

**CODE ENFORCEMENT BOARD**  
**CITY COMMISSION MEETING ROOM**  
**100 NORTH ANDREWS AVENUE**  
**NOVEMBER 25, 2008**  
**10:00 A.M. – 4:04 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>2/2008 through 1/2009</u>	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	A	8	9
Sam Mitchell, Vice Chair	P	10	0
Howard Elfman	A	9	1
Genia Ellis	P	10	0
John Greenfield	A	4	6
William Lamont	A	3	1
Jan Sheppard	P	9	2
Patricia Rathburn [alternate]	A	0	9
Charles Love [alternate]	A	0	6
Ronald Perkins [alternate]	P	2	0
Margaret Croxton [alternate] [10:37]	P	2	0

**Staff Present**

Dee Paris, Administrative Aide  
Ginger Wald, Assistant City Attorney  
Bruce Jolly, Board Attorney  
Brian McKelligett, Clerk /Special Magistrate Supervisor  
Skip Margerum, Code Enforcement Supervisor  
Jorg Hruschka, Building Inspector  
Burt Ford, Building Inspector  
Wayne Strawn, Building Inspector  
George Oliva, Building Inspector  
Gerry Smilen, Building Inspector  
Alex Hernandez, Chief Mechanical Inspector  
Thomas Clements, Fire Inspector  
Deb Maxey, Acting Secretary  
Yvette Ketor, Clerk 3  
J. Opperee, Recording Secretary

**Also Present:**

CE08041358: Mary Lee, owner  
CE08061875: Carmen Gomez, contractor; Josie Smith, owner  
CE07101512: Norman Taylor, owner  
CE08021094: Nicholas Berry, owner's representative  
CE08072324: Robert Hayling, owner, Jeremiah Carter, owner  
CE08061112: Janet Clarke, owner's daughter  
CE08071153: Theon Eames, owner  
CE07021312: Leon Vel Noel, owner  
CE08060431: Raquel Soto, owner  
CE08081269: Bradley Lewis, owner

CE06020765: Sheila Moore, owner; Lewis Moore, owner  
CE08070003: Frank Riccio, owner  
CE07100487: Juergen Kofp, employee  
CE071000487: Sumit Gaddh, owner  
CE06030839: Mary Ann Gondeck, owner  
CE08011721: Eduardo Marquez, owner  
CE06020537: Michael Davis, owner  
CE07070012: Jay Jacobson, owner's representative  
CE05111570: Mark Saltz, architect  
CE07091032; CE08032280; CE07061043; CE07061040: Amjad Hammad, owner  
CE07071154: Daphne Williams, owner  
CE08031845: Harris Glasser, tenant; Daniel Stull, neighbor  
CE08041407: Virgil Niederriter, owner  
CE07100999: Justin Wilder, property manager  
CE08031207: Mirna Godoy, owner  
CE07080005; CE07100839; 07111195: Gustavo Carbonell, architect  
CE08050749: Roger Freeman, owner  
CE07030178: Devendra Singh, owner; Art Bengochea, architect  
CE08060643: Cesar Arguelles, owner  
CE08031548: Jacqueline Jacobs, owner  
CE08041411: Bobby Young, contractor  
CE08041238; 08041269: Gary Glusman, property manager  
CE08062185: Michael Parnass, owner  
CE08060101: Jose Cruz, owner  
CE08051668: Rogerio De Silva, owner  
CE08032046: Agustin Pujols, architect  
CE06030822: Mandy Donegal, owner  
CE08030416: Adi Cohen, owner  
CE07031314: Robert Osoliniec  
CE06121030: Nicholas Tacquard, owner  
CE08042532: Lionell York, owner's nephew  
CE07050280: Abelardo Perez, owner  
CE06110317: Jose Florez, attorney; Marc Saval, architect  
CE08031925: Valerie Edabayo, owner's representative  
CE07031444: Richard Maynard, owner's representative  
CE08040256: Renet Dieujuste, owner  
CE07110571: Margarette Prekup, owner  
CE06031110: Jeffrey Lampkin, General Contractor  
CE08061870: Manlio Cintron, owner; Michael Rhett, contractor  
CE05110942: William Holland, owner

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

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

**Case: 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. The property was complied, violations were as noted in the agenda and the City was requesting imposition of the \$3,600 fine.

Mr. Sumit Gaddh, owner, confirmed the work was completed. He offered evidence that proved things occurred outside his control that delayed completion of the project.

Mr. Jorg Hruschka, Building Inspector, said he did not support a reduction of the fine due to the history of the case.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$3,600 fine. In a voice vote, Board approved 4 – 0.

**Case: CE08041407**

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

Ms. Paris announced the case was complied with no fines, but Mr. Niederriter had requested to address the Board.

Mr. Mitchell disclosed that he knew Mr. Niederriter from past associations with involvement in neighborhood functions.

Mr. Virgil Niederriter, owner, described efforts he had made to comply the violations, noting that for the plumbing permit to be signed off, he needed a letter from the original structural engineer who had passed away since he had done the work.

Mr. Wayne Strawn, Building Inspector, explained that the property was complied because there was an open plumbing permit, but the engineer's letter would be required to pass inspection. Failing this, Mr. Niederriter must have the plumbing dug up for City inspection. The Plumbing Department saw no other alternative. As soon as the permit expired without passing inspection, Inspector Strawn would re-cite Mr. Niederriter for not having a valid permit.

**Case: CE05110942**

William J & Tracy Holland  
6770 Northwest 31 Way

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. The property was complied and fines had accrued to \$17,700. If the respondent would waive his right to notice of a hearing to impose fines, the Board could address the fines.

Mr. William Holland, owner, informed the Board that they were awaiting final inspection.

Mr. Burt Ford, Building Inspector, confirmed that the property was complied when the permit was issued.

Mr. Holland waived his right to notice of a hearing to impose fines.

Inspector Ford did not object to abatement of the fine.

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

**Case: CE06030822**

Mandy M Livingston  
1404 Northwest 9 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Ms. Mandy Donegal, owner, said she was waiting for her plans to be reviewed and approved by the City.

Mr. Wayne Strawn, Building Inspector, did not object to an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE05111570**

Annieopa LLC  
3051 Northeast 32 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Mark Saltz, architect, said they had worked diligently to create the plans to restore the restaurant. He hoped to have the permit within the next 90 days. Mr. Saltz said he had researched the property in City records and found expired permits, but no drawings.

Mr. Jorg Hruschka, Building Inspector, recommended a 119-day extension, and noted Mr. Saltz was working diligently. Inspector Hruschka stated the violations concerned auxiliary storage structures.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

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

**Case: CE08041238**

R Bryce Gray Jr  
R Bryce Gray III  
R Bryce Gray Jr Trust  
1000 Northwest 51 Place

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Gary Glusman, property manager, said the architect had finished the plans and he had hired a contractor to apply for the permit. He requested an extension to pull the permit and have the work done.

Mr. George Oliva, Building Inspector, did not object to a 119-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE08041269**

R Bryce Gray Jr Trust  
R Bryce Jr Gray Trustee et al.  
1004 Northwest 51 Place

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. George Oliva, Building Inspector, explained this was the same warehouse under two addresses and case numbers, and he did not object to a 119-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE07101512**

Norman G Taylor III  
820 Northeast 19 Terrace

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Norman Taylor, owner, explained most of the work was done; they were awaiting delivery of the custom windows. He requested a 63-day extension.

Mr. Jorg Hruschka, Building Inspector, supported the request for a 63-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

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

**Case: CE07091032**

A&M Investments Of America LLC  
3200 West Broward Boulevard

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

Mr. Amjad [Mike] Hammad, owner, said all permit applications had been submitted. He stated he had needed to hire a few different architects to obtain acceptable plans.

Mr. Thomas Clements, Fire Inspector, remarked that Mr. Hammad was working hard to comply and had suffered setbacks that were not his fault. He recommended a 91-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE07061043**

A&M Investments Of America LLC  
3220 West Broward Boulevard

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23/07. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Amjad [Mike] Hammad, owner, said the situation at this property was the same as for the previous property.

Mr. Thomas Clements, Fire Inspector, agreed the situation was the same as for the other property and did not object to a 91-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE07061040**

A & M Investments Of America LLC  
3224 West Broward Boulevard

Ms. Paris announced that this case was first heard on 7/24/07 to comply by 9/25/07. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Amjad [Mike] Hammad, owner, said the situation at this property was the same as for the previous properties.

Mr. Thomas Clements, Fire Inspector, recommended a 91-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**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. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Amjad [Mike] Hammad, owner, said the situation at this property was the same as for the previous properties.

Mr. George Oliva, Building Inspector, confirmed the permit applications had been submitted and recommended a 91-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

[Ms. Croxton arrived at 10:37]

**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. The property was not complied, and violations and extensions were as noted in the agenda.

Ms. Margarette Prekup, owner, informed the Board that after paying her previous contractor several thousand dollars, the contractor had resigned. Ms. Prekup had hired a new contractor and now had preliminary plans. She hoped to be able to submit the plans for the permits within three weeks, and requested an extension. Mr. Jorg Hruschka, Building Inspector, supported a 63-day extension.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5-0.

**Case: CE08050749**

Roger & Vienna Freeman  
415 Northwest 7 Street

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

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

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

1. THE REMOVAL OF THE ORIGINAL WOODEN AWNING WINDOWS AND THE INSTALLATION OF REPLACEMENT WINDOWS.
2. THE ERECTION OF A CANOPY IN THE FRONT YARD.
3. THE CONSTRUCTION OF A UTILITY ADDITION ON THE REAR OF THE BUILDING.
4. WOODEN FENCING EXISTS ON THE PERIMETER OF THE PROPERTY WITHOUT A VALID PERMIT.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS. THE INSTALLATIONS INCLUDE THE FOUR UNITS INSTALLED THROUGH THE WALLS UNDER THE WINDOWS ON THE EAST AND WEST EXPOSURES OF THE BUILDING.

