

**CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
OCTOBER 28, 2008
10:00 A.M. – 4:38 P.M.**

<u>Board Members</u>	<u>Attendance</u>	2/2008 through 1/2009	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	P	8	1
Sam Mitchell, Vice Chair	P	9	0
Howard Elfman	P	9	0
Genia Ellis	P	9	0
John Greenfield	A	4	5
William Lamont	P	3	0
Jan Sheppard	P	7	2
Patricia Rathburn [alternate]	A	0	8
Charles Love [alternate]	A	0	5
Ronald Perkins	P	1	0
Margaret Croxton	P	1	0

Staff Present

Dee Paris, Administrative Aide
 Ginger Wald, Assistant City Attorney
 Bruce Jolly, Board Attorney
 Brian McKelligett, Clerk /Special Magistrate Supervisor
 Lin Bradley, Code Enforcement Supervisor
 Jorg Hruschka, Building Inspector
 Burt Ford, Building Inspector
 Wayne Strawn, Building Inspector
 George Oliva, Building Inspector
 Gerry Smilen, Building Inspector
 Alex Hernandez, Chief Mechanical Inspector
 Thomas Clements, Fire Inspector
 Tammy Arana, Fire Inspector
 Jonda Joseph, City Clerk
 John Herbst, City Auditor
 Deb Maxey, Secretary
 Mickaelle Bouchereau, interpreter
 J. Opperlee, Recording Secretary

Also Present:

CE05011400: Robert Siano, owner
 CE08051341: Joy Ganaishlal, owner
 CE08021003: Henry Ocampo, owner
 CE08041413: James Wilson, Facility Director
 CE07030221: Juan Ruiz, owner; Anthony Duran, property manager
 CE08061254: Glenn Lastella, contractor

CE08040188: Leontes Mortimer, owner
CE07040919: William Meredith, owner
CE07030273: Jorge Kuperman, architect
CE06070353: Eddie Fisher, owner
CE07100487: Bahadir Bodur, manager
CE06020537: Michael Davis, owner
CE07022301: Anthony Jeffrey, representative
CE07011394: Cheryl Kupkovich, owner
CE08031215; CE08031285; CE08031233; CE08031279: Bernard Gordon, property manager
CE07032161: Sidoles Vilsinor, owner
CE08020178: Idania Martin, owner
CE08031845: Clifton Bittle and Arthur Pennetta, Broward County Environmental; Heath Allison, neighbor; Jamie Allison, neighbor; Israel Montalvo, General Manager; Michael Small, property manager; Daniel Stull, neighbor; Edwin Stacker, attorney; William Spencer, attorney; Harris Glaser, tenant; Stephanie Brooks, engineer; Patricia McKuen, neighbor; Eleanor Bogosian, neighbor; Seth Allison, neighbor; Thomas Henz, engineer, Julio Boffill, neighbor, Commissioner Christine Teel.
CE07040542: Bradley young; manager
CE05122032: William Hipps, owner
CE07100999: Justin Wilder, property manager
CE06111420: Zandalyn Facey-Salmon, power of attorney
CE06102391: Megan McKenzie, owner's daughter; Madlyn Cumberbatch, owner
CE08091740: Matthew Lunde, owner
CE08042601: Terry Thomas, representative
CE08042313: Legne Lima, property manager
CE08040235: Penny Pare, owner
CE06110858: Jorge Medina, contractor
CE08030175: Hope Calhoun, attorney
CE07030441: Esa Natour, owner
CE08040256: Renet Dieujuste, owner
CE07110571: Maryetta Prekup, owner; Ashley Goodwin, contractor
CE06061258: William Huegele, owner
CE08032280: Amjad Hammad, owner
CE06102837: Virgil Bolden, owner
CE08040242; 07081051: Gerard Peirre-Louis, agent
CE08060809: Samuel Brennan, owner
CE08041413: Shelby Smith III, owner
CE08040779: Jake Watkins, Jr., owner
CE07120349: Guy Abbutoni, bank representative
CE07121094: Raymond Piccin, attorney
CE08031081: Vernon Dahl, owner
CE06091925: Charles Wheeler, owner
CE07100943: Andres Cardona, contractor
CE08091742: Hillary Browning Baskett, owner's representative
CE07101516: Luke Lawrence, owner's son; Elmo Lawrence, owner
CE06041436: Marie Wexler, bank representative

CE08030175: Jeffrey Beebe, potential buyer
CE07051679: Michael Licata, owner
CE07121136: Joey Costales, owner
CE07080336: Gilbert Dupoux, owner
CE07101625: Jeffrey Cartwright, property representative
CE07101524: Edward Steinhart, owner

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

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

City Clerk & City Auditor Discuss a Charter Amendment appearing on the November 4, 2008 ballot.

Ms. Jonda Joseph, City Clerk, explained the Charter Amendment that was meant to clarify that the City Auditor and City Clerk appointed and supervised their own employees. She noted that this was already the practice in the City, but the amendment would clear up the Charter language.

Case: CE08040188

Leontes & Melizette Mortimer
1125 Northwest 16 Court

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

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

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1- LEGAL PORCH WAS ENCLOSED AND CONVERTED INTO AN ILLEGAL ADDITION FOR AN APARTMENT WITH KITCHEN AND BATHROOM.
2- WINDOWS AND DOOR WERE INSTALLED.
3- THE SINGLE FAMILY HOME WAS CONVERTED INTO A DUPLEX, WHICH IS A PROHIBITED LAND USE IN THIS RS 8 ZONING DISTRICT.

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- PLUMBING CONNECTIONS WERE DONE FOR KITCHEN AND BATHROOM IN THE ILLEGAL CONVERSION.

FBC 105.2.5

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

FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1- ELECTRICAL WIRING WAS DONE TO THE ILLEGALLY
ENCLOSED PORCH.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.
THE USE AND THE OCCUPANCY OF THE BUILDING HAVE
CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY
CLASSIFICATION WITHOUT OBTAINING THE REQUIRED
CERTIFICATE OF OCCUPANCY.

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 PORCH CONVERSION DOES NOT
MEET THE STANDARD FOR GRAVITY LOADING.
THE WINDOWS, AND DOOR INSTALLATIONS HAVE NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS.

FBC 704.3

THE REQUIRED FIRE-RESISTANCE RATINGS AND
SEPARATIONS BETWEEN THE SEPARATE UNITS HAVE NOT
BEEN PROVIDED.

Inspector Oliva presented photos of the property and the Notice of Violation into evidence. He said the owners had originally informed him they were applying for permits, but their son had later told him that they could not afford the permits. Inspector Oliva requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Mickaelle Bouchereau interpreted for Mr. Leontes Mortimer. Mr. Mortimer stated he had owned the home for seven years, and had purchased the property with the violations. He was unsure exactly what the violations were, and asked what he must do to comply. Chair Roche advised Mr. Mortimer that the Board wanted to see that he was making an effort to comply the property if he was not able to comply by the ordered date.

Mr. Mortimer informed Mr. Elfman that the property was not for sale, but he had stopped making mortgage payments because he had been laid off from his job. Mr. Mortimer said he had unsuccessfully put the house on the market at one time, and Mr. Elfman said he was still showing the property for sale.

Motion made by Mr. Elfman, seconded by Mr. Mitchell to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07032161

Hearing to impose fines

Sidoles Vilsinor
3540 Southwest 12 Place

Ms. Paris announced that service was via posting on the property on 10/13/08 and at City Hall on 10/6/08.

Ms. Paris stated 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, violations were as noted in the agenda and the City was requesting imposition of the \$6,800 fine which would continue to accrue until the property complied.

Ms. Mickaelle Bouchereau interpreted for Mr. Vilsinor. Mr. Vilsinor stated he had not made the changes to the structure; he had only replaced the windows. Chair Roche informed Mr. Vilsinor that the Board may decide today to put a lien on the property for failure to take corrective action, and that fines would continue to accrue as long as the violations persisted. Mr. Vilsinor stated that as far as he was concerned, he was not responsible for the violations and did not acknowledge them.

Mr. Jorg Hruschka, Building Inspector, agreed that no action had been taken to comply the violations.

Mr. Mitchell was concerned that Mr. Vilsinor was refusing to acknowledge the violations, since the Board had given him the opportunity to comply.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the violations were not complied by the ordered date, to impose the \$6,800 fine which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08031845

First Industrial L P
4720 Northwest 15 Avenue # C
Tenant: Midnight Express

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 10/9/08.

Mr. Alex Hernandez, Chief Mechanical Inspector, testified to the following violations:
FBC-M 501.2

THE OPERATIONS CONDUCTED AT THIS BOAT
MANUFACTURING SITE PRODUCE VERY STRONG FUMES AND
ODORS. A VENTILATION SYSTEM THAT DOES NOT CAUSE A
NUISANCE TO THE COMMUNITY HAS NOT BEEN PROVIDED AS
REQUIRED. OBNOXIOUS FUMES AND ODORS CAUSING A
NUISANCE ARE BEING RELEASED INTO THE COMMUNITY.

FBC-M 502.1

THE REQUIRED EXHAUST SYSTEM TO PREVENT THE
IMPROPER ESCAPE OF NOXIOUS, IRRITATING FUMES AND
ODORS HAS NOT BEEN PROVIDED.

Inspector Hernandez testified that when he inspected the property in March, there was a very strong odor of fiberglass resin emanating from the warehouse into the residential neighborhood. He had reinspected the property on May 30, 2008, June 4, 2008, October 3, 2008, October 13, 2008 and October 27, 2008 and had met with the company owners, general manager and attorneys to explain the violations. Inspector Hernandez stated the respondent had installed a spray masking machine in an effort to comply, but this had been unsuccessful. The City and Broward County Air Quality division still received complaints from residents on a daily basis.

Inspector Hernandez presented photos of the property and explained that a parking lot and five-foot wall separated the business from the residential neighborhood. He recommended ordering compliance within 10 days or a fine of \$500 per day, per violation.

Mr. William Spencer, attorney for the business owner, stated his client had purchased the business in 2006 and the boat building operation had existed on the premises since 2006. He stated the residents had made complaints to the County, and noted that this was the entity that oversaw complaints regarding odor standards.

Mr. Spencer said the company had done much this year to monitor and measure odor, to reduce the styrene content of the manufacturing process and to reduce any odor it may produce. He explained that they had changed the product mix and used a material in the resin to change its odor. In March, they had conducted exhaustive research to determine a way to reduce the odor of the resin, and installed an Eco-Sorb system that changed the scent of the exhausted styrene resin to "almost a baby powder smell." They had also installed numerous monitoring devices outside the building to test styrene levels. He stated according to these devices, they were well below any detectable odor.

Mr. Spencer read from FBC-M 501.2 which described the required exhaust system, and pointed out that the business had an approved system. FBC-M 502.1 required that an exhaust system sufficient to prevent irritation and threat to health and safety be provided for all occupied areas, and Mr. Spencer stated the health of the workers at the company were not endangered. He informed the Board that FBC 502.7.3.6 defined discharge points for exhaust ducts, and said the company's system did not violate this.

