

**CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
JANUARY 27, 2009
9:00 A.M. – 5:02 P.M.**

| <u>Board Members</u> | <u>Attendance</u> | 2/2008 through 1/2009 | |
|-----------------------------|--------------------------|------------------------------|----------------------|
| | | <u>Present</u> | <u>Absent</u> |
| Myrnabelle Roche, Chair | P | 9 | 9 |
| Sam Mitchell, Vice Chair | P | 11 | 0 |
| Margaret Croxton | P | 3 | 0 |
| Howard Elfman | A | 9 | 2 |
| Genia Ellis | P | 11 | 0 |
| John Greenfield | A | 4 | 7 |
| William Lamont | A | 3 | 2 |
| Ronald Perkins | P | 3 | 0 |
| Jan Sheppard | P | 10 | 2 |

Staff Present

Dee Paris, Administrative Aide
 Ginger Wald, Assistant City Attorney
 Richard Guiffreda, Board Attorney
 Brian McKelligett, Clerk /Special Magistrate Supervisor
 Skip Margerum, Code Enforcement Supervisor
 John Gossman, 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
 Tammy Arana, Fire Inspector
 Deb Maxey, Clerk III
 Yvette Ketor, Code Board Secretary
 Lori Grossfeld, Clerk III
 Sue Holmes, Secretary I
 J. Opperlee, Recording Secretary

Also Present:

CE07101625: Gregg Granger, representative of the new owner
 CE07061931, CE07120736: Goran Dragoslavic, owner
 CE07031444: Michael Madfis, architect; Edward Maynard, representative
 CE08031845: Harris Glaser, tenant
 CE08031215; CE08031285; CE08031233; CE08031279: Bernard Gordon, property manager
 CE06110858: Jorge Medina, contractor's representative
 CE08101500: Luigi La Rocca, owner

CE08040203: Rosana Theophin, owner
CE06120242: Alexander Johnson, owner
CE07080633: Robert Vaughn, owner
CE08021711: Sauvieu Francois, owner; Solange Francois, owner's nephew
CE07051291: Tiffany Biscower, owner's assistant; Enrique Rodriguez, architect
CE07100363: Robert McAllister, owner
CE08042224: Jeffrey Smith, owner
CE08051341: Joy Ganaishlal, owner
CE08051178: Fritz Saintus, owner
CE07101512: Norman Taylor, owner
CE08091740: Matthew Lunde, owner
CE08021094: Keith Poliakoff, attorney; Nick Berry, manager
CE07120349: Guy Abbatoni, realtor
CE08061254: Glenn Lastella, contractor
CE07030273: Pablo Barriero, owner; Juan Matta, owner
CE08072465: Hylton McCarthy, contractor; Gillies Graham, owner
CE08100511: Paul Warner, owner
CE08042601: Terry Thomas, owner's representative
CE07031314: Robert Osoliniec, owner
CE07100943: Andres Cardona, project manager
CE06121030: Nicholas Tacquard, owner
CE08020891: Howard Nelson, attorney
CE08042532: Lionel York, owner's representative
CE07050280: Abelardo Perez, owner
CE06020765: Lewis Moore, owner
CE06041436: Marie Wexler, realtor; Eric Nathanson, owner
CE08041417: Scott Strawbridge, representative
CE08050732: Jeffrey Matthews, trustee
CE08030175: Richard Leonardi, owner; Jeff Beebe, owner
CE08050806: Christine Linden, owner
CE08042223, CE08041710: Hadiga Haider, owner
CE08100816: Dario Hurtado, representative
CE08040256: Renet Dejuste, owner
CE08061454: Frank Caponi, owner
CE06061258: William Huegele, owner
CE07011394: Cheryl Kupkovich, owner
CE08070272: Gloria Wetherington, power of attorney
CE07080734: Dennis Bird, owner; Valerie Bird, owner
CE08051666: Steven Pike, owner
CE08061870: Manlio Centro, owner; Michael Rhett, contractor
CE08030272: Zulfiqar Lakha, owner
CE08020178: Abisael Delgado, owner
CE07101897: Betty Silva Quero, owner
CE07100999: Gus Carbonell, architect
CE06111420: Zandalyn Salmon, Power of Attorney
CE08061112: Janet Clarke, owner's daughter; Cornelius Kea, contractor
CE06021033: Todd Gilliam, owner

CE07030441: Esa Natour, owner
CE08031377: Steven Margolis, owner
CE06030822: Mandy Donegal, owner
CE07101516: Elmo Lawrence, owner; Christopher Rogers, contractor
CE08031315: Minerva Velasquez, owner; Ojeda Minerva, owner's daughter
CE08040239: Jose Arevalo, owner
CE05122032: William Hipps, owner
CE08091743: Carol Templin, property manager
CE06040061: Joel Lavender, owner
CE08040779: Jake Watkins, owner
CE07030221: Juan Ruiz, owner; Antonio Duran, property manager
CE07021312: Leonvil Noel, owner
CE08011721: Eduardo Marquez, owner
CE08010779: Abraham Levy, owner
CE07040197: Johnny Olavarria, owner
CE08031527: Oliver Abeleda, owner
CE07110571: Sunny Prekup, owner
CE07091556: Peter Postiano, representative
CE08041342: Edwena Smith, owner
CE05111040: Grace Testa, owner

Chair Roche called the meeting to order at 9:03 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: CE07101625

Elizabeth A Perez
4021 Bayview Drive

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 10/28/08. Violations were as noted in the agenda. The City was requesting that the CEB Order dated 10/28/08 be amended to extend the date of compliance from 11/25/08 to 1/27/09.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to amend the Board's order dated 10/28/08 to extend the date of compliance to 1/27/09. In a voice vote, Board approved 6-0.