FBC 105.2.4

WATER HEATERS HAVE BEEN INSTALLED IN THE UTILITY ADDITION ATTACHED TO THE REAR OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMIT.



FBC 105.2.5

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

1. A NEW SERVICE HAS BEEN INSTALLED.
2. CIRCUITS TO POWER THE FACILITIES INSTALLED IN THE UTILITY ADDITION HAVE BEEN ADDED.
3. CIRCUITS TO POWER THE ADDED AIR CONDITIONING EQUIPMENT HAVE BEEN ADDED.

FBC 109.6

THE WORK DONE WITHOUT PERMITS HAS NOT BEEN INSPECTED AND APPROVED AS REQUIRED BY THE FLORIDA BUILDING CODE. SEE THE LIST OF WORK CITED FOR FBC 105.1.

FBC 1612.1.2

THE WINDOWS THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIRED RESISTANCE TO WIND LOADING IN A HIGH VELOCITY WIND ZONE THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS DO NOT PROVIDE THE REQUIRED IMPACT RESISTANCE TO WINDBORNE DEBRIS IN A HIGH VELOCITY HURRICANE ZONE AND A SHUTTERING SYSTEM IS NOT PROVIDED.

FBC 2121.2.2.1

THE MASONRY ADDITION ON THE REAR OF THE BUILDING DOES NOT UTILIZE THE REQUIRED TIE OR STARTER COLUMNS WHERE IT ATTACHES TO THE ORIGINAL BUILDING.

FBC 2304.4

THE ADDITION ON THE REAR OF THE BUILDING HAS A FRAMED ROOF. THE FRAMING LUMBER USED FOR RAFTERS IS OF 2 X 4 DIMENSION WHICH DOES NOT PROVIDE THE STRENGTH REQUIRED.

FBC 106.10.3.1

PERMIT NUMBER 02061573 WAS FIRST ISSUED ON NOVEMBER 14, 2002 FOR 145 FEET OF 6' HIGH WOOD FENCE. THE PERMIT WAS AN "AFTER THE FACT PERMIT." THE PERMIT EXPIRED AFTER FAILING EVERY INSPECTION BY BUILDING INSPECTORS AND ZONING INSPECTORS.

Inspector Strawn entered photos of the property and the Notice of Violation into evidence and described the illegal work that had been done. The owner had indicated he could comply within 119 days, and Inspector Strawn requested a finding of fact and recommended ordering compliance within 119 days or a fine of \$25 per day, per violation.

Mr. Roger Freeman, owner, said he had already brought two of the four properties he purchased into compliance. He believed he could comply in 119 days.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 119 days or a fine of \$25 per day, per violation. In a voice vote, Board approved 5-0.

**Case: CE08060101**

Jose Cruz, 1/2 Interest  
Maria Cruz  
1210 Northwest 1 Avenue

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

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 1604.1

THE STRUCTURE FOR THE SUPPORT OF THE TWO SHEDS DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE WINDOW, SHUTTER, 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.

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- WATER LINES FOR THE ELECTRIC WATER HEATER AND WASHER MACHINE.

FBC 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:  
1- THE PROPERTY WINDOWS AND THE FRONT DOOR WERE REPLACED.  
2- THERE ARE TWO SHEDS IN THE SETBACK OF THE PROPERTY, WITHOUT ANY SUPPORT AGAINST HURRICANE WINDS.  
3- LAUNDRY AREA, AND WATER HEATER ON THE BACK OF THE PROPERTY WITHOUT ANY COVER OR PROTECTION FROM THE ELEMENTS FOR THE ELECTRICAL CONNECTIONS.

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 WAS INSTALLED WITH ELECTRICAL HEATERS AND DUCT WORK.

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 HEATERS THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

Inspector Oliva entered photos of the property and the Notice of Violation into evidence and described the illegal work that had been done. Inspector Oliva had spoken with the owner regarding the violations, but the permits had not been issued. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mr. Jose Cruz, owner, said he was in a bad financial situation, and the house was facing foreclosure. He agreed to comply the violations, but requested time to do so. Ms. Paris confirmed that a lis pendens had been filed against the property.

**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 \$50 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE06110317**

Jamie L Smith  
1636 Northwest 6 Avenue

Ms. Paris announced that this case was first heard on 2/26/08 to comply by 4/22/08. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Jose Florez, attorney, stated the plans had been submitted for the permit. He requested a 119-day extension to pull the permits and complete the work.

Mr. Marc Saval, architect, said plans had been submitted two to three weeks ago. He explained to Mr. Mitchell that the electrical issues were included in the plans he had submitted.

Mr. Wayne Strawn, Building Inspector, described progress already made at the property and said he did not oppose the request for extension.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08031845**

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

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Harris Glaser, tenant, informed the Board that they had filed a Motion to Stay pending administrative appeal and presented a letter of intent describing his plans to relocate the business within 30 days.

Mr. Jolly stated Midnight Express had already filed a Notice of Appeal to the Circuit Court and was now requesting the Board to Stay the order they had entered in October.

Ms. Wald confirmed what Mr. Jolly stated, and said Inspector Hernandez had a response to the Motion to Stay.

Mr. Alex Hernandez, Chief Mechanical Inspector, said the property was not complied, and recommended the Motion for Stay be denied and the fines commence.

Mr. Glaser requested a 63-day extension to the Board's January hearing. He informed Mr. Perkins he was still operating at this location and would continue to do so until the move. He described the changes made in response to the neighborhood complaints.

Ms. Croxton remarked that this business had been employing people for many years and had tried to do the right thing.

**Motion** made by Ms. Croxton to grant a Stay of the order the Board entered on October 28, 2008, pending resolution of the appeal. Motion died for lack of a second.

**Motion** made by Mr. Perkins, seconded by Ms. Ellis to grant a Stay of the order the Board entered on October 28, 2008, and grant a 63-day extension to 1/27/09 during which time no fines would accrue. In a roll call vote, motion passed 4 – 1 with Ms. Croxton opposed.

**Case: CE08062185**

Michael S Parnass  
1109 Guava Isle

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Michael Parnass, owner, said he would submit the plans after his engineer made a few additions. He requested 30 additional days.

Mr. Gerry Smilen, Building Inspector, did not object to the request for an extension. He stated Mr. Parnass had been in constant contact with him.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08071153**

Theon Eames  
1300 Northwest 2 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Theon Eames, owner, said he had the engineering drawings, and he had begun evicting the tenant. Mr. Eames said he was in the process of obtaining a contractor's license and intended to complete the work himself. He requested 119 days.

Mr. Wayne Strawn, Building Inspector, did not object to the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE06031110**

Sarah Mackin Trust & P L Jacobs,  
Phillip M Jacobs Trust FBO  
3440 Southwest 20 Street

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

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

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

1- A WOOD FENCE WAS INSTALLED ON EACH SIDE OF THE  
PROPERTY.

2- SOME OF THE WINDOWS WERE REPLACED FACING THE STREET.

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 FENCE 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 entered photos of the property and the Notice of Violation into evidence and noted that to date, no permit had been issued. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mr. Jeffrey Lampkin, General Contractor, said he had prepared the application packet for the window permit, and requested 91 days.

**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 \$50 per day, per violation. In a voice vote, Board approved 5-0.

**Case: CE08041358**

Mary A Lee

413 Northwest 14 Terrace

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Ms. Mary Lee, owner, requested a 119-day extension. She explained she had hired an architect, who was currently out of town.

Mr. George Oliva, Building Inspector, confirmed he had spoken with the architect regarding the violations. He recommended a 119-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5-0.

**Case: CE08031548**

Oscar Houseman &  
Bridget Hector & J Jacobs et al.  
715 Southwest 15 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 10/28/08. The property was complied, and if the respondent would waive the right to notice of a hearing to impose fines, the Board could address the fines.

Ms. Jacqueline Jacobs, owner, waived her right to notice of a hearing to impose fines.

Mr. Thomas Clements, Fire Inspector, confirmed the property was complied and recommended abatement of the fine.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to abate the fine. In a voice vote, Board approved 5–0.

**Case: CE06121030**

Hearing to Impose Fines

NBT Holdings Co  
1460 Southwest 28 Street

Ms. Paris announced that this case was first heard on 6/26/07 to comply by 10/23/07. The property was not complied, violations and extensions were as noted in the agenda and the City was requesting imposition of a \$32,500 fine which would continue to accrue until the property complied.

Ms. Paris announced that certified mail sent to the owner was accepted on 11/8/08 and certified mail sent to an officer of the company was accepted on 11/8/08. Certified mail to the registered agent was returned “Attempted, not known.”

Mr. Nicholas Tacquard, owner, described work already done at the property, and explained there was a problem with the permit and he did not have the funds to continue the work.

Mr. Wayne Strawn, Building Inspector, explained that the plumbing permit application to replace a kitchen sink showed a tankless water heater in place already, and Inspector Strawn did not know if the plan reviewer had considered the heater. He remarked that the permits had been issued in April, but the property had passed one door inspection only, no plumbing or mechanical inspection. Inspector Strawn opposed an extension due to lack of progress.

Mr. Tacquard agreed to research the permit at the County to determine whether the water heater had been included on the application.

Ms. Croxton sympathized with Mr. Tacquard, and wanted to allow him time to research the permit issue before imposing any fine.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE07030178**

Dimension Holdings LLC  
501 Southwest 27 Avenue

Hearing to Impose Fines

Ms. Paris asked the Board to vacate the order to impose fines dated 6/24/08.

Ms. Paris announced that this case was first heard on 6/26/07 to comply by 9/25/07. The property was not complied, violations and extensions were as noted in the agenda, and the City was requesting imposition of a \$19,950 fine which would continue to accrue until the property complied.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to vacate the order dated 6/24/08. In a voice vote, Board approved 5–0.