Mr. Spencer stated the business was sensitive to the residents' concerns, but the business was properly zoned, had been conducting business for many years and was employee intensive. Mr. Spencer said, "The concerns of the neighbors about odors, we've been there, done it with the County, and we're having that issue with the County." He referred the Board to the evidence issues of the Florida Building Code, and presented a copy of the City-approved building mechanical plan.

Mr. Spencer questioned Inspector Hernandez. Inspector Hernandez testified that he had approved the company's exhaust system plan and determined it was in accordance with the Florida Building Code in December 2007. Inspector Hernandez stated the company was brought to his attention by the Fire Department. Mr. Spencer objected to Inspector Hernandez' testimony beyond his questions, and Chair Roche informed him that the rules of evidence did not apply in a hearing such as this.

Inspector Hernandez continued that the Fire Department had been concerned about employees' health on the premises; the Fire Inspector had informed him that she "could not breathe" when she inspected the property. Inspector Hernandez stated the company had many Fire Code violations, and the ventilation system was part of the plan to comply the violations. He said on paper, the exhaust system plan appeared acceptable for the workers, but the overhead doors were open all day long and combustible resin was exhausted into the neighborhood.

Inspector Hernandez explained that the overhead doors were left open for "make up air" for the exhaust fans, but the system did not meet performance criteria. Mr. Spencer said he strenuously objected to Inspector Hernandez' statement, insisting that this was not an issue for this Board, but for the County. Inspector Hernandez stated he had visited the property several times and not noticed a violation, but when the workers conducted a particular process, the violation occurred.

Inspector Hernandez informed Chair Roche that including the requirement for the overhead doors to remain open as part of the exhaust system was allowed per the Building Code. Chair Roche noted that 501.2 did not make reference to odors; it only discussed discharge points.

Mr. Spencer informed Mr. Mitchell that company representatives had met with the neighbors in an attempt to resolve the issues, but these attempts had not been satisfactory. The General Manager had recently attended a homeowners association meeting and presented to them "what we were doing and our concerns." Mr. Spencer said the company had been a good corporate citizen and had provided employment. They wanted to do the right thing and had tried to work with the neighbors. He said the issue was whether they met the Florida Building Code, and insisted that the approved mechanical plans were compliant with the Building Code. Mr. Spencer stated the operation was OSHA and EPA compliant.

Ms. Stephanie Brooks, professional engineer, stated she had reviewed every product the company used or compliance with air regulations. Ms. Brooks said the company complied with air quality inside the building.

Mr. Mitchell felt that in order to be a good neighbor the company should consider an air scrubber. Ms. Brooks described the detection cartridge units they utilized and sent out for testing weekly, and added that they were well under the 100 part per million standard immediately outside the building and there was nothing detected at the fence line. She then described how the Eco-Sorb system worked.

Chair Roche asked Inspector Hernandez what other options were available to improve the situation. Inspector Hernandez explained that the company could install a scrubber, and the exhaust fans should be ducted closer to where the work area was to pull the fumes out through the roof instead of ventilating out through the overhead doors. Inspector Hernandez clarified that the Eco-Sorb system did not clean the air; it only masked odors.

Ms. Brooks testified that since the detection cartridges revealed no presence of styrene at the fence line, there was no threat to human health. She stated, "Just because you can smell it doesn't mean that it is injurious to your health." Ms. Brooks reported that the styrene levels inside the building were within OSHA safety standards such that the employees did not need to wear masks. Ms. Brooks informed Mr. Mitchell that the wall separating them from the residential area was approximately 15 feet away from the business.

Mr. Thomas Henz, consulting engineer, explained that the interior environmental system had been design to protect people. The overhead doors were open to provide a source of clean air and to keep the workers cool. It also satisfied Code requirements for mechanical ventilation. Mr. Henz said the open overhead doors allowed outside air to enter and drastically dilute any fumes created.

Mr. Henz explained that installing an air scrubber would necessitate creating a closed, air conditioned space, and would cost "probably millions of dollars." He agreed that just because neighbors could smell the fumes did not mean the substances were present at a sufficient level to do them any harm. Mr. Henz said he was comfortable that the ventilation system met the Code and the employees would not be harmed.

Chair Roche asked why Inspector Hernandez had not cited the property under Section 510. He stated that the plans had been reviewed under Section 501, not 510; the residents' issues were not brought to his attention until after the plans were approved. Inspector Hernandez explained that while the plans met the Code requirements, there were still performance criteria the system must meet. Chair Roche stated 502.1 only required that an exhaust system be installed. She felt the company therefore complied with 502.1. Chair Roche agreed that 501.2 included the word "nuisance" and she felt the Board could continue to consider this Code Section.

Chair Roche opened the public hearing.

Mr. Seth Allison, neighbor, said the neighbors experienced the noxious odors on a daily basis. He said he had even smelled the odors at night when he assumed no one was working. Mr. Allison stated his wife suffered from asthma and other neighbors experienced headaches. He said the neighbors were upset and angry and the company had not worked with the community but had snubbed them. He reported that the County had performed tests that proved there was a nuisance. Mr. Allison said there was "a huge, huge problem in our neighborhood with these odors."

Ms. Jamie Allison, neighbor, said she respected the fact that the company had tried, but whatever they had done was not enough. She stated the odors negatively affected the neighbors' quality of life.

Mr. Heath Allison, neighbor, said he was extremely angry about this problem and asked the Board to help. He noted that this was a middle to low income neighborhood that lacked the resources available to a nicer neighborhood that would allow them to get results right away.

Ms. Patricia McKuen, neighbor, said the odor resembled glue, and said she could also feel a sticky residue on her skin. She noted that the collection equipment measured an average, it did not register the concentration specifically when the workers were spraying.

Ms. Eleanor Bogosian, neighbor, said the odor outside her home was sometimes overwhelming.

Mr. Julio Ofio, neighbor, said he was often unable to use his pool or patio due to the odor. He and his wife also suffered from headaches and vision issues.

Mr. Daniel Stull, neighbor, agreed with his neighbors. He pointed out that statutes were passed to protect people, and asked the Board to consider the rights of the neighbors.

Commissioner Christine Teel presented letters from the residents of Twin Lakes North. She reported she had driven the area on a couple of occasions and had once experienced the very noxious smell of styrene. Commissioner Teel was upset that the company claimed it was responding to the community; she felt the company's competent attorneys were trying to skirt the responsibility of protecting people.

Commissioner Teel had attended the homeowners association meeting that the company's General Manager had recently attended and said the company's attitude was that "there's no problem, we're doing everything we need to do; the problem is you're still complaining." Commissioner Teel stated the General Manager had also indicated the company was moving but would not specify a date for the move. She added that this was an economic problem for the neighbors as well, as it affected the salability of their homes.

There being no other members of the public wishing to address this item, Chair Roche closed the public hearing and brought the discussion back to the Board.

Inspector Hernandez reiterated that even though the exhaust system met the Code requirements, the odors were still irritating to residents and this was a Code violation. He explained there were steps in the plan, including performance criteria, and this system did not meet those criteria.

Mr. Lamont wondered if utilizing different filter material or increasing the volume of air could improve the situation. Mr. Spencer said the issue was not whether it was possible to do something different; it was whether or not they were code compliant.

Mr. Spencer referred to a 1954 Florida Supreme Court case, which rejected that claim that something was injurious just because someone objected to it. Mr. Spencer believed that this was the argument the neighbors were making.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance with 501.2 within 28 days, by 11/25/08, or a fine of \$500 per day, and to order the respondent to reappear at that hearing. In a voice vote, motion passed unanimously.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance with 502.1 within 28 days, by 11/25/08, or a fine of \$100 per day, and to record the order. In a roll call vote, with Mr. Elfman and Chair Roche opposed, motion passed 5 - 2.

The hearing was in recess from 11:58 until 12:05 p.m.

Case: CE08032280

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. She listed extensions to the compliance deadline that had been granted since the case was first heard. Ms. Paris stated violations were as noted in the agenda.

Mr. Amjad Hammad, owner, explained that when his contractor had submitted permit applications, the wrong address had been used. This had been corrected and the application resubmitted.

Mr. George Oliva, Building Inspector, confirmed the address mistake and stated he supported a 28-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension. In a voice vote, motion passed unanimously.

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. She listed extensions to the compliance deadline that had been granted since the case was first heard. Ms. Paris stated violations were as noted in the agenda.

Mr. Bahadir Bodur, manager, presented documentation of his efforts to find a contractor in the past month. Many contractors had been contacted, but none had signed a contract. Mr. Bodur said he had finally found a contractor he believed would do the work, and requested a 60-day extension.

Mr. Mitchell remembered the owner appearing before the Board and disputing that he was responsible for the violations.

Mr. Jorg Hruschka, Building Inspector, reminded the Board that the owner had come in with a full set of plans last December, but had not moved forward diligently to secure bids for all of the work. Inspector Hruschka opposed any request for another extension.

Mr. Bodur reminded the Board that the original contractor had done some work and then abandoned the job, taking materials with him. He said he had found the new contractor on 10/15 and was researching his license information; he had not yet signed a contract or given the contractor a deposit.

Motion made by Ms. Ellis, seconded by Mr. Lamont, to grant an extension. In a voice vote, motion **failed** unanimously.

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. She listed extensions to the compliance deadline that had been granted since the case was first heard. Ms. Paris stated violations were as noted in the agenda and fines had accrued to \$16,200.

Mr. Jorge Kuperman, architect, explained that due to the owner's relocation, they had not received notice of the first hearing. He said he was working with Inspector Hruschka to submit drawings for the application. Mr. Kuperman requested a 60-day extension.

Mr. Jorg Hruschka, Building Inspector, stated he supported the request.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

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

Case: CE08031215

3333 Davie LLC
3333 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. She listed the extension 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. Bernard Gordon, property manager, presented a receipt for the balance of the fire alarm system; the smoke alarm system had already been approved. He requested a 60-day extension to complete the work.

Mr. Thomas Clements, Fire Inspector, said company management had been working with the City to comply all of the properties and recommended a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031285

3333 Davie LLC
3343 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. She listed the extension 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. Bernard Gordon, property manager, requested an extension to complete the work.

Mr. Thomas Clements, Fire Inspector, stated he supported a 91-day extension.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031233

3333 Davie LLC
3353 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. She listed the extension 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. Bernard Gordon, property manager, requested an extension to complete the work.

Mr. Thomas Clements, Fire Inspector, stated he supported a 91-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031279

3333 Davie LLC
3363 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. She 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. Bernard Gordon, property manager, requested an extension to complete the work.

Mr. Thomas Clements, Fire Inspector, stated he supported a 91-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08042601

Valarie Davis
1424 Northwest 6 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/23/08.

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

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

- 1- KITCHEN AND BATHROOM ARE BEING REMODELED AND CABINETS ARE BEING INSTALLED.
- 2- DOUBLE GLASS MULLION DOOR WAS INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1- A CENTRAL A/C WITH DUCT WORK AND ELECTRIC HEATER WAS INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1- KITCHEN AND BATHROOMS FIXTURES ARE BEING REPLACED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1- ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING

A CENTRAL A/C WITH ELECTRIC HEATER, ADDITIONAL KITCHEN LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE ARE TWO EXPIRED PERMITS, ONE FOR ELECTRIC WORK THAT WAS APPLIED FOR ON MAY 30, 2008 #08052602 AND THE OTHER FOR ATF CONCRETE DRIVEWAY PERMIT PRINTED JUNE 16, 2003 #03042322 AND WAS NEVER INSPECTED.