Mr. Gregg Granger, representative of the new owner, requested a 60-day extension. He stated the entire house had been gutted, and new plans would be submitted this week. The koi pond had been removed and the pool filter was working.

Mr. Jorg Hruschka, Building Inspector, confirmed the new owner was working diligently to comply, and suggested a 90-day extension, since the plans must be reviewed.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 - 0.

Case: CE07061931

Goran G Dragoslavic
500 Southwest 18 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Goran Dragoslavic, owner, explained that the two dock piles had been removed, and the contractor would submit plans for a permit for the work done. He requested 60 to 90 days.

Mr. Jorg Hruschka, Building Inspector, confirmed there were no life safety issues and he supported a 60-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07120736

611 Southwest 12th Avenue LLC
612 Southwest 12 Avenue

Ms. Paris announced that this case was first heard on 3/25/08 to comply by 5/27/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,500 and the City was recommending abatement.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to abate the fines. In a voice vote, Board approved 6 – 0.

Case: CE07031444

Bill Richardson Trust
2491 State Road 84

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09 and 2/24/09. Violations were as noted in the agenda, the owners were ordered to reappear, and the property was not complied.

Mr. Michael Madfis, architect, explained research done to create the new plans, and stated they would need more than six months to define the scope of work, complete the documents and pull permits. He agreed to return in 90 days to give the Board a progress report.

Mr. Madfis said they were removing the unpermitted work and addressing the life safety issues. The building had two means of access, which were probably code-compliant when the building was constructed, but were not compliant with current codes. He explained that

the electrical work done without permits had been done by a licensed electrician and was sound, so they needed to pull permits for this work.

Mr. Wayne Strawn, Building Inspector, stated the building was constructed prior to 1959, before the County had a Building Department.

Ms. Tammy Arana, Fire Inspector, stated she was not familiar with the case, but she acknowledged Mr. Madfis was aware of the egress issues that must be addressed.

Mr. Madfis confirmed for Ms. Ellis that the water runoff that had been directed at electrical boxes had been addressed.

Mr. Mitchell was concerned about allowing 90 additional days to comply. Mr. Madfis explained that the owner conducted safety programs with staff on a regular basis, and had a foam system and water pumps on site for fire safety.

Motion made by Ms. Ellis, seconded by Ms. Croxton, to grant a 91-day extension to 4/28/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing. In a voice vote, Board approved 6 – 0.

Case: CE08031845

First Industrial L P
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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Harris Glaser, tenant, reported he had not moved out yet, but had signed a sub-lease six days ago. In the meantime, he was continuing with the remedial measures in place at the business. He requested a six-week extension to move.

Mr. Alex Hernandez, Building Inspector, reported that as of the previous day, the business was still operating and the violations still existed and recommended imposition of the fines. He said no one from the business had called him to work with him since the last meeting. Mr. Glaser stated he believed moving the business would solve the problem, so he had not initiated any additional remedial measures.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08031215

3333 Davie LLC
3333 Davie Boulevard

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

Mr. Bernard Gordon, property manager, stated the work should be complete within 30 days.

Ms. Tammy Arana, Fire Inspector, said Inspector Clements had indicated he would not object to an extension. She reported the permits had been pulled and work had begun, and recommended 56 days.

Mr. Gordon informed Mr. Mitchell that the wiring and smoke units had been installed, and the contractor had called for an inspection.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a roll call vote, Board approved 4 – 2 with Mr. Mitchell and Ms. Sheppard opposed.

Case: CE08031285
3333 Davie LLC
3343 Davie Boulevard

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

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a roll call vote, Board approved 4 – 2 with Mr. Mitchell and Ms. Sheppard opposed.

Case: CE08031233
3333 Davie LLC
3353 Davie Boulevard

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

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a roll call vote, Board approved 4 – 2 with Mr. Mitchell and Ms. Sheppard opposed.

Case: CE08031279
3333 Davie LLC
3363 Davie Boulevard

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

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a roll call vote, Board approved 4 – 2 with Mr. Mitchell and Ms. Sheppard opposed.

Case: CE06110858

Hezreco LLC
1640 Northwest 12 Court

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 5/27/08. Violations and extensions were as noted in the agenda. The property was not complied.

Mr. George Medina, the contractor's representative, said plans had been returned for changes, and he would resubmit the plans today. He requested another 90 days.

Mr. Wayne Strawn, Building Inspector, said the owners had worked diligently to comply the property and he supported the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07120349

Bank Of New York Trustee
CWABS Inc
1043 Northwest 17 Avenue

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. The property was not complied and violations were as noted in the agenda.

Mr. Guy Abbatoni, realtor, requested a 60-day extension. He explained that portions of the structure and trees had been removed.

Mr. Wayne Strawn, Building Inspector, stated some things had been demolished in error, and the contractor must now pull a permit for this. He must also remove the AC unit, pull a permit for a window replacement and complete demolition. Inspector Strawn supported the extension request.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07100943

Middle River Builders LLC
1451 Northeast 10 Avenue

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

Mr. Andres Cardona, project manager, stated the plans would be submitted that day, and requested additional time. He confirmed that the property was not occupied.

Mr. Burt Ford, Building Inspector, stated the property had been unoccupied for some time and the owner had cured the life safety issues, so he did not oppose the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Ellis opposed.