Certified mail sent to the owner was accepted on 11/8/08 and certified mail sent to the registered agent was accepted on 11/8/08.

Mr. Art Bengochea, architect, stated only two non-life safety issues remained on the property, and these items concerned a buffer wall adjacent to a residential property. This was a retroactive requirement; when the property was originally constructed, buffer walls were not required. They were now proceeding through the DRC process for a change of use. Mr. Bengochea confirmed for Ms. Ellis that the former tenant had created the problems, and it had taken some time to remove that tenant.

Mr. Devendra Singh, owner, confirmed the property would become a Laundromat.

Mr. Wayne Strawn, Building Inspector, said the building was vacant and there was no problem with the community. He did not oppose the request for an extension to develop a business that would benefit the community.

Ms. Ellis advised the owner to meet with the homeowners association, as this was a DRC requirement.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 210-day extension to 6/23/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE07031314**

Robert J Osoliniec  
1429 North Andrews Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. The property was not complied and violations and extensions were as noted in the agenda.



Mr. Robert Osoliniec, owner, reported that most of the violations were complied and the electrical inspection was scheduled for the following week. Mr. Osoliniec was still trying to find a contractor to pull the after-the-fact permit for the air conditioner. He requested a 63-day extension.

Mr. Wayne Strawn, Building Inspector, did not oppose the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08061112**

Alberta Williams Estate  
1207 Northwest 11 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 10/29/08.

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 ALTERATIONS INCLUDE:

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

FBC 1626.1

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

FBC 1612.1.2

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO THE WIND LOADING IN A HIGH VELOCITY HURRICANE ZONE THROUGH THE PERMITTING PROCESS.

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

Ms. Janet Clarke, the owner's daughter, stated her mother had died in 1991 and she now lived in the house. She explained that the changes had been made in the early 1980s and she did not know who performed the work.

Mr. Mitchell confirmed for Ms. Clarke that she could hire any licensed contractor to pull the permits.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to find in favor of the City and order compliance within 63 days or a fine of \$25 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08030416**

Adi Cohen  
1405 North Andrews Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Adi Cohen, owner, said he had the plans, and requested an extension to find a general contractor to pull the permits and do the work.

Mr. Gerry Smilen, Building Inspector, did not object to the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08072324**

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

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Robert Hayling, owner, said he had been in contact with Inspector Strawn and requested a 63-day extension to determine what must be done to comply all violations.

Mr. Wayne Strawn, Building Inspector, did not object to the request for an extension.

Mr. Jeremiah Carter, owner, described work done at the property, and noted that they had received a Certificate of Occupancy for the property and the tenant had been issued a business license. He understood they must hire a contractor to repaint the parking lot lines to comply. Mr. Mitchell informed Mr. Carter that the replacement of the sinks required a permit as well.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**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 and extensions were as noted in the agenda.

Mr. Justin Wilder, property manager, explained they were still relocating one of the tenants. He had contacted demolition companies, and hoped to have all tenants removed within one month to proceed with demolition. He requested an extension.

Mr. Burt Ford, Building Inspector, did not object to a 63-day extension.

Mr. Wilder informed Ms. Sheppard that the tenants had leases, and the last tenant's lease was only four months old.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue, and to order the respondent to reappear at that hearing. In a voice vote, Board approved 5–0.

**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. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Renet Dieujuste, owner, said he had already hired a contractor, who had applied for the permit and requested additional time to do the work.

Mr. Thomas Clements, Fire Inspector, confirmed Mr. Dieujuste had hired a contractor and recommended a 63-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08051668**

Monica Feital & Rogerio Da Silva Feital

1244 Northwest 1 Avenue

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

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- A WOOD OVERHANG HAS BEEN BUILT ON THE SOUTHEAST  
OF THE PROPERTY.

FBC 109.6

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

FBC 1604.1

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

Inspector Oliva entered photos of the property and the Notice of Violation into evidence, and informed the Board that the owner had hired an architect. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. Inspector Oliva did not feel there were life safety issues at the property.

Mr. Rogerio De Silva, owner, confirmed he had hired the architect, who was drawing the plans. He requested a 91-day extension.

**Motion** made by Ms. Croxton, 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, Board approved 5-0.

**Case: CE08031527**

Karen Abeleda

608 Southwest 16 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.

[Inspector Clements left the room and the Board returned to this case later in the meeting]

Upon returning to the case, Mr. Oliver Abeleda, owner, requested additional time to comply. He explained they were having financial difficulty affording the smoke detectors. Mr. Abeleda requested a 63-day extension.

Mr. Thomas Clements, Fire Inspector, did not object to the request for a 63-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5-0.

**Case: CE07031444**

Bill Richardson Trust  
2491 State Road 84  
Tenant: Cable Marine

Ms. Paris announced that certified mail sent to the owner was accepted on 11/13/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:  
FBC 1012.1

SAFEGUARDS HAVE BEEN INSTALLED ON THE TOP OF THE CBS OFFICE BUILDING AND ON THE BALCONY OVERLOOKING THE SOUTH OVERWATER BAY. THE STRENGTH REQUIREMENT FOR THE SAFEGUARDS HAS NOT BEEN DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 1012.3

THE SAFEGUARDS INSTALLED ON THE UPPER DECK OF THE CBS OFFICE BUILDING AND ON THE BALCONY OVERLOOKING THE SOUTH OVERWATER BOAT SLIP DO NOT HAVE THE REQUIRED BALUSTERS OR PATTERN TO PREVENT AN OBJECT OF FOUR INCH DIAMETER TO PASS THROUGH AND FALL FROM THE DECK.

FBC 105.1

THE FACILITY HAS BEEN EXPANDED BY CONSTRUCTION OF BUILDINGS. EXISTING FACILITIES HAVE BEEN ALTERED AND/OR EXPANDED IN SIZE. THE REQUIRED PERMITS FOR THIS WORK WERE NOT OBTAINED.  
THE CONSTRUCTION, ALTERATIONS, AND EXPANSIONS INCLUDE THE FOLLOWING:

1. CONSTRUCTION OF A LARGE WOOD FRAMED ENCLOSURE INSIDE THE YACHT REPAIR BUILDING.
2. CONSTRUCTION OF A SHADE PAVILION WITH A RED STREET SIGN ON IT. THE SIGN READS DALE EARNHART JR DR.
3. REMOVAL OF LARGE SECTIONS OF BLOCK WALL FROM THE WEST EXPOSURE OF THE COVERED BOAT DOCKS.
4. INSTALLATION OF SEVERAL SMALL ACCESSORY BUILDINGS ADJOINING THE WEST EXPOSURE OF THE COVERED BOAT DOCKS.  
THIS AREA HAS BEEN APPROVED AS A PARKING AREA.
5. CONSTRUCTION OF A CARPENTRY SHOP BUILDING ON THE WEST SIDE OF THE PROPERTY. THIS BUILDING IS ATTACHED TO THE SOUTH END OF AN ORIGINAL MASONRY BUILDING NOW USED AS A TOOL ROOM.
6. CONSTRUCTION OF A DUST COLLECTION TOWER ON THE WEST EDGE OF THE PROPERTY.
7. THE PLACEMENT OF FREIGHT CONTAINERS UTILIZED AS ACCESSORY BUILDINGS COMPLETE WITH ELECTRICAL POWER AND AIR CONDITIONING EQUIPMENT.

8. ENTRANCE GATES INSTALLED.
9. SAFEGUARDS INSTALLED ON THE ROOF OF THE OFFICE BUILDING.
10. OFFICE TRAILER INSTALLED AS A PERMANENT FACILITY COMPLETE WITH HANDICAP RAMP. THE NORTH SIDE IS AN OFFICE AND THE SOUTH SIDE IS A RESTROOM. IT IS CONSTRUCTED IN THE AREA APPROVED FOR OVERFLOW PARKING.
11. A ROOF STRUCTURE CONNECTING TWO MASONRY STRUCTURES ON THE WEST SIDE OF THE PROPERTY. THE BATTERY SHOP AND THE ORIGINAL SHOP ARE CONNECTED BY THIS ROOF.
12. A TUBE AND MEMBRANE STRUCTURE BEING USED FOR SPRAY PAINTING.
13. A BALCONY HAS BEEN CONSTRUCTED OVERLOOKING THE SOUTH BAY OF THE COVERED DOCKS. THE BALCONY FACES NORTH.
14. A DOOR HAS BEEN INSTALLED HIGH IN THE MASONRY WALL WHICH ALLOWS ACCESS TO THE BALCONY NOTED IN ITEM 13 ABOVE.
15. A STEEL SUPPORT SYSTEM HAS BEEN DEvised TO SUPPORT A FREE AIR WIRING METHOD.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED THROUGHOUT THE FACILITY WITHOUT OBTAINING THE REQUIRED PERMIT. THE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO: THE MAIN OFFICE BUILDING, IN FREIGHT CONTAINERS USED AS ACCESSORY STRUCTURES, ACCESSORY SHEDS, THE OFFICE TRAILER AND THE ENCLOSURE INSIDE THE YACHT REPAIR BUILDING.

FBC 105.2.4

PLUMBING INSTALLATIONS HAVE BEEN DONE WITHOUT PERMITS. THE WORK INCLUDES:

1. THE PLUMBING CONNECTIONS FOR THE OFFICE TRAILER.
2. A MISTING SYSTEM FOR THE PAVILION.
3. A COMPRESSED AIR DELIVERY SYSTEM.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN EXPANDED, ALTERED AND OR REPAIRED REPEATEDLY WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK THAT HAS NOT BEEN PERMITTED AND NOT INSPECTED AS REQUIRED INCLUDES THE FOLLOWING:

1. THE OPEN WIRING SYSTEM HAS BEEN REPAIRED/REPLACED.
2. THE CARPENTER SHOP PREMISE WIRING.
3. ALL WIRING, FIXTURES AND OUTLETS INSTALLED IN SHEDS AND FREIGHT CONTAINERS.