FBC 109.6

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

FBC 1612.1.2

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

FBC 1626.1

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

Inspector Oliva stated he had been allowed into the premises by the contractor. He stated only the electrical permit application had been submitted. Inspector Oliva presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mr. Terry Thomas, brother of the owner, said they were not aware that permits were required for things like replacing cabinets, vanities and fans. He said the air conditioning unit was on the property when they purchased it. Mr. Thomas had been out of state tending to an injured relative, but knew a contractor he would hire to pull the permits and do the work. He requested time to comply.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE06070353

Althea & Eddie Fisher
1601 Northwest 12 Court

Hearing to impose fines

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/6/08.

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. She listed extensions to the compliance deadline that had been granted since the case

was first heard. Ms. Paris stated violations were as noted in the agenda, the property was not complied and the City was requesting imposition of the \$22,700 fine which would continue to accrue until the property complied.

Mr. Eddie Fisher, owner, said he had pulled the permit for the air conditioner, the company had performed load calculations and the final inspection was approved. Mr. Fisher said he was not happy with the work the contractor had done, or the fact that the City had approved it.

Mr. Fisher said there was a tenant in the house from whom he had not received rent in five months.

Mr. Fisher informed The Board that he had a contractor pull a permit for the windows and perform a load calculation. He said he was "not satisfied with how the City has treated me...with passing this as it is right now." Mr. Fisher admitted he had been aware of the violations for approximately two years and had not complied all of them as yet. He stated the illegal bathroom had been removed.

Mr. Wayne Strawn, Building Inspector, reported the permit for the air conditioner was issued on July 29, 2008. Inspector Strawn informed Mr. Fisher that removing the bathroom did not comply that violation because the Plumbing Department required a permit to abandon the waste lines wherever Mr. Fisher had tapped into them. Mr. Fisher must also pull a permit for the water heater.

Mr. Mitchell said it appeared Mr. Fisher did not understand what must be done to comply and asked if he had a contractor; Mr. Fisher said he did not.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find the violations were not complied by the ordered date, except as noted on the agenda, to impose the \$22,700 fine, which would continue to accrue until the property complied and to record the order. In a voice vote, motion passed unanimously.

Case: CE08051341

Premnath Ganaishlal

710 to 726 & Rear Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. The property was not complied, and violations were as noted in the agenda.

Ms. Joy Ganaishlal, owner, explained she had hired an attorney to begin eviction proceedings against the tenant who had done the work. She requested a 91-day extension to evict the tenant and undo the work he had done.

Mr. George Oliva, Building Inspector, had no objection to the request.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07022301

Richard M Knaur
3043 Center Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 6/24 and 10/28/08. The property was not complied, and violations were as noted in the agenda.

Mr. Anthony Jeffrey, representing the owner, explained that the pool company had not received final payment and they had never called for the final inspection. The pool company was willing to complete the work and was in the process of applying for the permit. Mr. Jeffrey requested a 91-day extension.

Mr. Jorg Hruschka, Building Inspector, reported he had a statement from Starlight Pools and did not object to a 91-day extension.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031925

Roberta Banks
1640 Northwest 25 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on [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 IS BEING REMODELED.
- 2) NEW DRYWALL WAS INSTALLED ON THE KITCHEN CEILING.
- 3) THE MASTER BATHROOM HAS BEEN REMODELED AND THE SECOND BATHROOM IS IN THE PROCESS OF BEING DONE.
- 4) NEW DOORS 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) PLUMBING FIXTURES AND PIPING HAS BEEN ALTERED/ADDED DURING THE KITCHEN AND BATH REMODELS.

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 DURING THE KITCHEN AND BATH REMODELS.

- 2) RECESSED LIGHTING WAS INSTALLED IN THE LIVING ROOM AND KITCHEN CEILINGS.
- 3) AN OUTLET WAS ADDED TO POWER THE WALL MOUNTED TELEVISION.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford said he had spoken with the owner on several occasions and she had tried to comply. He stated the plans had been ready to pick up for corrections for two months before the owner received the Notice of Violations in the mail, which prompted someone to retrieve the plans on October 10. Inspector Ford presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Paris stated the contractor had signed in earlier but was not present. The Board agreed to postpone their ruling on the case for 30 minutes.

Upon returning to the case, Inspector Ford recommended ordering compliance within 28 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 28 days or a fine of \$25 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061254

Sherri Friend
1112 Southwest 20 Street

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

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

FBC 105.2.1

THE BUILDING HAS BEEN STRUCTURALLY ALTERED IN THE FOLLOWING Way S WITHOUT PERMITS:
THE CARPORT HAS BEEN ENCLOSED.
A FLORIDA ROOM HAS BEEN ADDED.
THE ENCLOSED CARPORT HAS BEEN ENLARGED.
AN EXTERIOR DOOR HAS BEEN BLOCKED UP.
NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
A BATHROOM HAS BEEN ADDED.
A BATHROOM HAS BEEN REMODELED.

FBC 105.2.11

THE MECHANICAL DUCT SYSTEM HAS BEEN ALTERED WITH NEW DROPS AND DUCTS ADDED TO THE ENCLOSED CARPORT AND FLORIDA ROOM WITHOUT A PERMIT.

FBC 105.2.15

NEW WINDOWS, DOORS, AND GLASS BLOCK HAVE BEEN INSTALLED IN THE BUILDING WITHOUT A PERMIT.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITHOUT A PERMIT IN THE FOLLOWING Way S:
A NEW KITCHEN SINK HAS BEEN INSTALLED.
A BATHROOM HAS BEEN ADDED.
A BATHROOM HAS BEEN REMODELED.
A TANKLESS HOT WATER HEATER HAS BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
PREMISE WIRING AND CIRCUITS HAVE BEEN INSTALLED WITH A NEW CIRCUIT BREAKER PANEL FOR THE CARPORT AND FLORIDA ROOM.
BACKSPLASH OUTLETS HAVE BEEN INSTALLED IN THE KITCHEN.
NEW HI HAT LIGHTING HAS BEEN INSTALLED IN THE KITCHEN.
WIRING FOR A TANKLESS HOT WATER HEATER HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1626.1

THE FOLLOWING BUILDING COMPONENTS OF THE STRUCTURAL ENVELOPE OF THE BUILDING DO NOT MEET THE IMPACT TEST CRITERIA OF A HIGH VELOCITY HURRICANE ZONE:
NEW WINDOWS AND DOORS
GLASS BLOCK
2 X 4 FRAMED EXTERIOR WALLS

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen explained that the owner had experienced problems with her first contractor, but had hired a new contractor who informed Inspector Smilen he had new plans and would apply for the proper permits and comply the violations.

Mr. Glenn Lastella, contractor, confirmed he had new plans that would be submitted for a permit by Friday.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE06111420

Antoinette Rowe
320 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 9/25/07 to comply by 11/27/07. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and fines had accrued to \$11,250.

Ms. Zandalyn Facey-Salmon, the owner's mother, said the contractor had avoided her daughter's calls and other contractors did not want to take over the job.

Mr. Wayne Strawn, Building Inspector, confirmed that Ms. Rowe was having trouble with the contractor. He noted that the only item remaining was to open the roof to inspectors to prove the nailing pattern was properly done. He reminded the Board that the contractor had appeared at the last hearing and assured the Board he would take care of this, but he had not. Inspector Strawn stated the property owner was not the problem, but the victim, and he supported an extension of time.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07030221

Hearing to impose fines

Villas Santa Fe Corp
1111 Southwest 4 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 9/30/08.

Ms. Paris announced that this case was first heard on 10/23/07 to comply by 11/27/07. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$32,850 fine which would continue to accrue until the property complied.

Mr. Anthony Duran, property manager, stated they had removed the fountain, and four of the permits were closed. He requested 60 to 91 days to pull the permit for the air conditioner.

Mr. Jorg Hruschka, Building Inspector, confirmed the property was almost complied, but a permit was needed for replacing the air conditioner unit. He did not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 91-day extension, during which time no fines would accrue, and to record the order. In a voice vote, motion passed unanimously.

The hearing was in recess from 1:08 until 1:20 p.m.

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. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$21,700 fine which would continue to accrue until the property complied.

Mr. Jake Watkins, owner, requested a 91-day extension. He said he was trying to get funding help from the City to cover the cost of complying the violations. Mr. Watkins stated he had first learned of the violations last month; he had not received the certified mail notice.

Mr. George Oliva, Building Inspector, said he would not oppose a 91-day extension. He had advised Mr. Watkins to obtain financing to help pay for the cost of repairs.

Mr. Watkins said he was barely holding onto the house and could not afford the repairs himself.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue, and to record the order. In a voice vote, motion passed unanimously.

Case: CE06110858

Hearing to impose fines

Hezreco LLC
1640 Northwest 12 Court

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

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 5/27/08. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$10,675 fine which would continue to accrue until the property complied.

Mr. Jorge Medina, representing the contractor, informed the Board that they had succeeded in getting money released from the estate to fund the new drawings, which had been submitted for permit on 10/23/08. He requested a 91-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 91-day extension, during which time no fines would accrue, and to record the order. In a voice vote, motion passed unanimously.

Case: CE06061258

William Todd Huegele
3166 Northwest 67 Court

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. She 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. William Todd Huegele, owner, explained that he was applying for a variance, and requested an extension.

Mr. Gerry Smilen, Building Inspector, said Mr. Huegele had kept him apprised of the situation and he did not object to an extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07040542

Victoria's Corporate Plaza LLC
6245 Northwest 9 Avenue

Ms. Paris announced that this case was first heard on 5/22/07 to comply by 7/24/07. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and fines had accrued to \$24,800.

Mr. Bradley Young, the owner's representative, requested a 91-day extension. He explained that the fire alarm installation was underway. They also had a permit application submitted for the second floor vertical opening.

Mr. Thomas Clements, Fire Inspector, did not object to a 91-day extension

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07121136

Hearing to impose fines

Joey Costales
3401 Southwest 16 Street

Ms. Paris announced that service was via posting on the property on 10/10/08 and at City Hall on 10/6/08.

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 9/23/08. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$23,800 fine which would continue to accrue until the property complied.

Mr. Joey Costales, owner, said he was trying to complete a short sale or a deed in lieu on the property and he thought he did not need to attend the hearing. Mr. Costales said he had not made the alterations to the property and he had purchased it in 2006. He believed there was already a lien on the property, which had prevented him from completing the deed in lieu.

Mr. Burt Ford, Building Inspector, said he had posted the property regarding the violations. He said Mr. Costales had informed him that the tenant had pulled permits in Mr. Costales' name and done the work. Ms. Paris stated the first Notice of Violation was sent out in April 2008. The first Inspection Report was sent in January 2008.