Case: CE08042223

Suntrax Corp
C/O Hadiga Haider
1952 Northwest 9 Avenue

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

Ms. Hadiga Haider, owner, explained that the electrical contractor she had hired had informed her that the contract she entered into did not cover the air conditioning unit, and refused to return her deposit. She requested additional time to hire an air conditioning contractor.

Mr. George Oliva, Building Inspector, said the owner had been working to comply and had already pulled some permits. He recommended a 91-day extension. Inspector Oliva confirmed that the first air conditioning contractor Ms. Haider hired had absconded with her deposit.

Mr. Mitchell wanted Ms. Haider to return in 28 days with a permit. Chair Roche felt this would be “virtually impossible” and suggested a longer extension; Inspector Oliva agreed, and recommended at least 56 days.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Croxton opposed.

Case: CE08041710

Suntrax Corp
C/O Hadiga Haider
1954 Northwest 9 Avenue

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

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Croxton opposed.

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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Renet Dieujuste, owner, said the electrician was working on the property.

Ms. Tammy Arana, Fire Inspector, confirmed the permit was pulled and the work was ongoing. She did not oppose the request for an extension.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Oliver Abeleda, owner, said they had experienced financial setbacks, and the surrounding properties were being foreclosed upon and vandalism had occurred at this property. His tenants had left due to the vandalism and Mr. Abeleda lacked the income to have the work done.

Ms. Tammy Arana, Fire Inspector, noted that only one of the four units was occupied, and did not object to an extension due to the financial hardship. She added that the permit for the smoke detectors had been pulled and the units still had individual detectors.

Mr. Mitchell was concerned that Mr. Abeleda had not addressed this issue earlier, since notices had first been sent out two years ago.

Motion made by Mr. Mitchell to grant a 28-day extension to 2/24/09. Motion died for lack of a second.

Motion made by Ms. Croxton, seconded by Mr. Mitchell, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07040197

Johnny S Olavarria
5331 Northeast 15 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Johnny Olavaria, owner, reported all of the documents had been submitted immediately after the last hearing. He requested a 60-day extension.

Mr. Jorg Hruschka, Building Inspector, said he supported a 91-day extension.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08050732

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

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Jeff Matthews, representative of the trust, stated the contractor was scheduling final inspection, and requested a 56-day extension.

Mr. Burt Ford, Building Inspector, explained that the original permit application had expired; he noted that a fence permit was not difficult to renew and should not take long.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 1 – 0.

Case: CE06041436

Wells Fargo Bank NA Trustee
1601 Northwest 8 Avenue

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Ms. Eloise Wexler, realtor, explained that the property had been sold. She presented a copy of the HUD, and stated she did not yet have the warranty deed.

Mr. Eric Nathanson, owner, informed the Board that he had pulled permits for the roofing, windows and shutters, and the work should be completed in a few days.

Mr. Wayne Strawn, Building Inspector, confirmed Mr. Nathanson had pulled the permits, and said he supported a 56-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07030441

Esa & David Natour
1901 Northwest 21 Avenue

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23 and 11/27/07. Violations and extensions were as noted in the agenda, and the property was not complied.

Mr. Esa Natour, owner, stated he had pulled the permit for the dumpster enclosure, and the contractor had called for inspection. Mr. Natour had also applied for the door and sign permit and was requesting a 91-day extension.

Mr. Wayne Strawn, Building Inspector, agreed with a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08030175

Big O RV Resort Inc
1701 East Sunrise Boulevard

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Jeff Beebe, owner, said they planned to demolish the building and redevelop the property as a bank.

Mr. Burt Ford, Building Inspector, said the owners had been very cooperative, and the property had been vacant for some time.

Mr. Richard Leonardi, owner, stated site plans would be submitted in February, and requested a 91-day extension. Demolition should take place on April 1, 2009.

Inspector Ford confirmed that the bank was maintaining the property and it was secured.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08061112

Alberta Williams Estate
1207 Northwest 11 Place

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Cornelius Kea, contractor, explained that the work for which the property had been cited was done 20 years ago, and he could not find a notice of commencement for the windows or doors. The alternative was for Ms. Clarke to replace all of the windows and

doors, which she could not afford. Mr. Mitchell reminded Ms. Clarke and Mr. Kea that a purchaser bought existing violations when purchasing a property, and the Board's concern was the safety of the community.

Regarding the roof, Mr. Kea said it might be possible to have an inspector tear off a section for inspection. He could not say how old this roof was.

Mr. Wayne Strawn, Building Inspector, said a 2005 case cited the property for an illegal carport enclosure and new windows. He had subsequently discovered a 1956 permit for the carport. In November, the property had been cited for the new roof.

Mr. Kea asked if an engineer could inspect and approve the windows and roof. Inspector Strawn advised that Ms. Clarke should apply for an after the fact permit for the roof. Chair Roche said if the windows were not hurricane resistant, shutters must be installed. She advised Mr. Kea to consult with Inspector Strawn.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07080734

Dennis G & Valerie M Bird
3383 Southwest 16 Court

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$14,500.

Mr. Dennis Bird, owner, confirmed the property was complied. Chair Roche wondered why Mr. Bird had not applied for extensions.

Mr. Burt Ford, Building Inspector, confirmed that all work was complete.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to abate the fines. In a voice vote, Board approved 6 – 0.

Case: CE06111420

Antoinette Rowe
320 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 9/25/07 to comply by 11/27/07. Violations and extensions were as noted in the agenda and the property was not complied.

Ms. Zandalyn Salmon, Power of Attorney for her daughter, the owner, requested abatement of the fines. Ms. Paris confirmed with the inspector that the property was complied.

Ms. Salmon waived the right to notice of a Hearing to Impose Fines, so the Board could address the fines.