4. ALL WIRING, FIXTURES AND OUTLETS INSTALLED IN THE LARGE FRAMED ENCLOSURE INSIDE THE YACHT REPAIR BUILDING.
5. ALL ELECTRICAL CONNECTIONS TO THE OFFICE TRAILER.
6. ALL ELECTRICAL ALTERATIONS CONNECTED TO THE INSTALLATION OF AIR CONDITIONING INSTALLED IN THE ORIGINAL CBS OFFICE.

FBC 1612.1.2

ALL THE CONSTRUCTION DONE WITHOUT PERMITS (SEE LIST SPECIFIED FOR FBC 105.1) THAT IS SUBJECT TO WIND LOADING, GRAVITY LOADING AND ANY OTHER LOADING HAS NOT DEMONSTRATED THE REQUIRED STRENGTH OF MATERIAL AND DESIGN THROUGH THE PERMITTING PROCESS.

FBC-P 303.2

THE COMPRESSED AIR DELIVERY SYSTEM THAT HAS BEEN INSTALLED DOES NOT UTILIZE APPROVED PIPE. THE SYSTEM IS MADE FROM P.V.C. PIPE.

NEC 110-12(a)

ELECTRICAL EQUIPMENT IS NOT PROPERLY CONNECTED TO THE SYSTEM. MANY UNUSED OPENINGS IN THIS EQUIPMENT ARE NOT PROPERLY COVERED.

NEC 225.19(D)(1)

THE REQUIRED CLEARANCE FROM THE CONDUCTORS FASTENED TO THE WALL IS NOT PROVIDED WHERE THE DOORWAY PROVIDES ACCESS TO THE BALCONY WHICH OVERLOOKS THE COVERED BOAT SLIP ON THE SOUTH.

NEC 240.21(B)(1)(1)

THE TAP CONDUCTORS UTILIZED FOR THE OPEN FREE AIR WIRING SYSTEM ARE NOT FUSED ACCORDING TO APPROVED METHODS. THE OVER FUSING CONDITION DOES NOT PROVIDE THE DEGREE OF SAFETY REQUIRED BY THE CODE.

NEC 310.8(D)(2)

THE CONDUCTORS USED FOR THE OPEN FREE AIR WIRING SYSTEM ARE NOT APPROVED FOR THIS USE. THE CONDUCTORS ARE NOT RESISTANT TO U.V. LIGHT AS REQUIRED.

NEC 90.1 (A)

THE ELECTRICAL SYSTEM OF THE BUILDING IS NOT BEING MAINTAINED ACCORDING TO THE MINIMUM SAFETY STANDARD OF THE NATIONAL ELECTRICAL CODE. DEFICIENCIES PERVADE THE ENTIRE SYSTEM.

NEC 90.1 (B)

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN EXPANDED REPEATEDLY WITHOUT PROPER PLANNING. WIRING SYSTEMS HAVE BEEN OVERLOADED BY METHODS AND

USAGE NOT IN CONFORMITY TO THE NATIONAL ELECTRICAL CODE. THIS HAS OCCURRED BECAUSE THE INITIAL WIRING DID NOT PROVIDE ADEQUATELY FOR FUTURE INCREASES OF ELECTRICAL USE.

NFPA 101:39.2.4.1

TWO EXITS ARE NOT PROVIDED FROM 2ND FLOOR OFFICE AREA.

NFPA 1:18.2.2.5.8

FIRE LANE SIGNS ARE NOT PROVIDED CONSISTENT WITH THE CODE.

NFPA 303:2.1

NO SMOKING SIGNS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 303:4.10.2

FIRE DETECTORS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 303:4.3.2

AN APPROVED FIRE SPRINKLER SYSTEM IS NOT PROVIDED FOR ALL MARINA AND BOATYARD BUILDINGS IN EXCESS OF 5,000 SQ. FT.

NFPA 303:4.4.1

DOCK FIRE LINE IS NOT PROVIDED.

NFPA 303:4.5

FIRE HYDRANTS ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 33:5.1

TARPS, PLASTIC SHEETING AND OTHER COMBUSTIBLE MATERIALS ARE BEING USED IN THE PLACE OF A SPRAY BOOTH.

NFPA 33:6.3.1

DISPENSING, TRANSFER, MIXING AND FILLING CONTAINERS WITH FLAMMABLE LIQUIDS IS BEING DONE OUTSIDE OF MIXING ROOMS OR SPRAY AREAS.

NFPA 33:7.1

SPRAY AREAS ARE NOT PROTECTED BY AN APPROVED FIRE PROTECTION SYSTEM.

Inspector Strawn reported that 105.1(5), regarding the construction of a carpentry shop, was partially complied by a permit the owner had discovered on file with Broward County. Inspector Strawn entered the Notice of Violation and photos of the property into evidence and described the work depicted in the photos. Inspector Strawn requested a finding of fact and recommended ordering compliance within 6 months, with the respondent returning in three months for a progress report.

Mr. Thomas Clements, Fire Inspector, described the NFPA violations, and agreed with Inspector Strawn's suggestion of a 6-month compliance deadline with a progress report in three months. He explained to Mr. Perkins that the three-month period was intended to allow the owner to consult with engineers to determine whether the property could be brought into compliance or must be demolished.



Ms. Croxton informed Mr. Jolly that her job was representing the Marina Mile businesses on State Road 84, 22 of which were marinas. She noted she did not receive any funds from Cable Marine. Mr. Jolly informed her that recusal was required when a Board member had a direct financial interest, but he counseled Board members to recuse themselves if they believed they could not be objective in deciding a case, even if there was no financial interest.

Inspector Clements remarked that some of the violations could be complied immediately, such as installation of the "No Smoking" signs, the removal of employees from the second floor office area that lacked proper exits, and ceasing spray and mixing operations until proper mixing rooms and spray areas with fire protection were installed. Inspector Clements informed Ms. Sheppard that specific stop work orders could be issued against the property.

Inspector Strawn submitted his first report, dated March 7, 2007, into evidence. He explained that the property was formerly in unincorporated Broward County, and there had been difficulty accessing old Broward county records. Inspector Strawn recommended a \$150 per day, per violation fine for violations not complied after 91 days. Inspector Clements recommended a fine of \$250 per day, for each of the NFPA violations.

Mr. Richard Maynard, the owner's representative, stated the owner was aware the property needed work and he and the tenant had agreed to do whatever it took to comply the property. Mr. Maynard had a collection of Broward County permits he had collected. He said they had hired the Madfis Group architects in July, who had already conducted a survey and begun work. Mr. Maynard acknowledged there was an enormous amount of work to be done.

Mr. Maynard estimated there were 150 employees on site. He said the tenant had purchased a fire kit, including a foam machine and a pump that could be used if a boat caught fire.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City and order compliance with all NFPA violations within 63 days or a fine of \$250 per day, per violation and with all FBC and NEC violations within 91 days or a fine of \$250 per day, per violation and to record the order and order the respondent to reappear at the 1/27/09 hearing for a status report. In a voice vote, Board approved 5-0.

**Case: CE08021094**

Thomas A Smith  
948 Northwest 14 Court

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. The property was not complied, and violations were as noted in the agenda.

[Mr. Mitchell left the dais.]

Mr. Nicholas Berry, owner's representative, said the owner had purchased the house in this condition. As of now, the air-conditioning, electric and shutters had passed final inspection and they must make some adjustments to have the windows inspected. Mr. Berry requested a 63-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to the request for a 63-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 4–0.

**Case: CE06020765**

Lewis & Sheila Moore  
1601 Northwest 10 Avenue

Ms. Paris announced that this case was first heard on 5/22/07 to comply by 11/27/07. The property was not complied, and violations and extensions were as noted in the agenda.

[Mr. Mitchell returned to the dais]

Mr. Lewis Moore, owner, reported the permit application had been submitted by the contractor. He requested an additional 63 days to comply.

Mr. Wayne Strawn, Building Inspector, did not object for the request for an extension.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, board approved 5–0.

**Case: CE08031925**

Roberta Banks  
1640 Northwest 25 Avenue

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Ms. Valerie Banks Edabayo, owner's representative, explained her mother was the owner of the property. She intended to submit corrected drawings to the City within the next few days. Ms. Edabayo requested an additional 119 days.

Mr. Burt Ford, Building Inspector, did not object to the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

[The hearing was in recess from 1:00 p.m. to 1:13 p.m.]

**Case: CE07071154**

Daphne Williams &  
Everton Simpson  
3401 Jackson Boulevard

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 11/25/08. The property was not complied, violations were as noted in the agenda.

Ms. Daphne Williams, owner, requested an extension to comply. The plans had been submitted in October and she was waiting for the permit to be issued.

Mr. Jorg Hruschka, Building Inspector, confirmed the plans were in review and recommended a 63- or 91-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE06020537**

Michael L Davis  
2315 Northwest 13 Street

Ms. Paris announced that this case was first heard on 1/23/07 to comply by 4/24/07. The property was complied and the respondent had waived the right to notice of a hearing to impose fines, so the Board could address the fines.

Mr. Michael Davis, owner, confirmed the work was complete. He requested abatement of the fines.

Mr. Wayne Strawn, Building Inspector, said Mr. Davis had not created the violations and had worked hard to comply. He recommended abatement of the fines.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to abate the fines. In a voice vote, Board approved 5–0.

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

**Case: CE07080005**

Coloney Ventures-  
Apex Capital LLC  
300 Southeast 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 violations were as noted in the agenda.