Mr. Costales said he had misunderstood Inspector Ford regarding whether he needed to attend the hearings. He said Inspector Ford had told him that if he did short sell the property, the burden for the violations would fall on the new owner. Inspector Ford said he had stated he wanted to prevent the violations' being passed to a new owner, and it was Mr. Costales' responsibility to comply the property.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the violations were not complied by the ordered date, to impose the \$23,800 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07030441

Esa & David Natour
1901 Northwest 21 Avenue

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23/07 and 11/27/07. Ms. Paris listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and fines had accrued to \$27,100.

Mr. Esa Natour, owner, reported the work was done, but the City required soil testing to approve the permit. He requested a 91-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

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

Case: CE08040242

Boaz Derisse
225 Southwest 12 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 10/28/08. The property was not complied, and violations were as noted in the agenda.

Mr. Gerard Pierre-Louis, owner's agent, explained the smoke detectors had been installed, and he must now have the work inspected.

Mr. Thomas Clements, Fire Inspector, did not object to a 28-day extension to have the system inspected.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07081051

Boaz Derisse
225 Southwest 12 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 10/28/08. The property was not complied, and violations were as noted in the agenda.

Mr. Gerard Pierre-Louis, the owner's agent, reported the permit for the fence had been issued. He explained that he had needed an engineer to certify the window and door wind loads before the contractor could submit the permit application. He requested a 91-day extension. Mr. Pierre-Louis said the Historical Board had approved his fence installation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07110571

2909 Vistamar LLC
2909 Vistamar Street

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 8/26/08. She 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. Ashley Goodwin, contractor, requested a 91-day extension. She explained that some items were complete, some were in process and some were still in the design phase. She informed the Board that they had been granted a variance. Ms. Goodwin said they were working with the architect and the contractor on a drawing for the air conditioning units and she hoped the drawings would be submitted for permit within the next week.

Mr. Jorg Hruschka, Building Inspector, confirmed that the variance had been granted. He said the owner was working to comply.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a roll call vote, with Mr. Elfman, Ms. Ellis, Mr. Mitchell and Mr. Perkins opposed, motion **failed** 3 - 4.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 28-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE06020537

Hearing to impose fines

Michael L Davis
2315 Northwest 13 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 9/30/08.

Ms. Paris announced that this case was first heard on 1/23/07 to comply by 4/24/07. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$6,000 fine, which would continue to accrue until the property complied.

Mr. Michael Davis, owner, said he had submitted the last application for the air conditioning unit.

Mr. Wayne Strawn, Building Inspector, confirmed that Mr. Davis had submitted the application and he did not oppose an extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 28-day extension, during which time no fines would accrue, and to record the order. In a voice vote, motion passed unanimously.

Case: CE05011400

Robert Siano &
Geri Carriuolo
201 Northwest 18 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/23/08.

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

18-27(a)

TRASH AND DEBRIS IS LOCATED ON THE WEST END OF THE
PARKING LOT.

47-20.20.H.

THE PARKING LOT IS NOT PROPERLY STRIPED AND
MAINTAINED.

47-22.9.

A FREE STANDING SIGN HAS BEEN ERECTED IN FRONT OF THE BUILDING AND LARGE SIGNS HAVE BEEN ATTACHED TO THE BUILDING.
THE REQUIRED PERMITS FOR THESE SIGNS WERE NOT OBTAINED.

9-280(g)

THE ELECTRICAL SYSTEM IS NOT BEING MAINTAINED PROPERLY. EXPOSED WIRES AND BROKEN CONDUIT ARE NOTED AT THE REAR OF THE BUILDING.

FBC 105.2.11

A COMPRESSOR UNIT FOR THE AIR CONDITIONING SYSTEM WAS CHANGED OUT WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.1

THE PARKING LOT WAS REPAVED WITHOUT OBTAINING THE REQUIRED PERMIT.

Inspector Strawn said he was concerned about the free-standing sign that the owner had agreed to remove within 10 days. The trash and debris had already been removed.

Mr. Robert Siano, owner, explained that the building was under sale contract and would be demolished in April 2009. He said the building was not occupied; it was only used for storage. Mr. Siano agreed to remove the exposed wire and conduit at the rear of the building.

Inspector Strawn presented photos of the property and the Notice of Violation into evidence.

Motion made by Ms. Ellis to find in favor of the City and order compliance within 175 days or a fine of \$100 per day, per violation. Motion died for lack of a second.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance with 47-22.9 and 9-280(g) within 10 days, and with 18-27(a), 47-20.20.H., FBC 105.2.11 and FBC 105.1 within 175 days, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07100999

Jeffrey & Michele Hanft
201 Southeast 22 Street Apt.1

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. The property was not complied, and violations were as noted in the agenda.

Mr. Justin Wilder, property manager, said they were evicting one tenant and relocating two others. He was hiring an architect and they planned to either demolish the property or convert back to the duplex. He requested a 91-day extension.

Chair Roche recommended re-calling the case in 28 days to confirm the property was vacant.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 28-day extension, during which time no fines would accrue, to order the respondent to reappear at the 11/25/08 hearing and to record the order. In a voice vote, motion passed unanimously.

Case: CE07101625

Elizabeth A Perez
4021 Bayview Drive

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 10/28/08. The property was not complied and violations were as noted in the agenda.

Mr. Jeff Cartwright, representative of the owner, reported that the house was scheduled for a short sale on 11/7/08. He stated the pool had been chlorinated.

Mr. Jorg Hruschka, Building Inspector, stated he had requested that the buyer's realtor include a contract addendum specifying the new owner would take over the demolition and rebuilding permits, and that the trellis and koi pond would be removed within three days of closing.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension, during which time no fines would accrue and to record the order. In a voice vote, motion passed unanimously.

Case: CE08040235

Penny Pare
1516 Northwest 7 Avenue

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

Mr. George Oliva, Building Inspector, testified to the following violation:
FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING
MANNER, INCLUDING BUT NOT LIMITED TO:
1- 2 NEW CENTRAL A/C UNITS WITH ELECTRICAL HEATERS
AND DUCT WORK WERE INSTALLED.

Complied: FBC 105.2.5

FBC 109.6

Withdrawn: FBC 105.1

Inspector Oliva informed the Board that all violations except the A.C. unit installation without permits were complied, and the owner had submitted an application for this.

He recommended ordering compliance with FBC 105.2.11 within 91 days or a fine of \$50 per day

Ms. Penny Pare, owner, explained she had paid a contractor to pull the permit and he had absconded with her money. She had found a new contractor who was filing for the permit.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance with FBC 105.2.11 within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE05122032

William R & Judith A Hipps
6731 Northwest 29 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.

Mr. William Hipps, owner, reported the window permits were closed. He said he had attended the 9/23/08 hearing to request an extension but was not on the agenda. He requested an extension for the fence violation.

Mr. George Oliva, Building Inspector, confirmed that only the fence permit remained. He did not object to an extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07101516

E H & Jeanne P Lawrence
1526 Southwest 20 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 9/23/08. The property was not complied, and violations were as noted in the agenda.

Mr. Luke Lawrence, son of the owner, requested an extension to have a contractor apply for the after-the-fact permit.

Mr. Jorg Hruschka, Building Inspector, reported the respondent had worked diligently to comply. He did not object to a 28-day extension. Mr. Lawrence requested 91 days, and Inspector Hruschka did not object.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

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. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was complied on 10/9/08 and fines had accrued to \$3,400.

Mr. Ed Steinhart, owner, waived his right to notice of the Hearing to Impose Fines.

Mr. Thomas Clements, Fire Inspector, recommended no fines be imposed.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to abate the fines. In a voice vote, motion passed unanimously.

Case: CE08020178

Idania Martin
3621 Southwest 22 Street

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. The property was not complied and Ms. Paris stated violations were as noted in the agenda.

[Mr. Perkins left the dais]

Ms. Idania Martin, owner, requested a 60-day extension because the City was reviewing her plans.

Mr. George Oliva, Building Inspector, recommended a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, with Mr. Perkins absent, motion passed unanimously.

Case: CE08021003

Henry Ocampo &
Martha Torres
803 Northeast 4 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. She 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. Perkins returned to the dais]

Mr. Henry Ocampo, owner, reported the permit had been issued the previous day, and requested time to complete the work.

Mr. Burt Ford, Building Inspector, reported the issuance of the permit complied the property. Inspector Ford confirmed that all permits had been issued and he did not oppose full abatement of the fines. Mr. Ocampo waived his right to notice of the Hearing to Impose Fines.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to abate the fines. In a voice vote, motion passed unanimously.

Case: CE06102391

John R Cumberbatch, 1/2 Interest
Madlyn E Cumberbatch
411 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 10/28/08. The property was not complied and violations were as noted in the agenda.

Ms. Madlyn Cumberbatch, owner, requested a 90-day extension.

Mr. George Oliva, Building Inspector, stated Ms. Cumberbatch had waited for the survey and needed time to save money to afford the permit application. He did not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031081

Hearing to impose fines

Vernon Dahl
1415 Southwest 9 Street

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/6/08.

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. She listed extensions to the compliance deadline that had been granted since the case was first heard. The property was complied and the City was requesting imposition of the \$8,500 fine.

Mr. Vernon Dahl, owner, requested abatement of the fines.

Mr. Thomas Clements, Fire Inspector, reminded the Board that the owner had admitted he had not installed the smoke detection system because he had "put his head in the sand and just hoped that it would go away" and the only apartment in the building with a hard-wired smoke detector was the owner's.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to impose a \$100 fine. In a voice vote, motion passed unanimously.

Case: CE07011394

Hearing to impose fines

Christopher S Kupkovich 1/2 Interest
Cheryl Kupkovich,
3302 Southwest 14 Street

Ms. Paris announced that service was via posting on the property on 10/13/08 and at City Hall on 10/6/08.

Ms. Paris stated this case was first heard on 4/22/08 to comply by 7/22/08. Violations were as noted in the agenda and the City was requesting imposition of the \$9,700 fine which would continue to accrue until the property complied.

Ms. Cheryl Kupkovich, owner, said compliance had been slow because of the expense. She had been informed she must hire a contractor to pull the permits, but had learned today that she could pull the remaining after-the-fact permits.

Mr. Jorg Hruschka, Building Inspector, did not object to a 91-day extension to allow the owner time to pull the permits.

Motion made by Mr. Mitchell, seconded by Mr. Lamont, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07100943

Middle River Builders LLC
1451 Northeast 10 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. The property was not complied and violations were as noted in the agenda.

Mr. Andres Cardona, project manager for the contractor, explained he was waiting for his electrical and plumbing contractors to complete plans to submit for permits. He had decided to demolish all of the illegal work to bring the house back to its original condition. Mr. Cardona informed the Board that the property was unoccupied.

Mr. Burt Ford, Building Inspector, recommended a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue, and to record the order. In a voice vote, motion passed unanimously.

Case: CE06091925

Hearing to impose fines

Charles Wheeler
1432 Southwest 30 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 9/30/08.

Ms. Paris stated this case was first heard on 2/26/08 to comply by 5/27/08. Violations were as noted in the agenda and the City was requesting imposition of the \$15,300 fine which would continue to accrue until the property complied.

Mr. Charles Wheeler, owner, said his plans had been returned for revisions and he was working on the corrections. He stated he had needed help completing the application, and he was doing the work himself. He hoped to resubmit the plans next week.

