work done.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension to 11/25/08, during which time no fines would accrue. Motion passed 7 – 0.

Case: CE05011496

Hearing to impose fines

Peter Freudenberg
1629 Northwest 7 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Certified mail sent to the owner was accepted on 8/30/08. Violations were as noted in the agenda and the City was requesting imposition of a \$6,750 fine.

Mr. Wayne Strawn, Building Inspector, testified there had been no effort to comply.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date and to impose the \$6,750 fine, which would continue to accrue until the property complied. Motion passed 7 – 0.

Case: CE07080394

Hearing to impose fines

Sylvan Eversley
1304 Orange Isle

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Certified mail sent to the owner was accepted on 8/28/08 and service was via posting on the property on 9/8/08 and at City Hall on 9/4/08. Violations were as noted in the agenda and the City was requesting imposition of a \$118,000 fine, which would continue to accrue until the property complied.

Mr. George Oliva, Building Inspector, testified he had reinspected the property the previous day and the violations remained. He recommended imposition of the fines.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date and to impose the \$118,000 fine, which would continue to accrue until the property complied. Motion passed 7 – 0.

Case: CE08021407

Hearing to impose fines

Robert Brown
2000 Northwest 13 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Service was via posting on the property on 9/5/08 and at City Hall on 9/4/08. Violations were as noted in the agenda and the City was requesting imposition of a \$9,450 fine, which would continue to accrue until the property complied.

Mr. Wayne Strawn, Building Inspector, testified there had been no effort to comply.

Motion made by Mr. Mitchell, seconded by Mr. Greenfield, to find the property was not complied by the ordered date and to impose the \$9,450 fine, which would continue to accrue until the property complied. Motion passed 7 – 0.

Case: CE06111276

Hearing to impose fines

LaSalle Bank National Association Trustee
C/O David J Sten P A
3665 Southwest 12 Place

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Service was via posting on the property on 9/8/08 and at City Hall on 9/4/08. Certified mail sent to the owner was accepted on 8/28/08. Violations were as noted in the agenda and the City was requesting imposition of the \$206,500 fine, which would continue to accrue until the property complied.

Mr. George Oliva, Building Inspector, testified he had reinspected the property the previous day and the violations remained. He recommended imposition of the fines.

Motion made by Mr. Greenfield, seconded by Mr. Mitchell, to find the property was not complied by the ordered date and to impose the \$206,500 fine, which would continue to accrue until the property complied. Motion passed 7 – 0.

The Board requested that Ms. Paris act on their imposition of fines for Case CE06111276 first because Mr. Elfman had informed them that the property had been foreclosed and the sale to a new buyer would close in three days.

Approval of Meeting Minutes

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to approve the minutes of the Board's August 2008 meeting. Motion passed 7 – 0.

Cases Complied

Ms. Paris 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:

CE07060177	CE08051071	CE08051091	CE08051503
CE08051513			

Cases Without Service

Ms. Paris 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:

CE06071785	CE07090534	CE07091537	CE08040278
CE08051092	CE08051508	CE08051983	CE08042309
CE08042265			

Cases Withdrawn

Ms. Paris 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:

CE08031547	CE08031845	CE08042293	CE08042309
CE08042313	CE08051103	CE06070353	

There being no further business to come before the Board, the meeting adjourned at **2:31 P.M.**

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.
Minutes prepared by: J. Opperee, ProtoType Inc.