Mr. Gus Carbonell, architect, explained his client had purchased nine parcels on which to build a town home development, but this project was now on hold. He informed the Board that the violations had existed for years and were not caused by his client. Mr.

Carbonell noted items already complied and requested a 91-day extension, by which time he hoped all permit applications would be submitted.

Mr. Burt Ford, Building Inspector, said he did not object to the request for an extension, provided there were not several people living here as roommates. Inspector Ford informed the Board that he had never been denied access to the property.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE07100839**

Coloney Ventures-  
Apex Capital LLC  
301 Southeast 23 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 violations were as noted in the agenda.

Mr. Gus Carbonell, architect, stated the issues at this property were the same as on the previous property. He requested a 91-day extension for this property as well. Mr. Carbonell was not sure if tenants would be required to leave the property while work commenced.

Mr. Burt Ford, Building Inspector, did not object to the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE07111195**

Coloney Ventures-  
Apex Capital LLC  
304 Southeast 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 violations were as noted in the agenda.

Mr. Gus Carbonell, architect, stated the issues at this property were the same as on the previous properties. He requested a 91-day extension for this property as well.

Mr. Burt Ford, Building Inspector, did not object to the request for an extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 2/24/09, during which time no fines would accrue, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08011721**

Centurion Park Holdings LLC  
2300 Northwest 55 Court # 114

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

Mr. Eduardo Marquez, owner, explained that the Fire Department had approved the plans but the Building Department had not. He said he must hire an attorney and have the property re-platted. Mr. Marquez stated the re-platting was required due to the size of the building.

Mr. Thomas Clements, Fire Inspector, acknowledged that this may take over 100 days to resolve, but wanted the owner to return in 91 days for a progress report. He noted that if the mezzanine were vacated, there would be no violation.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 63-day extension to 1/27/09, during which time no fines would accrue, to order the respondent to reappear at that hearing, and to record the order. In a voice vote, Board approved 5–0.

Ms. Wald explained to the Board that the revision of Code Enforcement Chapter 11 specified that an owner must divulge Code Enforcement violations to a potential buyer; failure to do so constituted fraud.

**Case: CE08032046**

Virginia Maricochi  
1248 South Ocean Drive

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. August Pujols, engineer, reminded the Board that he was in the process of making corrections to the plans pursuant to the City's request and he anticipated they would be resubmitted within 15 days. Mr. Pujols added that violation FBC 105.2.5 was complied. He requested a 90-day extension.

Mr. Wayne Strawn, Building Inspector, did not object to the request for an extension because progress was being made.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08061875**

James E & Josie P Smith  
450 West Evanston Circle

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

Mr. Gerry Smilen, Building Inspector, testified to the following violation:  
FBC 105.1

THE SINGLE FAMILY DWELLING WAS RE-ROOFED WITHOUT  
OBTAINING A PERMIT.

Inspector Smilen entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$100 per day. He explained he had requested the \$100 fine because this was a 2006 case.

Ms. Josie Smith, owner, requested time to get the permit. She explained that she and her husband had suffered health and financial problems. Ms. Carmen Gomez, contractor, stated the permit application would be filed on Monday. She confirmed that the roof had been installed to code by a licensed contractor, but he had not pulled a permit.

**Motion** made by Mr. Perkins, seconded by Ms. Sheppard, 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 roll call vote, with Ms. Croxton, Ms. Ellis and Mr. Mitchell opposed, motion failed 2-3.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City and order compliance within 91 days or a fine of \$25 per day, and to record the order. In a voice vote, Board approved 5-0.

**Case: CE08041411**

Alphonso & Katie Bradley  
747 Northwest 17 Street

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Bobby Young, contractor, reported the permit application had been submitted, and requested 91 days to comply.

Mr. Gerry Smilen, Building Inspector, confirmed the permit application had been submitted on 11/6/08 and did not object to the request for an extension. He explained that the carport had been re-roofed without a permit 10 years ago and the contractor who had done the work had since died.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE07021312**

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

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 11/25/08. The property was not complied, and violations were as noted in the agenda.

Mr. Leon Vel Noel, owner, explained he had purchased the house in this condition. He said he had already replaced the door, removed the air conditioning units, repaired the fans and painted the house.

Mr. Wayne Strawn, Building Inspector, did not object to the request for an extension, provided Mr. Noel had a plan to comply. He stated this would likely require demolition of large portions of the building.

Mr. Noel admitted he was unsure what was happening, but acknowledged responsibility for making the changes. Mr. Mitchell urged Mr. Noel to meet with Inspector Strawn regarding what must be done to comply the property.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to grant a 63-day extension to 1/27/09, during which time no fines would accrue, and to order the respondent to reappear at that hearing. In a voice vote, Board approved 5–0.

**Case: CE08042532**

Maxine Espy  
1518 Northwest 11 Court

Ms. Paris announced that service was via posting on the property on 11/13/08 and at City Hall on 11/13/08.

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

THE APPROVED USE OF THE CARPORT HAS BEEN ALTERED  
FROM A STORAGE STRUCTURE TO A LIVING DWELLING BY  
ENCLOSING IT. THIS IS NOT IN ACCORDANCE WITH ZONING  
DISTRICT RS8 AND TABLE 47-5.11 OF PERMITTED USES.

9-280(b)

THE CARPORT HAS BEEN ENCLOSED WITH PLYWOOD WHICH  
CONSTITUTES WALLS THAT ARE NOT WEATHERPROOF OR  
WATERTIGHT.

9-280(d)

THE PLYWOOD CLAD EXTERIOR WALLS OF THE ENCLOSED CARPORT HAVE NOT BEEN PROPERLY MAINTAINED AND PROTECTED FROM THE ELEMENTS.

FBC 105.1

A DETACHED CARPORT HAS BEEN ENCLOSED WITHOUT A PERMIT.

FBC 105.2.15

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED IN THE ENCLOSED CARPORT WITHOUT A PERMIT.

FBC 105.2.4

A PLUMBING SYSTEM HAS BEEN INSTALLED IN THE ENCLOSED CARPORT WITHOUT A PERMIT.

FBC 105.2.5

ELECTRICAL PREMISE WIRING HAS BEEN INSTALLED IN THE ENCLOSED CARPORT WITHOUT A PERMIT.

FBC 109.6

A CARPORT WAS ENCLOSED WITH ELECTRICAL, PLUMBING AND AIR CONDITIONING INSTALLED WITHOUT THE REQUIRED APPROVALS BY FIELD INSPECTIONS.

FBC 110.1.1

A CERTIFICATE OF OCCUPANCY WAS NEVER ISSUED FOR THE COMPLETION OF THE ENCLOSED CARPORT.

FBC 1626.1

THE WINDOWS, DOORS AND WALLS HAVE NOT BEEN PROVEN TO WITHSTAND THE IMPACT TEST CRITERIA OF A HIGH VELOCITY HURRICANE ZONE.

Complied:

FBC 105.2.11

Inspector Smilen entered photos and plans of the property and the Notice of Violation into evidence, and noted that one of the window air conditioners had been removed and the owner had also begun to remove some of the siding. He added that the efficiency apartment was no longer occupied.

Inspector Smilen requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Lionell York, the owner's nephew, explained they had purchased the property in this condition, but they were trying to comply. The owner was seeking a contractor to determine if the room could be kept for storage only.

Inspector Smilen stated the plumbing and electric must be removed from the structure to restore it to its original condition.

**Motion** made by Ms. Croxton, seconded by Mr. Perkins, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 5-0.



**Case: CE08031207**

Cali Group LLC  
220 Southwest 38 Avenue

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. The property was not complied, and violations and extensions were as noted in the agenda.

Ms. Mirna Godoy, owner, said she had already installed the smoke detector, but requested additional time to install the fire alarm because she was obtaining estimates. She said she had no money to have the work done right now, and requested three to six months.

Ms. Godoy informed Mr. Mitchell that 28 of the 34 units were rented.

Mr. Thomas Clements, Fire Inspector, explained that the smoke detector, which Ms. Godoy was having installed right now, was much more important than the fire alarm, and he felt a fine would not help the issue. He recommended a 91-day extension.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 91-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, with Ms. Sheppard opposed, Board approved 4 - 1.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to record the order. In a voice vote, Board approved 5 - 0.

**Case: CE08050510**

Tom Tom Realty Holdings LLC  
1345 Northeast 4 Avenue

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 11/7/08.

Ms. Wald informed the Board that the respondent had been granted a Stay Order from the County Circuit Court. The Board would therefore not hear this case.

**Case: CE08060431**

Raquel Soto  
1373 Southwest 25 Avenue

Ms. Paris announced that service was via posting on the property on 11/3/08 and at City Hall on 11/13/08.

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- A CENTRAL A/C 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 WAS INSTALLED WITH DUCT WORK AND AN ELECTRIC HEATER.

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 HEATERS THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva entered photos of the property and the Notice of Violation into evidence, and explained the owner had been taken advantage of by her former contractor, and Detective Mauro was working on this case. Inspector Oliva requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Ms. Raquel Soto, owner, confirmed she was working with Inspector Oliva and obtaining estimates to complete the work. She explained she had purchased the property with the air conditioner installed. After the 2005 hurricane, she hired a contractor, who had done the other work without a permit.

Inspector Oliva clarified that the condenser for the air conditioner had been replaced without a permit; the unit itself was permitted when it was originally installed.

**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 \$25 per day, per violation, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE07050280**

Abelardo & Blanca Perez  
1600 Northeast 62 Street

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. The property was not complied, and violations and extensions were as noted in the agenda.

Mr. Abelardo Perez, owner, requested 120 days to have the work done. He informed Ms. Ellis that he had already done some of the work.

Mr. Jorg Hruschka, Building Inspector, did not object to the request for an extension, explaining that work was progressing, albeit slowly. He described work Mr. Perez had already completed.