Mr. Jorg Hruschka, Building Inspector, said he had spoken with someone at the property who claimed to be a general contractor on October 5, 2007. At that time, there were additional violations on the property. There had been a stipulated agreement in February that specified a May 27, 2008 compliance date, but the windows permit application was not submitted until May 20, 2008.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the property was not complied by the ordered date and to impose the \$15,300 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07040919
William J Meredith Jr.
1144 Northeast 16 Avenue

Hearing to impose fines

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

Ms. Paris stated that this case was first heard on 5/27/08 to comply by 8/26/08. The property was complied and the City was requesting imposition of the \$10,200 fine.

Mr. William Meredith, owner, requested abatement of the fines. He said he had neglected to apply for extensions.

Mr. Jorg Hruschka, Building Inspector, said the property was not complied for the electrical life safety violations for an entire year, and he was reluctant to support the request for abatement.

Mr. Meredith informed the Board that the sub-letting would not happen again. He had investigated creating separate units, but the property was not zoned for this. Mr. Meredith said compliance had taken time because he had needed to evict tenants to comply.

Mr. Lamont left the dais.

Motion made by Mr. Mitchell to find the property was not complied by the ordered date, to impose a fine of \$5,100 and to record the order. Motion died for lack of a second.

Motion made by Mr. Mitchell to find the property was not complied by the ordered date, and to impose a \$10,200 fine. Motion died for lack of a second.

Motion made by Ms. Sheppard, to find the property was not complied by the ordered date and to impose a \$500 fine. Motion died for lack of a second.

Motion made by Ms. Ellis to find the property was not complied by the ordered date, and to impose a \$100 fine. Motion died for lack of a second.

Ms. Wald informed the Board that administrative costs for the case totaled \$1,500.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the property was not complied by the ordered date and to impose a \$2,000 fine. In a roll call vote, with Mr. Lamont absent and Ms. Ellis, Mr. Perkins and Chair Roche opposed, motion **failed** 3 – 3.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date and to impose a \$600 fine. In a roll call vote, with Mr. Lamont absent and Mr. Elfman, Mr. Mitchell, Ms. Sheppard and Chair Roche opposed, motion **failed** 2 - 4.

Motion made by Mr. Elfman, seconded by Ms. Ellis, to find the property was not complied by the ordered date and to impose a \$1,200 fine. In a voice vote, with Mr. Lamont absent, motion passed unanimously.

Mr. Lamont returned to the dais.

Ms. Wald ensured all Board members had received a copy of the new Chapter 11. Mr. Jolly noted there had been significant changes.

Case: CE06101581

Simon & Maccianie D St. Jean
1708 Northwest 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/23/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:
47-34.1.A.1.

THE USE OF THE PROPERTY FOR 5 DWELLING UNITS
CREATES AN OVER-DENSITY CONDITION AND IS
PROHIBITED IN AN RDS-15 RESIDENTIAL ZONING
DISTRICT ACCORDING TO THE TABLE AT 47-5.13.
THE MAXIMUM DENSITY ALLOWED IS TWO DWELLING UNITS.

9-280(g)

THE ELECTRICAL SYSTEMS OF BOTH BUILDINGS HAVE NOT
BEEN APPROVED FOR THE ADDED LOADS IMPOSED BY THE
INSTALLATION OF A SECOND KITCHEN IN THE REAR
BUILDING AND AIR CONDITIONING EQUIPMENT

INSTALLATIONS AND WATER HEATING EQUIPMENT IN THE FRONT BUILDING. IN ADDITION, THERE IS BROKEN CONDUIT AND LOOSE FIXTURES.

9-280(h)

THE WALL CONSTRUCTED ON THE SOUTH PROPERTY LINE IS NOT BEING MAINTAINED IN GOOD REPAIR. THE WALL IS LEANING AND HAS LARGE CRACKS WHERE THE BLOCK IS OFFSET.

FBC 105.1

THE TWO BUILDINGS ON THE PROPERTY HAVE BEEN ALTERED AND CHANGED IN USE GROUP WITHOUT OBTAINING PERMITS.

THE ALTERATIONS INCLUDE THE FOLLOWING:

1. THE SINGLE FAMILY BUILDING FACING 9TH AVENUE HAS BEEN CHANGED INTO THREE DWELLING UNITS.
2. THE SINGLE FAMILY BUILDING IN THE REAR OF THE PROPERTY HAS BEEN CHANGED INTO A DUPLEX BUILDING.
3. THE CARPORT OF THE FRONT BUILDING HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE.
4. THE FLORIDA ROOM OF THE FRONT BUILDING HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE.
5. THE FLOOR PLAN OF THE FRONT BUILDING HAS BEEN ALTERED BY THE CLOSING OFF OF ACCESS TO THE FLORIDA ROOM AND THE ENCLOSED CARPORT ALONG WITH THE INSTALLATION OF BATHROOMS TO CREATE ILLEGAL UNITS.
6. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. THE INSTALLATIONS ARE ON BOTH BUILDINGS ON THE PROPERTY.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED ON BOTH BUILDINGS ON THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FRONT BUILDING HAS BEEN ALTERED AND EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE INSTALLATION OF A BATHROOM IN AN AREA OF THE BUILDING THAT WAS A STORAGE ROOM AND A BATHROOM IN THE AREA THAT WAS THE FLORIDA ROOM. THE PLUMBING SYSTEM OF THE REAR BUILDING HAS BEEN ALTERED BY THE INSTALLATION OF A KITCHEN IN AN AREA APPROVED FOR STORAGE.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FRONT BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE ADDED CIRCUITS TO

POWER AIR CONDITIONING EQUIPMENT AND OUTLETS
INSTALLED IN THE ENCLOSING WALLS OF THE CARPORT,
FLORIDA ROOM AND ADDED BATHROOMS.

FBC 110.1.1

THE FRONT AND REAR BUILDINGS ARE BEING USED AS
MULTIPLE FAMILY DWELLINGS. A CERTIFICATE OF
OCCUPANCY FOR USE AS MULTIPLE FAMILY DWELLINGS HAS
NOT BEEN ISSUED.

FBC 1612.1.2

THE ALTERATIONS OF BOTH BUILDINGS ON THE PROPERTY
INCLUDING THE CONSTRUCTION OF ENCLOSING WALLS AND
THE INSTALLATION OF DOORS AND WINDOWS DO NOT MEET
THE STRENGTH NECESSARY TO COMPLY WITH THE WIND
LOADING REQUIREMENTS.

FBC 708.1 5.

THE REQUIRED FIRE SEPARATION BETWEEN TENANTS HAS
NOT BEEN PROVIDED. THE WALLS INSTALLED IN ORDER TO
SUBDIVIDE THE TWO HOUSES DO NOT PROVIDE THE
REQUIRED ONE HOUR FIRE RESISTIVITY.

Inspector Strawn presented photos of the property and the Notice of Violation and informed the Board that the owners had refused to meet him at the property. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

[Chair Roche left the dais]

Motion made by Ms. Ellis, seconded by Ms. Sheppard to find in favor of the City and order compliance within 91 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, with chair Roche absent, motion passed unanimously.

[Chair Roche returned to the dais]

Case: CE08050975

Shay Sasson
1313 Northwest 14 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 9/15/08.

Mr. Mitchell recused himself from voting on this case.

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

FBC 1626.1

THE WINDOWS AND WALLS CONSTRUCTED/INSTALLED HAVE
NOT DEMONSTRATED COMPLIANCE WITH THE REQUIREMENTS
OF THE FLORIDA BUILDING CODE REGARDING IMPACT
RESISTANCE TO WINDBORNE DEBRIS.

FBC R4404.5.1

THE REQUIRED FOOTINGS WERE NOT PROVIDED FOR THE ENCLOSING WALLS OF THE ADDITIONS THAT WERE CONSTRUCTED.

9-280(b)

THE BUILDING IS NOT BEING MAINTAINED. WINDOWS ARE BROKEN AT THE REAR OF THE BUILDING.

9-280(g)

THE ELECTRICAL SERVICE ATTACHED TO THE REAR OF THE BUILDING HAS BEEN DAMAGED BY WINDSTORM. THE SERVICE IS LEANING AND PARTIALLY DISCONNECTED FROM THE BUILDING.

FBC 105.1

THE BUILDING HAS BEEN STRUCTURALLY ALTERED AND EXPANDED IN FOOTPRINT WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS/EXPANSIONS INCLUDE THE FOLLOWING:

1. REMOVAL OF A LARGE SECTION OF THE NORTH EXTERIOR WALL IN ORDER TO OPEN THE FLOOR PLAN INTO AN ADDITION ON THE NORTH.
2. EXPANSIONS OF THE FOOTPRINT OF THE BUILDING BY ADDITIONS ATTACHED TO THE BUILDING ON THE NORTH. THESE ADDITIONS ARE ON THE EAST AND WEST SIDES OF THE BUILDING.
3. CONSTRUCTION OF A SHORT ROOF AND WALL ON THE NORTH END OF THE GARAGE THAT WAS CONVERTED TO LIVING SPACE IN 1983.
4. INSTALLATION OF NEW WINDOWS ON THE SOUTH, EAST, AND NORTH EXPOSURE.
5. THE ERECTION OF DECORATIVE COLUMNS NEXT TO THE SIDEWALK IN THE FRONT YARD.
6. THE RE-ROOF OF THE BUILDING.
7. KITCHEN REMODELED WITH CABINETS AND COUNTERS REPLACED.
8. IN ADDITION, A SMALL SHED HAS BEEN BUILT IN THE REAR YARD.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM AND UNITS INSTALLED IN WALLS AND WINDOWS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.4

A WATER HEATER, KITCHEN SINK, AND LAUNDRY FACILITIES HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PLUMBING PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED EXTENSIVELY. THE ALTERATIONS INCLUDE THE

FOLLOWING:

1. THE REMOVAL OF THE CIRCUITS ORIGINALLY INSTALLED IN THE UTILITY ROOM.
2. INSTALLATION OF CIRCUITS TO POWER THE EQUIPMENT IN THE NEW UTILITY ROOM. THIS IS INSTALLED IN THE ADDITION ON THE NORTHEAST CORNER OF THE BUILDING.
3. A CIRCUIT INSTALLED TO POWER THE CENTRAL AIR CONDITIONING SYSTEM.
4. CIRCUITS INSTALLED TO POWER OUTLETS IN THE NEW WALLS BUILT AND THE KITCHEN REMODEL.

FBC 109.6

THE EXTENSIVE ALTERATIONS/EXPANSIONS DONE WITHOUT PERMITS HAVE NOT BEEN INSPECTED THROUGHOUT THE CONSTRUCTION PROCESS AS REQUIRED.

FBC 1612.1.2

THE WALLS, ROOFS AND WINDOWS CONSTRUCTED/INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIREMENTS OF THE HIGH-VELOCITY HURRICANE ZONE.

Inspector Strawn described the evolution of the building appearance over time.