Mr. Wayne Strawn, Building Inspector, reported the owner had been victimized by more than one unscrupulous contractor, and he supported abatement of the fines.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to abate the fines. In a voice vote, Board approved 6 – 0.

Case: CE06040061

Joel & Ileana Lavender
743 Northeast 17 Court

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Joel Lavender, owner, stated plans had been submitted on September 18, 2008 and his architect was scheduling a meeting with City staff to review the plans. He requested an extension.

Mr. Lavender said it had taken so long because he had needed to locate the property's original architect; the City was trying to locate old permits as well.

Mr. George Oliva, Building Inspector, confirmed the plans were still in review. He recommended a 56-day extension for the permits to be issued. Inspector Oliva stated there was a lot of work to be done at the house.

Ms. Croxton asked about the length of time this was taking to get the permit issued. Inspector Oliva stated the plans had been returned for revisions a few times.

Inspector Oliva agreed to look into the delay. The Board heard other cases in the meantime.

Upon returning to the case, the Board determined that Mr. Lavender's architect had received the plans back from the City for revisions, and was trying to meet with City staff. Inspector Oliva recommended a 91-day extension.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08091740

Matthew J Lunde
837 North Andrews Avenue

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Matthew Lunde, owner, said he had hired a contractor in December, and the contractor had submitted the permit application.

Ms. Tammy Arana, Fire Inspector, reported the contractor, A-1 Fire, had not yet submitted the application. She recommended a 56-day extension.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Croxton opposed.

Case: CE08061254

Sherri Friend
1112 Southwest 20 Street

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda, and the property was not complied.

Mr. Glenn Lastella, contractor, said they were waiting for a letter from the County Health Department to be able to submit the sewer permit application; he had addressed all of the other plan comments. Mr. Lastella requested 91 days.

Mr. Gerry Smilen, Building Inspector, confirmed the permit applications had been returned in December. He supported the request for an extension.

Motion made by Ms. Croxton, seconded by Mr. Perkins, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07021312

Conceptia Silien, 1/2 Interest,
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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Leonvil Noel, owner, said he had removed the old wall, and requested additional time to replace it.

Mr. Wayne Strawn, Building Inspector, explained Mr. Noel had removed most of the front of the house, which had been built with no permit, and Mr. Noel had plans to restore the building. Inspector Strawn was encouraged by Mr. Noel's efforts, and supported a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08010779

Abraham Levy
2609 Northeast 26 Street

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

Mr. Abraham Levy, owner, said the house was being auctioned. Ms. Wald reported the house was scheduled for sale on February 19. Ms. Paris confirmed that the order had not been recorded.

Mr. Jorg Hruschka, Building Inspector, stated, "This was a blatant, blatant attempt to circumvent a close to 2,000 square foot addition with a little roofing permit; the extent of the work done flabbergasts me and I would just make sure that we do not give him any kind of extension. Record it, because there's substantial work that needs to be done, the corrective action to be taken. We need to protect the next buyer...I do not support any type of extension and urge you not to do it"

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. A voice vote was inconclusive.

Motion made by Mr. Mitchell to granted a 28-day extension to 2/24/09, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to record the order. In a voice vote, Board approved 6 – 0.

Case: CE06021033

Todd C & Lauryn Gilliam
1620 Northeast 63 Court

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Todd Gilliam, owner, said the drawings had been returned for revisions, and requested an extension.

Mr. Jorg Hruschka, Building Inspector, supported a 56 to 91-day extension. He believed some of the City's comments were unreasonable because this was just a Tiki hut.

Motion made by Mr. Perkins, seconded by Mr. Mitchell, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07101516

E H & Jeanne P Lawrence
1526 Southwest 20 Avenue

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

Mr. Christopher Rogers, contractor, said he had been hired the previous week, and requested additional time to pull the permits.

Mr. Jorg Hruschka, Building Inspector, explained the owner had removed all of the illegal structures, and he supported a 28 to 56-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Mr. Mitchell asked that someone call Plan Review to determine the permit application processing wait time. Skip Margerum, Code Enforcement Supervisor, replied that the processing time depended on the scope of the project. The more involved the project, the more time reviews required. He agreed to call the Building Department.

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. Violations and extensions were as noted in the agenda. Ms. Paris stated certified mail sent to the owner was accepted [no date]; service was also via posting on the property on 1/5/09 and at City Hall on 1/15/09. The property was complied, fines had accrued to \$37,000 and the City was recommending imposition of the full fine.

Mr. Keith Poliakoff, attorney for the owner, stated his client had purchased the property unaware of the work done without permits. The owner had pulled an after the fact permit for the air conditioner condenser located outside the home in 2006, and a general contractor had determined the windows were properly installed and the permit was issued in September 2008.

Mr. Poliakoff stated the City inspector had noticed air conditioning work inside the house when performing the final inspection on the condenser, and the owner had pulled an after the fact permit for this in July 2008. During this final inspection, the inspector noticed the windows needed shutters. The shutters were installed and complied.

Mr. Poliakoff informed the Board that the owner had paid \$100,000 for the house and it was now worth \$44,000. He said the owner kept the property up and intended to rent it. He requested abatement of the fines.

Chair Roche thought the fines had accrued because extensions had not been requested. Mr. Nick Berry, manager, said he had attended every meeting and been granted extensions.

Mr. Wayne Strawn, Building Inspector, stated Mr. Berry had missed two hearings. He presented photos taken before and after Mr. Smith purchased the property, and stated he believed the owner had installed the new condenser very recently. The windows had also been installed after Mr. Smith purchased the property. Inspector Strawn felt that because Mr. Smith was a contractor, he should have pulled permits before performing work. Inspector Strawn did not favor a full abatement of the fine, but requested a 25% minimum fine.