**Motion** made by Ms. Croxton to grant a 119-day extension. Motion died for lack of a second.

**Motion** made by Ms. Croxton to grant a 91-day extension. Motion died for lack of a second.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to grant a 63-day extension to 1/27/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Case: CE08081269**

Brad Hertz  
1520 Southwest 27 Court

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

Mr. Gerry Smilen, Building Inspector, testified to the following violations:  
47-34.1

THE BUILDING THAT WAS PERMITTED FOR SINGLE FAMILY  
USE HAS BEEN STRUCTURALLY ALTERED BY ENCLOSING THE  
CARPORT AND THUS CREATING AN EFFICIENCY APARTMENT  
COMPLETE WITH KITCHEN AND BATHROOM.

FBC 105.1

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

FBC 105.2.1

THE FOLLOWING ALTERATIONS ON THE BUILDING HAVE  
BEEN COMPLETED WITHOUT PERMITS:

1. AN ENCLOSED FLORIDA ROOM.
2. A WATER HEATER OVERHANG.
3. A WOOD SHED.
4. A SCREEN ENCLOSURE.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED TO ACCOMMODATE  
AN EXTRA KITCHEN AND BATHROOM FOR AN EFFICIENCY  
UNIT WITHOUT PERMITS.

1. A HOT WATER HEATER WAS INSTALLED WITHOUT PERMITS.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY ADDING  
CIRCUITS FOR A HOT WATER HEATER AND AN EFFICIENCY  
UNIT WITHOUT PERMITS.

Inspector Smilen entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$150 per day, per violation.

Mr. Brad Hertz, owner, explained the violations existed prior to his purchase of the house. He said his engineer had been unable to find the original building plans to confirm whether the bathroom was original. He was in the process of evicting the tenants so the work could be done. Inspector Smilen confirmed that in this single-family zone, the two units could not be rented to separate tenants. He said the City was recommending the efficiency be eliminated or the property re-zoned.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to find in favor of the City and order compliance within 119 days or a fine of \$150 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE07070012**

W James Reimer  
3020 North Atlantic Boulevard

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

Mr. Jay Jacobson, the owner's representative, informed the Board that the plans were sent to the Florida Bureau of Beaches and Coastal Systems. He presented a letter from the Bureau president, Bobby Albert, stating his intent to grant an exemption letter.

Mr. Jorg Hruschka, Building Inspector, stated approvals were also required from the Florida Fish and Wildlife Conservation Commission and The Florida Department of Environmental Protection. He therefore did not object to the request for an extension, and recommended 119 days. Inspector Hruschka added that Mr. Jacobson had been in constant contact with him.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to grant a 119-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5–0.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to begin their January 27, 2009 hearing at 9:00 a.m. In a voice vote, Board approved 5–0.

**Case: CE08070403**

Stipulated agreement

Chelsea Blaine-Flowers, 1/2 Interest  
Herman Flowers  
651 Southwest 26 Avenue

Violations:  
FBC 105.1

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

- 1- STUCCO WORK HAS BEEN DONE OUTSIDE OF THE PROPERTY.
- 2- WINDOWS ARE BEEN REPLACED.
- 3- THERE IS A ROOM ADDITION BEING DONE WITH ALL THE PERMITS EXPIRED.

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 WORK FOR THE ADDITION.

FBC 105.2.5

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

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

FBC 105.2.11

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

- 1- INSTALLING A CENTRAL A/C SYSTEM WITH DUCT WORK AND AIR SUPPLY THE ROOM ADDITION.

FBC 106.10.3.1

THERE IS AN EXPIRED BUILDING, ELECTRICAL AND MECHANICAL PERMIT, WHICH HAS FAILED INSPECTION.

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 WINDOW, SHUTTER, AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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. Croxton, 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 \$50 per day, per violation. In a voice vote, Board approved 5–0.

**Case: CE08070945**

Stipulated agreement

Raul & Carol Oliveros  
3161 Southwest 20 Street

Violations:

FBC 105.1

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

- 1- THE FRONT PORCH ROOF WAS REMOVED AND A NEW STRUCTURE HAS BEEN BUILT WITH SUPPORTING COLUMNS THAT DO NOT SHOW ANY FOOTING OR DADO.
- 2- FASCIA WORK WAS DONE ON THE OVERHANG.
- 3- PAVERS AND A FENCE HAVE BEEN PLACED ON THE FRONT PORCH.
- 4- SOME WINDOWS WERE REPLACED AND THE FRONT ENTRANCE DOOR WAS CHANGED.
- 5- HURRICANE SHUTTERS WERE INSTALLED ON THE PREMISES TO COVER ALL THE WINDOWS OPENING.

FBC 105.2.11

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

- 1- A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND ELECTRIC HEATER.

FBC 109.6

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

FBC 117.1.2

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

FBC 1604.1

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

FBC 1612.1.2

ALL THE WINDOW, SHUTTER, 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.

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. Croxton, 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 \$50 per day, per violation. In a voice vote, Board approved 5–0.

**Case: CE08060643**

Stipulated agreement

Obbie M Mallard Jr  
611 Northwest 4 Avenue

Violations:

FBC 105.1

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

- 1- THERE IS A RESIDENTIAL GARAGE DOOR THAT WAS INSTALLED IN A COMMERCIAL WAREHOUSE.
- 2- THERE IS A BATHROOM DOOR FACING THE PARKING AREA.
- 3- A CARGO CONTAINER WAS INSTALLED IN THE PARKING AREA AND ELECTRICAL SERVICE WAS RUN TO IT.
- 4- THERE IS A CANOPY IN THE PARKING AREA WITH ELECTRICAL SERVICE RUNNING TO IT.
- 5- A PORCH WAS ENCLOSED AND IS USED AS A CAR REPAIR SHOP, AND THERE IS ELECTRICAL SERVICE RUN TO IT.

FBC 105.2.5

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

- 1- ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS, WALL OUTLETS, AIR COMPRESSORS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

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. She asked the Board to approve recording the order as well.

**Motion** made by Ms. Croxton, 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 \$50 per day, per violation, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08030272**

Zulfiqar Lakha  
3521 Riverland Road

Ms. Paris announced that certified mail sent to the owner was accepted on 10/31/08.

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- THE GARAGE DOOR WAS ENCLOSED FROM INSIDE AND THE GAME ROOM SPACE WAS ADDED TO THE GARAGE, MAKING A RENTAL APT.
- 2- A KITCHEN WAS BUILT AND CABINETS AND PLUMBING WITH FIXTURES WERE INSTALLED.
- 3- A BATHROOM WAS BUILT WITH ALL THE PLUMBING FIXTURES.
- 4- A ROOF OVERHANG WAS BUILT ALL THE Way TO THE PROPERTY SETBACK ON THE EAST SIDE.

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- A KITCHEN AND BATHROOM WERE ADDED.

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 AN ADDITIONAL KITCHEN AREA WITH THE APPLIANCES, LIGHTS, WALL A/C, OUTLETS THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

Inspector Oliva entered photos of the property and the Notice of Violation into evidence, and informed the Board that this single-family zoned home had been turned into a halfway house for substance abusers. He requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$250 per day, per violation.



**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 63 days or a fine of \$500 per day, per violation, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE06091123**

Scott M Sander  
2323 Northwest 12 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 11/17/08 and service was also via posting on the property on 11/6/08 and at City Hall on 11/13/08. She asked the Board to approve recording the order.

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

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMIT. THE ALTERATION CONSISTS OF THE CONSTRUCTION OF A SMALL ADDITION TO HOUSE A WATER HEATER THAT HAS BEEN ATTACHED TO THE NORTHWEST CORNER OF THE BUILDING.

FBC 105.2.4

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

FBC 105.2.5

A CIRCUIT TO POWER AN ELECTRIC WATER HEATER HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED

FBC 1612.1.2

THE ADDITION ON THE NORTHWEST CORNER OF THE BUILDING WHICH HOUSES A WATER HEATER IS NOT BUILT STRONG ENOUGH TO RESIST THE WIND AND GRAVITY LOADS THAT MAY BE IMPOSED. THE CONSTRUCTION METHODS AND MATERIALS DO NOT CONFORM TO ANY CODE.

Inspector Strawn entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08070371**

Carl Christensen, Trustee  
Carl Christensen Revocable Living Trust  
15 Northwest 7 Street

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

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

A CHAIN LINK FENCE HAS BEEN ERECTED ON THE SOUTH  
EDGE OF THE PROPERTY WITHOUT OBTAINING A PERMIT.

Inspector Strawn entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day and to record the order. In a voice vote, Board approved 5–0.

**Case: CE06041322**

Peter Scully  
1706 Northwest 7 Court

Ms. Paris announced that service was via posting on the property on 11/6/08 and at City Hall on 11/13/08.

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

THE BUILDING AND PROPERTY HAVE BEEN ALTERED  
WITHOUT OBTAINING THE REQUIRED PERMITS. THE  
ALTERATIONS INCLUDE:

1. WOOD FENCE INSTALLED CLOSE TO THE BUILDING ON  
THE SOUTH END.
2. THE BUILDING HAS BEEN RE-ROOFED.
3. THE WINDOWS AND DOORS HAVE BEEN REMOVED AND  
REPLACED.

FBC 109.6

THE ALTERATIONS, ROOFING WORK, AND INSTALLATIONS  
HAVE NOT BEEN INSPECTED AS REQUIRED. WORK IS NOW  
CONCEALED WITHOUT INSPECTION.

FBC 1612.1.2

THE WINDOWS, DOORS AND FENCE HAVE NOT DEMONSTRATED  
COMPLIANCE WITH THE WIND RESISTANCE REQUIREMENTS  
OF THE HIGH VELOCITY HURRICANE ZONE THROUGH THE  
PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS HAVE NOT DEMONSTRATED THE  
REQUIRED RESISTANCE TO WINDBORNE DEBRIS THROUGH  
THE PERMITTING PROCESS.