Mr. Mitchell, speaking as a concerned citizen and neighbor, said the owner had purchased the property and made the many renovations shown in inspector Strawn's photographs. Mr. Mitchell remarked that this owner had been "a slumlord, a genuine slumlord; he has done absolutely nothing to improve that property outside of the initial purchase when he made the improvements at that time without the permit." Mr. Mitchell believed the property was going into foreclosure.

Inspector Strawn presented photos of the property and the Notice of Violation and requested a finding of fact.

Motion made by Ms. Ellis, seconded by Mr. Elfman to find in favor of the City and order compliance within 28 days or a fine of \$500 per day, per violation and to record the order. In a voice vote, with Mr. Mitchell recusing himself, motion passed unanimously.

[Ms. Sheppard left the dais]

Case: CE08051983

D P & D C Schneller Revocable Living Trust,
Diana Schneller, Trustee
1146 Northwest 3 Avenue

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THE BUILDING HAS BEEN ALTERED WITHOUT BEING APPROVED THROUGH THE PERMITTING PROCESS. THE INSTALLATION OF WINDOWS, FENCING, AND A BATHROOM REMODEL NO LONGER HAVE VALID PERMITS. DOORS HAVE ALSO BEEN INSTALLED.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED AND BECOME NULL AND VOID WITHOUT PASSING FIELD INSPECTIONS; PERMIT # 05040826 FOR AN "AFT" REPLACE KITCHEN CABINETS, REMODEL BATHROOM, INSTALL WINDOWS AND SHUTTERS AND PERMIT # 05070971 FOR "AFT" INSTALL FENCE 6' X 82' WITH 3 GATES.

FBC 1612.1.2

THE WINDOWS, DOORS AND FENCING INSTALLATIONS HAVE NOT DEMONSTRATED COMPLIANCE WITH THE WIND LOADING REQUIREMENTS THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED IMPACT RESISTANCE TO WINDBORNE DEBRIS THROUGH THE PERMITTING PROCESS.

Inspector Strawn said the property was in the process of being remodeled when the Trust purchased it and the permits had subsequently expired. He explained that the contractor had renewed the fence permit, but violation 105.1 applied to all of the other permits. Inspector Strawn presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 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 91 days or a fine of \$50 per day, per violation, and to record the order. In a voice vote, with Ms. Sheppard absent, motion passed unanimously.

[Ms. Sheppard returned to the dais]

Case: CE08040323

1123 Northwest 23 Avenue
J E & Beatrice Slater

Ms. Paris announced that certified mail sent to the owner was accepted on 9/30/08.

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

FBC 105.1

THE BUILDING HAS BEEN ALTERED AND REPAIRED WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE FOLLOWING:

1. A RE-ROOF HAS BEEN ATTEMPTED. THE ATTEMPT HAS BEEN ABORTED. FELT PAPER NOW COVERS THE ROOF.

2. NEW PLYWOOD FOR ROOF DECKING HAS BEEN INSTALLED OVER DETERIORATED TRUSSES.
3. TRUSS REPAIRS HAVE BEEN ATTEMPTED.
4. DOOR INSTALLED ON WEST EXPOSURE.
5. CARPORT ON SOUTH EXPOSURE PARTIALLY ENCLOSED.
6. METAL AWNING PANELS HAVE BEEN INSTALLED AS A ROOF SYSTEM FOR THE FRONT PORCH.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED AND NEW CIRCUITS ADDED WITHOUT PERMITS. MOST NOTABLE IS THE CIRCUIT TO POWER AN A.C. UNIT ON THE WEST EXPOSURE.

FBC 1612.1.2

THE BUILDING ALTERATIONS WITHOUT PERMITS HAVE NOT DEMONSTRATED THE STRENGTH TO WITHSTAND THE WIND LOADING REQUIREMENTS OF THE HIGH VELOCITY HURRICANE ZONE. THE CONDITION OF THE BUILDING WITH DETERIORATED TRUSSES AND THE CONDITION OF THE REAR ACCESSORY BUILDING WITH DETERIORATED RAFTERS WILL NOT MEET THESE REQUIREMENTS AND MAY FAIL IN A WINDSTORM. THE ALTERATIONS THAT MAY FAIL INCLUDE THE METAL AWNINGS INSTALLED AS A PORCH ROOF, AIR CONDITIONING UNITS INSTALLED IN WALLS, THE DOOR INSTALLED ON THE WEST EXPOSURE AND THE ROOF DECKING FASTENED TO TRUSSES COMPROMISED BY DETERIORATION.

9-280(b)

THE BUILDING IS NOT BEING KEPT IN REASONABLY GOOD REPAIR AS REQUIRED. THE DEFICIENCIES ARE AS FOLLOWS:

1. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.
2. LOOSE CONDUIT AND WIRING.
3. LIGHT FIXTURES IN DISREPAIR.
4. THE ROOF OF THE ACCESSORY BUILDING AT THE REAR OF THE PROPERTY IS DESTROYED.

FBC 105.2.11

AIR CONDITIONING UNITS HAVE BEEN INSTALLED THROUGH THE WALLS ON THE SOUTH AND WEST EXPOSURES WITHOUT OBTAINING THE REQUIRED PERMITS.

9-281(b)

THE REAR YARD IS COVERED WITH TRASH AND DEBRIS AND OVERGROWTH. THE TRASH INCLUDES A BOAT, A BOAT TRAILER (NOT UNDER THE BOAT), ROOFING DEBRIS, LAUNDRY EQUIPMENT AND DISCARDED ITEMS OF VARIOUS DESCRIPTION.

Inspector Strawn explained that Inspector Smilen had posted a Stop Work Order on the property in April. He presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07120349

Stipulated agreement

Bank of New York Trustee
CWABS Inc
1043 Northwest 17 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/24/08.

Violations:

9-280(b)

THE ROOF PROJECTION OVER THE FRONT PART OF THE BUILDING IS IN DISREPAIR. RAFTERS, COLUMNS, AND BEAMS ARE ROTTEN/RUSTED OR REPAIRED IMPROPERLY.

FBC 105.1

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

1. STRUCTURAL REPAIRS OF THE ROOF PROJECTION ON THE FRONT OF THE BUILDING. THESE REPAIRS INCLUDE BEAM SPLICES, SISTER RAFTERS INSTALLED, DECKING REPLACEMENTS AND POURING A CONCRETE BLOCK AT THE BOTTOM OF A RUSTED-OFF COLUMN.
2. A WINDOW REMOVED AND REPLACED AT THE REAR OF THE BUILDING.
3. THE CARPORT HAS BEEN ENCLOSED.
4. THE BUILDING DOES NOT CONFORM TO THE PLANS ON FILE WITH THE BUILDING DEPARTMENT. THE AREA OF THE BUILDING SHOWN ON THE PLANS AS A UTILITY ROOM BEHIND THE CARPORT IS NOW EXPANDED TO THE REAR OF THE BUILDING. THIS AREA IS NOT SHOWN ON THE APPROVED PLANS. A FLAT ROOF AREA IS PROVIDED FOR THIS PART OF THE BUILDING. THIS ROOF IS NOT ON THE APPROVED PLANS THE FLAT ROOF CONSTRUCTION ATTACHED TO THE FRONT OF THE BUILDING WHICH IS CONSTRUCTED AND REPAIRED IMPROPERLY IS NOT ON THE APPROVED PLANS.

FBC 105.2.11

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

FBC 105.2.4

A WATER HEATER HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED TO THE ELECTRICAL SYSTEM WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE FOLLOWING:

1. AN EXTERIOR CIRCUIT ADDED FOR A RECEPTACLE MOUNTED TO A BEAM UNDER THE FRONT ROOF PROJECTION.
2. INTERIOR AND EXTERIOR CIRCUITS TO POWER ELEMENTS OF THE CENTRAL AIR CONDITIONING SYSTEM.
3. CIRCUITS INSTALLED IN THE AREA OF THE BUILDING NOT SHOWN ON THE APPROVED PLANS ON FILE WITH THE BUILDING DEPARTMENT.

FBC 1612.1.2

THE BUILDING REPAIRS AND ALTERATIONS HAVE NOT DEMONSTRATED THE REQUIRED STRENGTH TO RESIST ALL LOADS IMPOSED IN A HIGH VELOCITY HURRICANE ZONE. THE WORK HAS NOT BEEN COMPLETED ACCORDING TO ACCEPTED CONSTRUCTION STANDARDS.

47-21.13

TWO DEAD TREES ARE FOUND IN THE REAR YARD OF THE PROPERTY. DEAD TREES ARE PROHIBITED AS A PUBLIC NUISANCE.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 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 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07101480

Eric & Kelly Henderson
1209 Northwest 2 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 9/29/08.

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

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS OR WITH PERMITS THAT ARE NO LONGER VALID. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. WINDOWS AND DOORS REMOVED AND REPLACED.
2. PERMIT NUMBER 01110598 ISSUED NOVEMBER 9, 2001 FOR THE REPLACEMENT OF 24 WINDOWS AND 8 DOORS HAS

EXPIRED AND BECOME NULL AND VOID. THIS WORK NOW EXISTS AS NON-PERMITTED WORK.

FBC 106.10.3.1

PERMIT NUMBER 01110598 FOR THE INSTALLATION OF 24 WINDOWS AND 8 DOORS HAS EXPIRED WITHOUT PASSING FINAL INSPECTION.

FBC 1612.1.2

THE INSTALLATION OF THE WINDOWS AND DOORS ARE REQUIRED TO RESIST THE SPECIFIC WIND LOADING OF THE HIGH VELOCITY HURRICANE ZONE. THIS REQUIREMENT HAS NOT BEEN DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE INSTALLATION OF DOORS AND WINDOWS HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS THROUGH THE PERMITTING PROCESS. AN APPROVED SHUTTERING SYSTEM HAS NOT BEEN INSTALLED.

FBC 105.2.11

AN AIR CONDITIONING UNIT HAS BEEN INSTALLED IN A WINDOW OF THE EAST EXPOSURE WITHOUT OBTAINING THE REQUIRED PERMIT.

Inspector Strawn explained that this was another case with expired permits. He presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE06041436

Stipulated agreement

Wells Fargo Bank NA Trustee
1601 Northwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/24/08.

Violations:

FBC 105.1

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

1. REMOVAL AND REPLACEMENT OF THE ORIGINAL AWNING WINDOWS.
2. THE RE-ROOF OF THE BUILDING.

FBC 1626.1

THE WINDOWS INSTALLED DO NOT MEET THE REQUIRED RESISTANCE TO WINDBORNE DEBRIS IN A HIGH VELOCITY WIND ZONE. NO SHUTTERING SYSTEM HAS BEEN INSTALLED.

FBC 1612.1.2

THE WINDOWS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIRED RESISTANCE TO WIND LOADING IN A HIGH VELOCITY WIND ZONE.

FBC 109.6

THE WINDOWS INSTALLATIONS AND RE-ROOF HAVE NOT BEEN INSPECTED AS REQUIRED. THE CONSTRUCTION METHODS USED ARE NOW CONCEALED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a 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 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE06071785

Chrismonne Francois
1616 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

FBC 105.1

THE DUPLEX BUILDING HAS BEEN ALTERED AND REPAIRED WITHOUT OBTAINING THE REQUIRED PERMITS. THE REPAIRS AND ALTERATIONS INCLUDE THE FOLLOWING:

1. WINDOWS AND DOORS HAVE BEEN REPLACED.
2. DRYWALL REPLACEMENT/REPAIR/AND REFINISH INSIDE.
3. RE-ROOF OF THE BUILDING.
4. RE-SURFACE OF EXTERIOR WITH STUCCO.