Mr. Poliakoff stated the owner was not a general contractor; Mr. Berry said the contractor's license was in Mr. Smith's father's name and Mr. Poliakoff agreed. Mr. Poliakoff stated, "It was a 24-year-old kid who got a place as investment property, he was not a contractor, didn't know what he was supposed to do. The minute he found out...he immediately went in and got the permit in '05."

Ms. Croxton believed the Board should "stand behind our inspectors at some point" and follow Inspector Strawn's recommendation for the fine reduction.

Chair Roche cautioned the Board that they should base their decisions solely on the facts presented.

Mr. Poliakoff gave a chronology of events again. Ms. Paris explained the process for a property owner to call in and request to be put on an agenda to request an extension, and said no one had called to be put on the agenda to request an extension for this case in May or in August, and the case had therefore missed two compliance deadlines.

Motion made by Ms. Croxton to reduce the fine to \$9,250. Motion died for lack of a second.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose a \$3,000 fine. In a voice vote, Board approved 6 – 0.

Mr. Skip Margerum, Code Enforcement Supervisor, informed the Board that it was currently taking two to three weeks to process a permit application, if everything was submitted correctly.

Case: CE06061258

William Todd Huegele
3166 Northwest 67 Court

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

Mr. William Huegele, owner, reported he was applying for a variance, and needed to collect some additional information for his application packet. He hoped to be scheduled for the March Board of Adjustment agenda. Mr. Huegele requested a 91-day extension.

Mr. Gerry Smilen, Building Inspector, supported Mr. Huegele's request for 91 days.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 119-day extension to 5/26/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08031315

Minerva Juarez
3700 Southwest 14 Street

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was complied, and fines had accrued to \$17,250.

Ms. Tammy Arana, Fire Inspector, recommended abatement of the fines.

Ms. Minerva Ojeda, owner's daughter, explained that it had taken some time to get the money together for the project.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to abate the fine. In a voice vote, Board approved 6 – 0.

Case: CE06120242

Alexander P Johnson
420 Southeast 13 Street

Ms. Paris announced that this case was first heard on 1/22/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Alex Johnson, owner, stated three violations were complied; the only remaining item was the change of use. The DRC process had started in 2007, prior to the property's being cited, and was ongoing. At present, the architect was addressing comments on the plans.

The Board was concerned at how long the process was taking. Mr. Johnson was frustrated as well, and said the DRC process was being handled by the architectural firm. Mr. Johnson presented a letter from his architect, who could not be present, summarizing his efforts and the status of the case. Mr. Johnson stated the following progress had been made: the porch had been converted back to its original form; the unpermitted windows had been removed; the unpermitted ramp had been removed and central air had been installed with permits. Mr. Johnson requested a six-month extension, per the architect's letter. He pointed out that no further work could be done until the DRC process was complete.

Mr. Wayne Strawn, Building Inspector, concurred with Mr. Johnson's explanation of work done, but shared the Board's concerns regarding how long the DRC process was taking.

Ms. Croxton acknowledged that in her experience, two years was not an unusually long time for the DRC process.

Ms. Ellis requested Mr. Johnson return in after 56 days with a status report and an exact date of when the architect had begun the DRC process.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing. In a voice vote, Board approved 5 – 1 with Mr. Mitchell opposed.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07030273

Las Olas North LLC
1180 Northeast 1 Street

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Juan Lorgozino, owner, explained that the architect was working on the plans, and requested a 56-day extension.

Mr. Jorg Hruschka, Building Inspector, said he had suggested changes to the plans after the previous meeting. Mr. Lorgozino said there had been a financial issue with the architect that caused the delay. Inspector Hruschka said many of the units had been changed 10 years ago without a permit, and it was very costly to retroactively comply. He recommended a 56-day extension. Mr. Lorgozino planned to have the drawings complete and the permit pulled within the 56 days.

Motion made by Mr. Mitchell, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue.
In a voice vote, Board approved 6 – 0.

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. Violations and extensions were as noted in the agenda and the property was not complied.

Ms. Sunny Prekup, owner, stated she had hired a new contractor after the first contractor had resigned. The architect had the final drawings and planned to submit them immediately. She reported much of the work had already been done. Ms. Prekup requested a 90-day extension.

Mr. Jorg Hruschka, Building Inspector, supported a 91-day extension.

Motion made by Ms. Croxton, seconded by Mr. Perkins, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08030272

Zulfiqar Lakha
3521 Riverland Road

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Zulfiqar Lakha, owner, explained that the property had been under a management company, which had rented the property and taken the money. When he became aware of the violations, Mr. Lakha had called Inspector Oliva to discuss work that needed to be done. He had determined what work had been done, and researched the City archives to find permits issued on the property. Mr. Lakha had a set of plans from the City, and planned to take them to an engineer. He explained that he was terminating leases the tenants had signed with the management company.

The property manager had informed Mr. Lakha that he had tiled floors and enclosed the garage, and all other work had been done earlier. Mr. Lakha said three properties he had owned with Brad Hertz had been deeded back to him on January 1, 2009. Prior to that, Mr. Lakha could not even be at the property without Mr. Hertz.

Mr. Lakha requested time to have the engineering work done to determine the scope of work. Mr. Mitchell was concerned that nothing had been done since the last hearing, and Mr. Lakha reiterated that he had been unable to do anything because of the management agreement. He added that the notices had been sent to Brad Hertz, not to him.