Inspector Strawn entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63

days or a fine of \$50 per day, per violation. Inspector Strawn said the owner was aware of the violations, and he had heard from Mr. Scully's contractor this morning.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 5-0.

**Case: CE06080690**

Shirley Suber  
832 Northwest 16 Avenue

Ms. Paris announced that service was via posting on the property on 11/10/08 and at City Hall on 11/13/08. She asked the Board to approve recording the order.

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

9-279(g)

THE WATER HEATER THAT HAS BEEN INSTALLED HAS NOT BEEN APPROVED AS SAFE THROUGH THE PERMITTING PROCESS.

9-280(b)

THE BUILDING IS NOT BEING MAINTAINED STRUCTURALLY SOUND OR IN REASONABLY GOOD REPAIR. THE ITEMS NOTED ARE:

1. FRONT PORCH COLUMNS ARE NOT STRUCTURALLY SOUND.
2. INTERIOR AND EXTERIOR WALLS HAVE HOLES, GAPS AND BROKEN STUCCO.
3. TILE ON THE BATHROOM WALLS AND FLOORS IS MISSING.
4. RAKE BOARDS AND FASCIA ARE ROTTEN OR TERMITE DAMAGED.
5. AWNINGS ARE BROKEN OR LOOSE ON THE BUILDING.

9-280(d)

PANELS USED TO CLOSE IN THE REAR PORCH ARE MADE OF PAINTED PLYWOOD. PAINT DOES NOT PROVIDE SUITABLE PROTECTION FROM THE ELEMENTS AS REQUIRED.

9-280(f)

THE PLUMBING SYSTEM IS NOT BEING MAINTAINED IN GOOD OPERATING CONDITION.

9-280(g)

THE ELECTRICAL SYSTEM IS NOT MAINTAINED IN GOOD SAFE OPERATING CONDITION. WIRES ARE EXPOSED, OPEN SPLICES ARE BEING UTILIZED AND COVER PLATES ARE MISSING.

FBC 105.1

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

1. THE ORIGINAL CASEMENT WINDOWS AND THE DOORS HAVE BEEN REMOVED AND REPLACED.
2. THE JALOUSIE GLASS ON THE REAR PORCH HAS BEEN REMOVED AND REPLACED WITH PANELS AND OTHER WINDOWS.
3. INTERIOR DOORS HAVE BEEN REPLACED AND DRYWALL INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED AND REPAIRED WITHOUT PERMITS. THE WORK INCLUDES THE INSTALLATION OF A NEW WATER HEATER, FIXTURES AND SINKS.

FBC 105.2.5

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

1. NEW SERVICE INSTALLED.
2. NEW CIRCUITS AND PREMISE WIRING INSTALLED.
3. EXTERIOR LIGHTING FIXTURES INSTALLED.
4. NEW DISTRIBUTION PANEL INSTALLED.

FBC 1612.1.2

THE ALTERATIONS INVOLVING THE ENVELOPE OF THE BUILDING HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO WIND LOADING THROUGH THE PERMITTING PROCESS. THIS INCLUDES THE INSTALLATION OF DOORS AND WINDOWS AND THE PANELS INSTALLED TO REPLACE THE JALOUSIES ON THE REAR PORCH.

FBC 1626.1

THE WINDOWS INSTALLED DO NOT MEET THE REQUIRED RESISTANCE TO WINDBORNE DEBRIS AND DO NOT HAVE AN APPROVED SHUTTER SYSTEM TO PROVIDE THIS RESISTANCE.

Inspector Strawn entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Mr. Strawn explained that the property was part of an estate and one of the heirs had died.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE06111042**

Stipulated agreement

David O Sullivan  
1617 Northeast 17 Way

Violations:

FBC 105.1

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

- 1) WINDOWS WERE INSTALLED.
- 2) FRONT DOORS TO FRONT AND REAR UNI WERE INSTALLED. PERMIT 96040977 EXPIRED WITHOUT HAVING OBTAINED THE REQUIRED INSPECTION APPROVALS.

FBC 105.2.11

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

- 1) A CENTRAL AC UNIT WAS REPLACED.

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. Croxton, 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, Board approved 5-0.

**Case: CE07040062**

Stipulated agreement

Martin A Schlueter Revocable Trust  
Martin A Schlueter, Trustee et al.  
737 Northeast 16 Avenue APT # 4

Violations:

FBC 105.1

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

- 1) EXTERIOR DOORS HAVE BEEN REPLACED.
- 2) A WOOD FENCE WAS INSTALLED IN BACK.

FBC 105.2.11

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

- 1) MULTIPLE WINDOW/WALL A/C UNITS HAVE BEEN REPLACED/INSTALLED.

FBC 105.2.4

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

- 1) A WATER HEATER WAS INSTALLED IN REAR BUILDING.

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. Perkins, 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, Board approved 5–0.

**Case: CE08020559**

Stipulated agreement

Benny & Evanthia Alfonso  
3100 Northeast 48 Street # 107

Violations:

FBC 105.1

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

- 1) THE KITCHEN WAS REMODELED.
- 2) STRUCTURAL ALTERATIONS WERE DONE, INCLUDING THE OPENING WALLS IN THE KITCHEN AND CHANGING THE UTILITY ROOM LAYOUT.

FBC 105.2.4

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

- 1) THE KITCHEN SINK AND FIXTURES WERE REPLACED AND MOVED. THE UTILITY ROOM WAS ALTERED.

FBC 105.2.5

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

- 1) THE ELECTRICAL CIRCUITS IN THE KITCHEN AND UTILITY ROOM HAVE BEEN ALTERED. OUTLETS WERE MOVED AND ADDED.

FBC 109.6

WORK WAS COVERED UP BEFORE REQUIRED INSPECTIONS WERE PERFORMED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08021810**

Stipulated agreement

Jack L Snyder  
2900 Northeast 30 Street # G-5

Violations:

FBC 105.1

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

- 1) THE KITCHEN WAS DEMOLISHED.
- 2) INTERIOR ALTERATIONS WERE DONE.

FBC 105.2.4

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

KITCHEN FIXTURES WERE REMOVED. THE PLUMBING  
SYSTEM HAS BEEN ALTERED AND IS NOT OPERATING AS  
DESIGNED.

FBC 105.2.5

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

GENERAL PREMISE WIRING WAS ALTERED.

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. Croxton, 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, Board approved 5–0.

**Case: CE08072323**

Stipulated agreement

David X & Iris Y Chen  
2831 Northeast 55 Place

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) THE BATHROOMS ARE BEING REMODELED.
- 3) THE INTERIOR LAYOUT WAS ALTERED.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE

FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE KITCHEN AND BATHROOM FIXTURES HAVE BEEN REMOVED AND/OR REPLACED.

FBC 105.2.5

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

- 1) THE KITCHEN AND BATHROOM CIRCUITS HAVE BEEN ALTERED.

FBC 109.6

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

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. Perkins, 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, Board approved 5-0.

**Case: CE06081807**

The Isles At Coral Ridge  
Condominium Association, Inc  
1400 Northeast 56 Street

Ms. Paris announced that certified mail sent to the registered agent was accepted on 11/12/08.

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

FBC 105.1

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

- 1) A FENCE HAS BEEN INSTALLED.
- 2) THE DOCK HAS BEEN REBUILT.
- 3) EXTERIOR DOORS HAVE BEEN REPLACED.
- 4) THE POOL BATHROOMS HAVE BEEN REMODELED.
- 5) THE PARKING LOT HAS BEEN REPAVED AND RE-STRIPED.
- 6) RAILINGS HAVE BEEN REPLACED.

FBC 105.2.4

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

- 1) THE POOL BATHROOMS HAVE BEEN REMODELED.
- 2) AN EXTERIOR SHOWER WAS INSTALLED/REPLACED.
- 3) ALTERATIONS HAVE BEEN DONE TO THE PLUMBING SYSTEM.



FBC 105.2.5

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

- 1) LIGHT FIXTURES HAVE BEEN INSTALLED.
- 2) CIRCUITS IN THE LAUNDRY ROOM HAVE BEEN ALTERED.

FBC 109.6

WORK WAS COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE DOORS WERE NOT INSTALLED ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka entered photos of the property and the Notice of Violation into evidence, and explained the owner had originally been very cooperative. He requested a finding of fact and recommended ordering compliance within 119 days or a fine of \$25 per day, per violation. Ms. Croxton informed the Board that there was a new County fee for the dock permit.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, 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, Board approved 5–0.

**Case: CE06091817**

David Dipuglia  
706 Southeast 22 Street

Ms. Paris announced that service was via posting on the property on 11/5/08 and at City Hall on 11/13/08. She asked the Board to approve recording the order.

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 WALL SEPARATING THE TWO BEDROOMS HAS BEEN REMOVED.
- 2) A NEW WALL IS BEING BUILT TO REPLACE THE WALL REMOVED ABOUT 8 FEET AWAY.

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 ARE BEING MOVED IN THE CEILING AND WALLS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford entered photos of the property and the Notice of Violation into evidence, and stated he had tried to contact the owner a number of times. He requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 63 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, Board approved 5-0.

**Case: CE07051291**

Christopher Scott Bensch  
511 Isle Of Capri

Ms. Paris announced that service was via posting on the property on 11/6/08 and at City Hall on 11/13/08.

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

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

- 1) PAVERS HAVE BEEN INSTALLED IN THE DRIVEWAY.
- 2) NEW WINDOWS HAVE BEEN INSTALLED.
- 3) NEW DOORS HAVE 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 \$2,500.