FBC 105.2.4

PLUMBING FIXTURE CHANGE-OUTS WERE PART OF THE REHAB PROCESS. THE REQUIRED PERMIT WAS NOT OBTAINED.

FBC 105.2.5

ELECTRICAL ALTERATIONS AND REPAIRS CONNECTED TO THE REHAB OF THE BUILDING HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 1612.1.2

THE WINDOWS AND DOORS MUST MEET MINIMUM WIND LOADING REQUIREMENTS. THE PRODUCTS INSTALLED AND THE METHOD OF ATTACHMENT TO THE BUILDING MUST BE APPROVED THROUGH THE PERMITTING PROCESS. THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE WIND LOADING REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC 1626.1

THE INSTALLATIONS ON THE EXTERIOR OF THE BUILDING (THE BUILDING ENVELOPE) MUST COMPLY TO THE MINIMUM RESISTANCE TO THE IMPACT OF FLYING DEBRIS. THE WINDOWS HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE AND A SHUTTERING SYSTEM HAS NOT BEEN PROVIDED.

Inspector Strawn informed the Board that the building was being remodeled in July 2006 without permits. He presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$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 28 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE06102837

Stipulated agreement

Virgil & Rosa Mae Bolden
210 Northwest 12 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 9/26/08.

Violation:

FBC 105.2.15

AN EXTERIOR DOOR ON THE SOUTH EXPOSURE OF THE BUILDING HAS BEEN REMOVED AND REPLACED WITHOUT OBTAINING THE REQUIRED PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 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 91 days or a fine of \$25 per day, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07080336

Stipulated agreement

Andre P Dupoux, 1/3 Interest
John Robert Dupoux, et al
3705 Southwest 14 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/7/08.

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) THE SHINGLE ROOF HAS BEEN REPLACED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE NEW WINDOWS AND RE-ROOF HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE NEW WINDOWS 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 28 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, approve the stipulated agreement and order compliance within 28 days or a fine of \$25 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08030175

Stipulated agreement

Big O RV Resort Inc
1701 East Sunrise Boulevard

Ms. Paris announced that certified mail sent to the registered agent was accepted on 10/8/08.

Violations:

FBC 105.1

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

- 1) THE PARKING LOT HAS BEEN REPAVED AND RE-STRIPED.
- 2) A CHAIN LINK FENCE HAS BEEN INSTALLED.

3) AN ALUMINUM LEAN-TO ROOF HAS BEEN INSTALLED IN THE BACK OF THE BUILDING.

4) A POLE SIGN HAS BEEN INSTALLED.

FBC 105.1.1

A NOTICE OF COMMENCEMENT MUST BE FILED WITH THE CLERK OF THE COURT IF THE VALUE OF THE WORK BEING DONE IS OVER \$2500.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1) EXTERIOR LIGHTS HAVE BEEN INSTALLED.

2) CIRCUITS HAVE BEEN ADDED IN THE ALUMINUM LEAN-TO AT THE BACK OF THE BUILDING.

3) CIRCUITS HAVE BEEN ADDED TO POWER THE POLE SIGN.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

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

9-280(b)

THE WALLS, ROOF, WINDOWS, DOORS, AND GENERAL BUILDING PARTS ARE NOT BEING MAINTAINED. THE BUILDING IS ABANDONED.

9-280(h)(1)

CHAIN LINK FENCE IS IN DISREPAIR AND HAS BARBED WIRE.

9-280(i)

THE PROPERTY HAS AN OVERGROWTH OF UNCONTROLLED WEEDS AND FLORA.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED. THE LIGHT FIXTURES ARE BROKEN, A GLASS DOOR HAS BEEN BROKEN, THE FENCE IS IN DISREPAIR, AND THE PAINT ON THE BUILDING IS PEELING.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08041413

Stipulated agreement

Mary Louisa Scott &
Shelby G Smith Jr.
833 East Las Olas Boulevard

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

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS.
1) REPAIRED DAMAGED STORE FRONT WINDOWS AND FRAMES.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE STORE FRONT WINDOWS AND FRAMES THAT WERE REPLACED HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

THE WINDOWS AND FRAMES THAT WERE REPLACED 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 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Elfman to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE06021033

Stipulated agreement

Todd C Gilliam, 1/2 Interest
Lauryn Gilliam
1620 Northeast 63 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 10/16/08.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:
1) A CHICKEE HUT WAS ERECTED IN THE REAR YARD.
2) A STAMPED CONCRETE PATIO WAS POURED.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO: ELECTRICAL OUTLETS AND CEILING FANS WERE INSTALLED IN THE CHICKEE HUT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 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 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08050439

Stipulated agreement

Vincent Matraxia
1032 Northeast 16 Avenue

Ms. Paris announced that service was via posting on the property on 10/13/08 and at City Hall on 10/16/08.

Violations:

FBC 105.1

- 1) A PVC FENCE AND GATE WERE INSTALLED.
- 2) ALUMINUM DOUBLE FRENCH DOORS WERE INSTALLED AT THE REAR BUILDING.
- 3) A SPRINKLER SYSTEM WAS INSTALLED.
- 4) INTERIOR ALTERATIONS WERE DONE TO SEPARATE UNITS.
- 5) THERE HAVE BEEN REPAIRS MADE TO A LARGE PORTION OF THE ROOF OF THE REAR BUILDING.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM WAS INSTALLED.

FBC 109.6

WORK WAS COVERED UP WITHOUT FIRST OBTAINING THE REQUIRED APPROVED INSPECTIONS.

FBC 110.1.1

THE USE AND OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY. THE DUPLEX WAS CONVERTED INTO A FOURPLEX.

FBC 704.3

THE REQUIRED FIRE-RESISTANCE RATINGS AND SEPARATIONS BETWEEN THE UNITS HAVE NOT BEEN PROVIDED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Ms. Sheppard, seconded by Mr. Elfman to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07051679

Stipulated agreement

Michael Licata
3340 Southwest 18 Street

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

Violations:

FBC 105.1

THE FOLLOWING WORK WAS DONE WITHOUT A PERMIT:

- 1) THE CARPORT WAS CONVERTED INTO LIVING AREA.
- 2) THE PORCH WAS CONVERTED INTO LIVING AREA.
- 3) SKYLIGHTS WERE INSTALLED IN THE KITCHEN AREA.
- 4) KITCHEN AND BATHS WERE REMODELED.
- 5) WINDOWS AND DOORS WERE REPLACED.
- 6) A SHED WAS INSTALLED IN THE REAR AND SIDE YARD SETBACK.
- 7) INTERIOR STRUCTURAL ALTERATIONS WERE DONE.
- 8) A WALL A/C UNIT WAS INSTALLED IN CONVERTED CARPORT.

FBC 105.2.11

A WALL A/C UNIT WAS INSTALLED WITHOUT A PERMIT.

FBC 105.2.4

THE FOLLOWING WORK WAS DONE WITHOUT A PERMIT:

- 1) KITCHEN AND BATHROOM FIXTURES WERE REMOVED AND REPLACED.
- 2) THE SEWER WAS CONNECTED WITHOUT A VALID PERMIT.
(PERMIT 05081605 IS ONLY APPLIED FOR, BUT WAS NOT ISSUED)

FBC 105.2.5

THE FOLLOWING WORK WAS DONE WITHOUT A PERMIT:

- 1) CIRCUITS WERE ADDED IN THE FORMER PORCH AND CARPORT AREA.
- 2) ELECTRICAL OUTLETS AND SWITCHES WERE ADDED/ALTERED DUE TO INTERIOR STRUCTURAL ALTERATIONS AND KITCHEN RENOVATIONS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine 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 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07090534

Tiny Ortega
1363 Southwest 22 Avenue

Ms. Paris announced that service was via posting on the property on 10/3/08 and at City Hall on 10/16/08.

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- THERE ARE NEW WINDOWS AND A FRONT DOOR.
- 2- THERE IS A WOOD FENCE ON THE FRONT OF THE PROPERTY IN THE SETBACK AND A SHED IN THE BACK SOUTHWEST 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- THERE IS A CENTRAL PACKAGE UNIT WITH DUCT WORK INSTALLED AND AN ELECTRICAL RUN THAT NEED TO BE PERMITTED.

FBC 109.6

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

FBC 1612.1.2

ALL THE WINDOWS, SHUTTERS, AND DOOR 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.

Inspector Oliva informed the Board that he had responded to a complaint regarding the property and discovered the violations. He stated the owner had never responded to his attempts to contact him. Inspector Oliva presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08030971

Natashia Barton
3270 Jackson Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 9/23/08.

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- ALL WINDOWS AND DOORS WERE REPLACED ON THE PROPERTY.
- 2- ROOF WAS REDONE WITHOUT A FINAL INSPECTION.

FBC 109.6

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

FBC 1612.1.2

ALL THE WINDOWS, DOORS, A/C, AND ROOF 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.

Withdrawn:

FBC 106.10.3.1

Inspector Oliva informed the Board that the only the violations relating to the window installation remained; the roof had been complied. He presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Ms. Sheppard, seconded by Ms. Ellis to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08042589

Joseph Robert Tarson
2705 Northwest 20 Street

Ms. Paris announced that service was via posting on the property on 10/14/08 and at City Hall on 10/16/08.

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

FBC 105.2.1

THE FOLLOWING ADDITIONS HAVE BEEN ADDED TO EXTEND THE BUILDING WITHOUT PERMITS:
A FRONT PORCH OVERHANG SUPPORTED BY COLUMNS.
A CARPORT CONTAINING A WOOD FRAME STORAGE ROOM.

FBC 105.2.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN INSTALLED WITHOUT PERMITS:
1) EXTERIOR SECURITY LIGHTING.
2) PREMISE WIRING FOR THE STORAGE ROOM.
3) WASHER AND DRYER OUTLETS.

FBC 1626.1

THE CONSTRUCTION OF THE CARPORT, STORAGE ROOM, AND FRONT PORCH DOES NOT MEET THE IMPACT TEST CRITERIA OF A HIGH VELOCITY HURRICANE ZONE.

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
A FRONT PORCH OVERHANG HAS BEEN ADDED.
NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
A CARPORT AND STORAGE ROOM HAVE BEEN ADDED.

Inspector Smilen stated the owner was an engineer who worked out of the country and had never responded to his communication. He presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell to find in favor of the City and order compliance within 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08060809

Margaret M Doyle, &
Samuel M Brennan
800 Southwest 4 Street

Stipulated agreement

Ms. Paris announced that service was via posting on the property on 10/14/08 and at City Hall on 10/16/08. Certified mail was returned.

Violations:

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITHOUT A PERMIT.