Mr. George Oliva, Building Inspector, was concerned that the property was occupied by 16 people as a rooming house for recovering alcoholics, but was zoned single-family. Ms. Ellis asked Ms. Wald if the owner could remove the tenants, since the property was not zoned for multi-family use. Ms. Wald stated she could not give Mr. Lakha legal advice in that regard, but this use could lead to additional violations at the property. Any eviction proceeding must be brought by the property owner, not the City.

Mr. Lakha reiterated that the activities had occurred while he had no control over the property. Mr. Mitchell told Mr. Lakha that as owner, he was still responsible for the property.

Mr. Lakha said there were still three people at the house, but none occupied the rear of the building, where the problems were. Chair Roche advised Mr. Lakha he must remove the remaining tenants. Mr. Lakha said he was working with other sober programs to get the tenants moved.

Mr. Lakha requested 28 to 56 days to sort out the permit issues.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension to 2/24/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing. In a voice vote, Board approved 6 – 0.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to record the order. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Eduardo Marquez, owner, reminded the Board there had been a platting issue on the property, and he had determined it would be easiest to resolve this by demolishing the building. Mr. Marquez presented the plans his architect had submitted.

Ms. Tammy Arana, Fire Inspector, said the owner was working with the Building Department, and she supported a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Ellis opposed.

Case: CE08040203

Rosana & Rooveline Theophin
208 Northwest 16 Street

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda and the property was not complied. Fines had accrued to \$75,750, and the City was requesting imposition of the full amount, which would continue to accrue until the property complied.

Mr. Gerry Smilen, Building Inspector, reported the owner had pulled the permits, and this complied five of the eleven violations. The remaining violations would comply when the work was inspected. He recommended an extension.

Ms. Rosana Theophin, owner, said demolition had already begun, and Inspector Smilen suggested a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07011394

Christopher & Cheryl Kupkovich
3302 Southwest 14 Street

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

Ms. Cheryl Kupkovich, owner, said she had submitted the permit application, and the City had requested additional information.

Mr. Jorg Hruschka, Building Inspector, recommended a 56-day extension.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Gus Carbonell, architect, said the duplex had been converted to four units. He requested 56 days to submit the plans for a permit.

Mr. Burt Ford, Building Inspector, supported the request.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08091743

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

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Ms. Carol Templin, property manager, explained the tenant had built office space in a warehouse without a permit and they had been unaware of it until the October hearing. The tenant had a permit, and inspections were being conducted. Ms. Templin said the electrical inspector had requested additional information, and another permit.

Ms. Tammy Arana, Fire Inspector, did not object to the request for a 56-day extension.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08072465

Gillies & Hazel Graham
1201 Northwest 1 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Gillies Graham, owner, said he had been cited for a porch that did not exist. He said a code inspector had informed him that the window repair would be "okay" if he did not remove the shutter. Mr. Graham said the other work had been done before he purchased the house.

Mr. Wayne Strawn, Building Inspector, said he was disappointed at the lack of progress, but would not oppose a reasonable extension.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 28-day extension to 2/24/09, during which time no fines would accrue, ordered the respondent to reappear at that hearing, and to record the order.

In a voice vote, Board approved 6 – 0.

Case: CE08031377

Steven Margolis
2027 Southwest 29 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was complied, and fines had accrued to \$6,750.

Mr. Steven Margolis, owner, explained that the original electrical engineer was not licensed, and had been unable to pull the permit, which had delayed compliance.

Ms. Tammy Arana, Fire Inspector, recommended abatement.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to abate the fine. In a voice vote, Board approved 6 – 0.

Case: CE08061870

Manlio E & Wenceslao A Cintron
3480 West Broward Boulevard

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Michael Rhett, contractor, said he had hired an architect, who had drawn plans for the after the fact permit. He requested time for the plans to go through the Building Department.

Ms. Tammy Arana, Fire Inspector, supported the requested for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07030221

Villas Santa Fe Corp
1111 Southwest 4 Street

Ms. Paris announced that this case was first heard on 10/23/07 to comply by 11/27/07. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Antonio Duran, property manager, said only two of the original fourteen permits were still open. He requested 60 days.

Mr. Jorg Hruschka, Building Inspector, supported a 56-day extension, stating the owner was working diligently.

Motion made by Mr. Perkins, seconded by Ms. Croxton, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Ms. Mandy Livingston, owner, said the architect had resubmitted the plans with corrections; the work had already been done. She requested a 56-day extension.

Mr. Wayne Strawn, Building Inspector, confirmed two permits were issued last year and four more permit applications had been submitted. He supported the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08040779

Jake Watkins Jr
1028 Northwest 7 Terrace

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Jake Watkins, owner, requested a 90-day extension. He said the only remaining issue was the rear enclosure.

Mr. George Oliva, Building Inspector, supported the request.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08040239

Jose C & Aimee M Arevalo
3716 Southwest 13 Court

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$22,500, and the City was requesting imposition of the full amount, which would continue to accrue until the property complied.

Mr. Jose Arevalo, owner, said the electrician was working that day installing the smoke detectors.

Ms. Tammy Arana, Fire Inspector, said the permit was issued on 1/23/09 and she supported the request for an extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE05122032

William R & Judith A Hipps
6731 Northwest 29 Avenue

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,400 and the City was recommending abatement.

Mr. William Hipps, owner, requested abatement of the fines.

Mr. George Oliva, Building Inspector, supported the abatement request.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to abate the fine. In a voice vote, Board approved 6 – 0.

Case: CE08041417

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

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. That order had been vacated on 10/28/08 and the compliance date changed to 10/28/08.