FBC 109.6

WORK WAS PERFORMED AND/OR COVERED WITHOUT  
OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WINDOWS AND DOORS HAVE NOT BEEN DEMONSTRATED  
TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS  
THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

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

Inspector Ford explained the case was begun in 2007 by Inspector Thime and it had been transferred to him in January 2008. Plans had been submitted and returned for corrections in February 2008 but no progress had been made since then. Inspector Ford entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$100 per day, per violation, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE07081705**

Sergio Vazquez, 1/2 Interest &  
Esteban Vazquez  
3391 Southwest 15 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/29/08. She asked the Board to approve recording the order.

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

ONE WINDOW PANE ON THE EAST SIDE OF THE HOUSE IS  
BROKEN.

FBC 105.1

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

- 1) A PVC FENCE HAS BEEN INSTALLED ON BOTH SIDES  
OF THE FRONT OF THE BUILDING.
- 2) A WOOD FENCE HAS BEEN INSTALLED ALONG THE BACK  
OF THE PROPERTY.
- 3) PAVERS HAVE BEEN INSTALLED IN FRONT OF THE  
ENTRY DOOR INCLUDING A WALKWAY TO THE STREET.
- 4) PAVERS HAVE BEEN INSTALLED ON THE WEST SIDE OF  
THE BUILDING EXTENDING THE DRIVEWAY.
- 5) PAVERS HAVE BEEN INSTALLED TO MAKE A PATIO  
AREA ALONG THE BACK OF THE BUILDING.
- 6) A CARPORT HAS BEEN INSTALLED IN FRONT OF THE  
GARAGE.
- 7) NEW WINDOWS HAVE BEEN INSTALLED.
- 8) NEW GLASS BLOCK WINDOWS HAVE BEEN INSTALLED.
- 9) NEW DOORS HAVE BEEN INSTALLED.
- 10) EXISTING DOOR OPENINGS HAVE BEEN FRAMED IN.
- 11) THE GARAGE IS BEING ENCLOSED AND MADE INTO  
LIVING SPACE.
- 12) THE FLORIDA ROOM/PATIO HAS BEEN ENCLOSED; ONE  
HALF HAS BEEN CONVERTED INTO AN APARTMENT WITH A  
KITCHEN AND A BATHROOM AND THE OTHER HALF HAS  
BECOME THE NEW MASTER BEDROOM.
- 13) AN INTERIOR WALL HAS BEEN BUILT THAT NOW  
SEPARATES THE ORIGINAL MASTER BEDROOM FROM THE  
ORIGINAL MASTER BATH.
- 14) A STRUCTURE HAS BEEN BUILT BEHIND THE MAIN  
HOUSE.

FBC 105.2.11

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

- 1) A NEW A/C UNIT HAS BEEN INSTALLED.
- 2) THE MECHANICAL SYSTEM HAS BEEN ALTERED TO COOL THE CONVERTED FLORIDA ROOM APARTMENT AND NEW MASTER BEDROOM.

FBC 105.2.4

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

- 1) FIXTURES AND PIPING HAVE BEEN INSTALLED IN THE KITCHEN AND BATHROOM IN THE CONVERTED FLORIDA ROOM.
- 2) THE WATER HEATER IN THE GARAGE HAS BEEN REPLACED.
- 3) THE PIPING FOR THE PRESSURE RELEASE VALVE TO THE WATER HEATER HAS BEEN ROUTED ACROSS THE TOP OF THE GARAGE FLOOR ON THE WEST SIDE OF THE BUILDING.
- 4) A SINK AND FIXTURES HAVE BEEN INSTALLED IN THE STRUCTURE BEHIND THE MAIN HOUSE.

FBC 105.2.5

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

- 1) ELECTRICAL CIRCUITS WERE ADDED/ALTERED WHEN THE FLORIDA ROOM WAS ENCLOSED.
- 2) ELECTRICAL CIRCUITS WERE ADDED/ALTERED WHILE THE GARAGE IS BEING ENCLOSED.
- 3) A LIGHT FIXTURE HAS BEEN INSTALLED UNDER THE CARPORT, USING A SPLICED EXTENSION CORD.
- 4) ELECTRICAL CIRCUITS WERE ADDED/ALTERED TO POWER THE NEW A/C UNIT.
- 5) ELECTRIC HAS BEEN RUN TO THE STRUCTURE BEHIND THE MAIN HOUSE USING A SPLICED EXTENSION CORD AND ROMEX.
- 6) CIRCUITS AND FIXTURES HAVE BEEN INSTALLED IN THE STRUCTURE THAT HAS BEEN BUILT BEHIND THE MAIN HOUSE.
- 7) EXTERIOR LIGHT FIXTURES HAVE BEEN INSTALLED.
- 8) AN UPGRADE TO THE ELECTRICAL SYSTEM HAS BEEN DONE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAS CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION, A SINGLE FAMILY HOME TO A DUPLEX, WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 1604.1

THE NEW WINDOWS, GLASS BLOCK WINDOWS, NEW DOORS, AND THE STRUCTURE BUILT BEHIND THE MAIN HOUSE HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

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

Inspector Ford stated after several attempts to contact the owner, he had met with him three or four times since May but no work had been performed at the property. He entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Mr. Perkins, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, Board approved 5-0.

**Case: CE08050732**

Mary Jane Tonn Trust  
James W Ashley Co-Trust  
1626 East Lake Drive

Ms. Paris announced that certified mail sent to the owner was accepted on 10/30/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:  
9-280(h)(1)

THE FENCE IS IN DISREPAIR.

FBC 106.10.3.1

FENCE PERMIT 04070842 HAS EXPIRED. ALL OF THE INSPECTIONS HAVE FAILED. THE FENCE HAS NOT BEEN APPROVED THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford reported that as of 11/25/08, no permit had been pulled. He entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, Board approved 5–0.

**Case: CE06090663**

Stipulated agreement

Cesar A & Beatriz A Arguelles  
709 Southwest 13 Avenue

Ms. Paris announced that there was a stipulated agreement to comply within 63 days or a fine of \$100 per day.

Mr. Gerry Smilen, Building Inspector, testified to the following violation:  
FBC 105.1

THE FRONT WINDOW OF UNIT 1 OF THE MULTI FAMILY  
BUILDING HAS BEEN REMOVED AND REPLACED WITH A NEW  
WINDOW WITHOUT OBTAINING THE REQUIRED PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$100 per day and to record the order. In a voice vote, Board approved 5–0.

[Mr. Perkins left the dais]

**Case: CE08062179**

Thomas S Ackel  
1108 Guava Isle

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

Ms. Croxton recused herself from this case. The Board no longer had a quorum and another case was heard until Mr. Perkins returned.

[Mr. Perkins returned to the dais]

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

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED  
WITHOUT PERMITS.

FBC 105.2.1

THE BUILDING HAS BEEN IMPROVED IN THE FOLLOWING  
MANNER WITHOUT PERMITS:

- 1) THE BUILDING HAS BEEN RE-STUCCOED.
- 2) NEW WINDOWS HAVE BEEN INSTALLED.

- 3) NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
- 4) GLASS BLOCK HAS BEEN INSTALLED.

FBC 105.2.15

THE BUILDING HAS BEEN MODIFIED IN THE FOLLOWING MANNER TO ACCEPT THE NEW INSTALLATION OF THE WINDOWS AND DOORS WITHOUT PERMITS:

1. FOUR BY FOUR POSTS HAVE BEEN INSTALLED ON EACH SIDE OF A PICTURE WINDOW AS MULLIONS TO FACILITATE THE ATTACHMENT OF TWO SINGLE HUNG WINDOWS.
2. AN OPENING HAS BEEN FRAMED OUT TO ACCEPT THE INSTALLATION OF GLASS BLOCK.
3. TWO OPENINGS HAVE BEEN MODIFIED TO ACCEPT THE INSTALLATION OF NEW EXTERIOR DOORS.

Inspector Smilen reported the owner had submitted all permit applications. He entered photos of the property and the Notice of Violation into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days or a fine of \$50 per day, per violation and to record the order. In a roll call vote, with Ms. Croxton abstaining, Board approved 4–0.

**Case:CE08061870**

Stipulated agreement

Manlio E Cintron &  
Wenceslao A Cintron  
3480 West Broward Boulevard

Violation:

NFPA 1 1.12.1

INTERIOR RENOVATIONS WERE PERFORMED WITHOUT OBTAINING A PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days or a fine of \$100 per day. In a voice vote, Board approved 5–0.

**Case: CE08021101**

LaSalle Bank N A Trustee  
C/O Wilshire Credit Corp  
1644 Northwest 18 Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. The property was not complied, violations and extensions were as noted in the agenda and the City was requesting imposition of an \$18,300 fine which would continue to accrue until the property complied.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to find the property was not complied by the ordered date, and to impose the \$18,300 fine which would continue to accrue until the property complied, and to record the order. In a voice vote, Board approved 5–0.

**Case: CE08050910**

Richard N Clark &  
Gail S Meltzer  
1433 Northwest 2 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 11/14/08.

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. The property was not complied, violations were as noted in the agenda and the City was requesting imposition of an \$18,900 fine which would continue to accrue until the property complied.

**Motion** made by Ms. Croxton, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$18,900 fine which would continue to accrue until the property complied. In a voice vote, Board approved 5–0.

**Approval of Meeting Minutes**

Ms. Paris reminded the Board that amendments to the minutes had been emailed to them.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to approve the minutes of the Board's October 2008 meeting as amended. 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:

CE08062272  
CE07110706

CE07011188  
CE08100200

CE07120479

CE07100178



**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:

CE06030839                      CE08021649                      CE08041440                      CE08060529  
CE08020891

**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:

CE08051662                      CE08031777                      CE08080683                      CE08070003  
CE07101625                      CE07071617                      CE08040188                      CE07071156  
CE07032227

There being no further business to come before the Board, the meeting adjourned at  
**4:04 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. Opperee, ProtoType Inc.