FBC 105.2.1

THE BUILDING HAS BEEN ALTERED AND IMPROVED WITH THE INSTALLATION OF THE FOLLOWING WITHOUT A PERMIT:

1. NEW EXTERIOR DOORS.
2. WINDOW SHUTTERS.
3. PAVER PATIO.
4. METAL SHED IN THE REAR.

FBC 105.2.15

NEW EXTERIOR DOORS AND WINDOWS HAVE BEEN INSTALLED IN THE EXISTING BUILDING WITHOUT A PERMIT.

FBC 105.2.18

A NEW FENCE HAS BEEN INSTALLED ON THE PROPERTY WITHOUT OBTAINING A PERMIT.

FBC 105.2.5

EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED WITHOUT A PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a 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 91 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061258

1404 House LLC

1404 Northwest 4 Avenue

Ms. Paris announced that certified mail sent to the owner was returned as undeliverable and certified mail sent to the registered agent was accepted on 10/2/08.

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

FBC 105.1

THE DUPLEX DWELLING HAS BEEN ALTERED WITHOUT A PERMIT.

FBC 105.2.1

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.15

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED IN THE EXISTING BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 1626.1

THE NEW WINDOWS AND DOORS DO NOT MEET IMPACT TEST CRITERIA AND LACK AN EXTERNAL PROTECTION DEVICE AS REQUIRED FOR A HIGH VELOCITY HURRICANE ZONE.

Inspector Smilen stated he had received no response to his attempts to contact the owner. Mr. Elfman informed him that the property was under contract and the closing was scheduled for December. He agreed to provide Inspector Smilen the realtor's name and phone number. Inspector Smilen presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard to find in favor of the City and order compliance within 28 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07071156

Larry Schwartz
3431 Jackson Boulevard

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

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

FBC 1604.1

THE SUPPORT COLUMN FOR THE CARPORT DOES NOT CONFORM WITH THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 105.1

THE SUPPORT COLUMN IN THE CARPORT WAS REPLACED.

Inspector Hruschka presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance within 28 days or a fine of \$250 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07091537

Cynthia Lamar
1336 Northeast 1 Avenue

Ms. Paris announced that service was via posting on the property on 9/29/08 and at City Hall on 10/16/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-308(a)

THE ROOF HAS NOT BEEN MAINTAINED IN A SAFE, SECURE MANNER.

FBC 105.1

- 1) WINDOWS AND DOORS WERE REPLACED.
- 2) THERE ARE STRUCTURAL ALTERATIONS IN THE REAR OF THE PROPERTY. A FLORIDA ROOM WAS CONVERTED IN TO LIVING AREA. WINDOW AREAS WERE CLOSED WITH WALLS.
- 3) INTERIOR ALTERATIONS WERE DONE TO CONVERT THE PROPERTY FROM A DUPLEX TO A FOURPLEX.
- 4) A WALL A/C WAS REPLACED, THE OPENING WAS ALTERED AND THE UNIT WAS NOT INSTALLED IN A SECURE MANNER.

FBC 105.2.11

A WALL A/C UNIT WAS REPLACED WITHOUT BEING ADEQUATELY SECURED.

FBC 105.2.5

THE PREMISE WIRING HAS BEEN ALTERED.

FBC 109.6

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

FBC 110.1.1

THE NATURE OF THE USE WAS CHANGED FROM A DUPLEX TO A FOURPLEX WITHOUT HAVING OBTAINED A CERTIFICATE OF OCCUPANCY.

FBC 1604.1

THE STRUCTURAL ALTERATIONS ARE NOT DESIGNED OR BUILT ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 708.3

THE FIRE SEPARATION BETWEEN THE UNITS HAS NOT BEEN MAINTAINED

Inspector Hruschka had spoken with the owner, who informed him that a \$600,000 lien related to an old case had been released prior to her purchase of the property. Inspector Hruschka informed her that this did not indicate that the violations were complied. Inspector Hruschka presented photos of the property and the Notice of Violation, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08040278

Stipulated agreement

Calvin K Nelson
109 Southwest 15 Terrace

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 91 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$250 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08042309

Marcelo Arrieta
1429 Southwest 9 Street # 02

Ms. Paris announced that service was via posting on the property on 10/13/08 and at City Hall on 10/16/08. Certified mail was returned unable to forward.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Arana presented the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$250 per day, and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Mitchell to find in favor of the City and order compliance within 28 days or a fine of \$250 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08051508

Stipulated agreement

Christopher B Podder
1504 Southwest 1 Street

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 91 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$250 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061821

Las Olas 915 Southeast 2 Court LLC
915 Southeast 2 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08 and certified mail sent to the registered agent was accepted on 10/2/08.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Arana presented the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 28 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 28 days or a fine of \$250 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091735

Stipulated agreement

Massa Family Investment Co LLC
225 Southwest 21 Terrace

Violation:
NFPA 1 1.12.1

INTERIOR RENOVATIONS WERE PERFORMED WITHOUT
OBTAINING A PERMIT, INCLUDING TO BUT NOT LIMITED
TO ADDING ONTO THE EXISTING OFFICE STRUCTURE.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a 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 91 days or a fine of \$100 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091740

Stipulated agreement

Matthew J Lunde
837 North Andrews Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08.

Violation:
NFPA 1.43.1.7.1

THE SPRAY BOOTH DOES NOT HAVE A FIRE SUPPRESSION SYSTEM
CONSISTENT WITH NFPA 1 CHAPTER 43.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a 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 91 days or a fine of \$100 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091742

Stipulated agreement

Cypress Commons LLC
C/O Brenner Real Estate Group Inc
1500 Northwest 62 Street # 511

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08 and certified mail sent to the registered agent was accepted on 10/2/08.

Violations:
NFPA 1 1.12.1

INTERIOR RENOVATIONS WERE PERFORMED WITHOUT
OBTAINING A PERMIT. INTERIOR RENOVATIONS INCLUDE,
BUT ARE NOT LIMITED TO PARTIAL DEMO OF A WALL.

NFPA 101:7.9.1.1

EMERGENCY LIGHTING NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:7.9. EMERGENCY LIGHTS ARE NOT PROVIDED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091743

William D & Catherine R Esler
500 Southwest 21 Terrace # B103

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

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 1 1.12.1

INTERIOR RENOVATIONS WERE PERFORMED WITHOUT
OBTAINING A PERMIT. THE WORK INCLUDES BUT IS NOT

LIMITED TO ADDING OFFICE SPACE, ELECTRICAL WORK
FOR SAME, A/C WORK FOR SAME.

Inspector Clements had sent the property manager a stipulated agreement specifying the violations must be complied within 91 days or a fine of \$100 per day, but this had not been returned yet. He noted that the permit application had been submitted.

Motion made by Mr. Mitchell, seconded by Mr. Lamont to find in favor of the City and order compliance within 91 days or a fine of \$100 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE07121094

Stipulated agreement

Isles at Coral Ridge Development
1400 Northeast 56 Street # 212

Ms. Paris announced that certified mail sent to the owner was accepted on 10/17/08.

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

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

- 1) THE EXTERIOR DOORS WERE EXCHANGED.
- 2) THE KITCHEN WAS REMODELED.

FBC 105.2.4

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

PLUMBING FIXTURES WERE REMOVED/REPLACED.

FBC 105.2.5

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

- 1) THE CIRCUITRY IN THE KITCHEN WAS ALTERED.
- 2) THE ELECTRICAL PANEL WAS REPLACED.

FBC 109.6

WORK WAS COVERED UP WITHOUT HAVING OBTAINED THE
REQUIRED APPROVALS THROUGH THE PERMITTING AND
INSPECTION PROCESS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. Lamont, seconded by Ms. Sheppard to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08041417

Housing Authority of the
City of Fort Lauderdale
1625 Northwest 14 Street

Ms. Paris explained staff had made a clerical error regarding the stipulated agreement and the final order. The final order had a compliance date of 7/22/08. She requested that the Board amend that order to have a compliance date of 10/28/08.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to vacate the final order. In a voice vote, motion passed unanimously.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City, approve the stipulated agreement and order compliance by 10/28/08 or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07101441

Washington Mutual Bank
1522 Davie Boulevard

Ms. Paris announced that this was a request to vacate the order dated 8/26/08 due to change of ownership.

Motion made by Ms. Ellis, seconded by Ms. Sheppard to vacate the 8/26/08 order. In a voice vote, motion passed unanimously.

Case: CE07101897

Betty Silva
3710 Southwest 18 Street

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 10/28/08. Violations were as noted in the agenda.

Mr. Jorg Hruschka stated the owners were very close to completing the repairs. He recommended a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07100363

Robert N McAllister
541 East Dayton Circle

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

to \$10,200. Ms. Paris stated Mr. McAllister had informed her that his son was in the hospital.

Inspector Burt Ford recommended a 28-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08040256

Renet Dieujuste
2750 Southwest 2 Street

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 10/28/08. She stated violations were as noted in the agenda and the property was not complied. Ms. Paris stated the owner had a family emergency this morning.

Ms. Tammy Arana, Fire Inspector, recommended a 28-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07070267

Hearing to impose fines

Nelson W & Cynthia W Lancione
3021 North Atlantic Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 9/30/08.

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 the City was requesting imposition of the \$77,500 fine which would continue to accrue until the property complied.

Inspector Hruschka presented two recent photos of the property depicting the generator and plumbing work still on the roof.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find the violations were not complied by the ordered date, to impose the \$77,500 fine which would continue to accrue until the property complied and to record the order. In a voice vote, motion passed unanimously.

Case: CE08040002

Hearing to impose fines

Marie Desir
1146 North Andrews Avenue

Ms. Paris announced that service was via posting on the property on 10/10/08 and at City Hall on 10/6/08.

Ms. Paris stated this case was first heard on 8/26/08 to comply by 9/23/08. Violations were as noted in the agenda and the City was requesting imposition of the \$6,800 fine which would continue to accrue until the property complied.

Inspector Ford confirmed there had been no attempt at compliance at the property.

Motion made by Mr. Mitchell, seconded by Mr. Lamont, to find the violations were not complied by the ordered date, to impose the \$6,800 fine which would continue to accrue until the property complied and to record the order. In a voice vote, motion passed unanimously.

Case: CE08040564

Hearing to impose fines

Wells Fargo Bank NA
C/O Wachovia Mortgage Corp
1133 Northwest 2 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08.

Ms. Paris stated this case was first heard on 8/26/08 to comply by 9/23/08. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of the \$28,560 fine which would continue to accrue until the property complied.

Inspector Oliva recommended imposition of the full fine.

Motion made by Ms. Sheppard, seconded by Mr. Lamont, to find the violations were not complied by the ordered date, to impose the \$28,560 fine which would continue to accrue until the property complied and to record the order. In a voice vote, motion passed unanimously.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to approve the minutes of the Board's September 2008 meeting. In a voice vote, motion passed unanimously.

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:

CE08041628	CE08050442	CE08041513	CE08042265
CE08042313	CE08070622	CE08041328	CE08040228

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:

CE06080690
CE08060643

CE06091123

CE06041322

CE07051291

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:


CE08050510
CE07032227

CE08061454

CE08021101

CE08010779

There being no further business to come before the Board, the meeting adjourned at **4:38 P.M.**



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperlee, ProtoType Inc.