Violations and extensions were as noted in the agenda. The property was not complied, and fines had accrued to \$45,000.

Mr. Scott Strawbridge, representative, said he had met with Inspector Oliva and hired an architect, but had missed the October CEB meeting. The plans had been submitted for permit the previous Friday, and he had already hired a contractor.

Mr. Strawbridge explained that the Affordable Housing manager had “an enormous amount of difficulty getting access to this particular property” because it was rented by a Fort Lauderdale Police Officer, who claimed to have his own alarm system, and many weapons on the property. Mr. Strawbridge had spoken to the officer, and told him he could not understand why he would not comply, since he was a Police Officer. The officer had thereafter allowed access to the property.

Mr. Strawbridge requested an extension to have the work done. He said of the thousand units the Housing Authority operated in Fort Lauderdale, there were seven or eight outstanding cases, and he intended to clean these up and keep them clean.

Mr. Mitchell said he had a “very, very, very serious concern about the Housing Authority ... making renovations without permits.” He said he knew for a fact that the State’s Step Up program “employed people making renovations to the Housing Authority properties and they did not pull permits.” He believed that “quite a few, if not most, of the Housing Authority properties over the years have been renovated without permits.”

Mr. Strawbridge said he ran the Step Up program, and was very proud of it. Regarding this property, Mr. Strawbridge said the City had cited it in 1998, and then “dropped the ball” on the violations, because there was no record of the violations when the Housing Authority purchased the property from HUD when it was in foreclosure. Seven years after they purchased the property, the City had cited it again, and the Housing Authority had responded right away.

Mr. Strawbridge continued that “everybody there is licensed” and the work was being done with permits. The existing work predated their ownership of the property.

Mr. Mitchell again stated that the Step Up program had improved properties without permits. Mr. Strawbridge said he knew of no instance where this had occurred.

Mr. Strawbridge requested a 90-day extension.

Mr. George Oliva, Building Inspector, said the tenant had refused him access to inspect the property as well. He supported the request for a 91-day extension.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Mr. Mitchell opposed.

The Board took a ten-minute break.

Case: CE07051291

Christopher Scott Bensch
511 Isle Of Capri

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Enrique Rodriguez, architect, said they were in the process of pulling the after the fact permit for the pavers. He had an engineer's letter stating the pavers were installed to code.

Mr. Burt Ford, Building Inspector, said it was up to the Building Official to accept the letter from the engineer. He supported a 28-day extension

Motion made by Ms. Croxton, seconded by Mr. Mitchell, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Lewis Moore, owner, said he had just received the permits and the subcontractor should begin work any day. He requested a 91-day extension.

Mr. Wayne Strawn, Building Inspector, confirmed that Mr. Lewis had removed the front porch long ago. He noted that until the permitted work passed inspection, the property would not be complied. He supported the request for a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08051341

Premnath Ganaishlal
710 TO 726 & Rear Northwest 5 Avenue

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

Ms. Joy Ganaishlal, owner, said the tenant had informed her after the last meeting that he had applied for permits, but this was not true. The tenant admitted it would be too expensive for him to do the work, and had then refused to allow her access to demolish the illegal work, and she must begin eviction proceedings again. Ms. Ganaishlal remarked that the tenant was now very angry, and the situation was volatile. She confirmed her attorney had filed for the eviction.

Mr. George Oliva, Building Inspector, reported only Bay 74 was not complied. He recommended a 28-day extension for the eviction to occur. He agreed that the tenant would not allow Ms. Ganaishlal to enter the property, and she had filed a Police report with Detective Mauro after the owner became very aggressive.

Motion made by Ms. Croxton, seconded by Mr. Mitchell, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07091556

HSBC Bank USA
C/O EMC Mortgage Corp
2152 Northeast 62 Court

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 9/23/08. Violations were as noted in the agenda. The property was complied, fines had accrued to \$15,000 and the City was recommending abatement.

Mr. Peter Postiano, representative of the mortgage company, confirmed the property was complied.

Mr. Jorg Hruschka, Building Inspector, supported abatement.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to abate the fines. In a voice vote, Board approved 6 – 0.

Case: CE08042532

Maxine Espy
1518 Northwest 11 Court

Ms. Paris announced that this case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Lionel York, the owner's representative, said he thought the property was complied, but Inspector Smilen had informed him that one water connection must still be removed. Chair Roche stated there were many other violations remaining.

Mr. Gerry Smilen, Building Inspector, confirmed that the other violations pertained to the illegally enclosed carport, which was complied. The property was almost entirely restored, but there were a few plumbing pipes that must be removed. Inspector Smilen recommended a 28-day extension. He stated restoring the property to its previous condition would make a Certificate of Occupancy unnecessary.

Motion made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07022301

Richard M Knaur
3043 Center Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 6/24/08 and 10/28/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,900 and the City was recommending abatement.

Mr. Jorg Hruschka, Building Inspector, recommended abatement of the fines.

Motion made by Ms. Sheppard, seconded by Ms. Croxton, to abate the fines. In a voice vote, Board approved 6 – 0.

Case: CE08021711

Solange Francois
431 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied, and the City was requesting imposition of the \$75,000 fine, which would continue to accrue until the property complied.

Ms. Solange Francois, owner, said her nephew would translate for her.

Mr. Sauvieu Francois, the owner's nephew, explained that since his aunt had missed two mortgage payments, the mortgage company was withholding the insurance check to repair the property. He said they were working with the mortgage company to get the contractor paid directly.

Mr. Gerry Smilen, Building Inspector, explained the check was made out to three parties, and the mortgage company was hesitant to release the funds. Chair Roche suggested asking the mortgage company to issue the check to the owner and the contractor. Inspector Smilen recommended a 28-day extension. Chair Roche doubted they would receive a new check in 28 days, but perhaps the owner would have an answer from the mortgage company by then.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 28-day extension to 2/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08041342

Edwena Smith
401 Northwest 14 Terrace

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

Ms. Edwena Smith, owner, said she had typed a statement explaining the work she had done to comply the property. Ms. Smith explained that she had been forced to take a cut in pay and could not afford to pay for the demolition. She requested a 123-day extension.

Ms. Smith said she had appealed to the City's Office of Housing and Community Development for help, and had applied for their emergency program. If approved, they would assist her with the repairs.

Ms. Smith described work she intended to complete during the term of the extension, if the Board granted it. She explained to Chair Roche that they were in the process of vacating the property until repairs could be made.

Mr. George Oliva, Building Inspector, supported the request for an extension. He confirmed that Ms. Smith was doing what she could on her own to maintain the property.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to grant a 119-day extension to 5/26/09, during which time no fines would accrue, and to record the order. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Norman Taylor, owner, said the work was complete and he was awaiting the issuance of the permit and inspection.

Mr. Jorg Hruschka, Building Inspector, supported the request for extension.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE07100363

Robert N McAllister
541 East Dayton Circle

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

Mr. Robert McAllister, owner, said he had pulled permits for the outside electrical work and the hurricane windows. The contractor laying the City's new sewer piping had damaged the new electrical work and a window, and he had pulled new permits for the electrical. He was still haggling with the contractor to pay for a new window.

Mr. McAllister said he was trying to get the money to have the work done, and his architect had not included all of the changes on the first set of plans, and asked for additional money to complete them.

Mr. Mitchell was concerned about how long this was taking and asked for an estimated completion date. Mr. McAllister requested 90 days.

Mr. Burt Ford, Building Inspector, did not object to one more extension, but pointed out that they had discussed only one out of 11 violations. He acknowledged Mr. McAllister was having financial difficulties, and suggested a minimum of 119 days.

Ms. Ellis wanted Mr. McAllister to return in 56 days for a progress report.

Motion made by Ms. Croxton, seconded by Mr. Mitchell, to grant a 56-day extension to 3/24/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing. In a voice vote, Board approved 6 – 0.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08042601

Valerie Davis
1424 Northwest 6 Avenue

Ms. Paris announced that this case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda and the property was not complied.

Mr. Terry Thomas, the owner's representative, reminded the Board that his son had been hospitalized until December when Medicaid ran out. His son had been put in a nursing home, and Mr. Thomas had just returned from taking care of him. Since he returned, he had hired an electrician to renew the permit. Mr. Thomas requested a 91-day extension.

Mr. George Oliva, Building Inspector, was concerned this had gone on so long, and suggested 56 days for the permit application to be submitted, and then some additional time to do the work. Inspector Oliva reminded the Board that he had put a stop work order on the property in April but work had continued. After Mr. Thomas informed him what had happened to his son, Inspector Oliva allowed some of the interior work to continue because Mr. Thomas was preparing it to bring his son to stay at the house.

Inspector Oliva explained that the property had changed hands from Mr. Thomas to his sister and then to a third party in the past six months. Mr. Thomas agreed to return in 56 days for a progress report.

Motion made by Ms. Ellis, seconded by Ms. Croxton, to grant a 56-day extension to 3/24/09, during which time no fines would accrue, to record the order, and ordered the respondent to reappear at that hearing. In a voice vote, Board approved 6 – 0.

Case: CE07031314

Robert J Osoliniec
1429 North Andrews Avenue

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

Mr. Robert Osoliniec, owner, reported all but the last item had been complied in a timely manner. His architect now had the information for Mr. Osoliniec to pick up, which he would submit within the week.

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

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Abelardo Perez, owner, requested an extension. He said he had money problems and could not afford the repairs.

Mr. Jorg Hruschka, Building Inspector, said the owner had complied the main issues, but pulling the permits for windows and doors remained. Mr. Perez agreed to finish the painting. He stated he had not paid his mortgage in two months.

Chair Roche believed Mr. Perez did not care what happened because the house would go into foreclosure and he intended to walk away.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 28-day extension to 2/24/09, during which time no fines would accrue, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE06121030

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. Violations and extensions were as noted in the agenda and the property was not complied.

Mr. Nicholas Tacquard, owner, reported the plumbing and AC permits were both finalized and closed. He still needed to replace two windows, which he had ordered, have the

plumber submit paperwork for the water heater permit, and discuss the carport beam with Inspector Strawn.

Mr. Wayne Strawn, Building Inspector, said he had opposed an extension at the previous hearing, and did not support it today, because the case had continued for 18 months.

Mr. Tacquard requested 60 days.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a roll call vote, Board **denied** 1 – 5 with only Ms. Croxton voting in favor.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07101897

Betty Silva
3710 Southwest 18 Street

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

Ms. Betty Silva Quero, owner, said her husband had suffered health problems and they were trying to save their home from foreclosure. She requested a 90-day extension.

Mr. Jorg Hruschka, Building Inspector, confirmed that most of the issues were taken care of. He said he would support a 119-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 147-day extension to 6/23/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

Case: CE08020178

Idania Martin
3621 Southwest 22 Street

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

Mr. Mario Sotolongo, Code Enforcement Officer, stated he would translate for the owner.

Mr. Abisael Delgado, owner, said he had submitted permit applications and he needed additional information for the plans. He requested a 56-day extension to get this information to the City.

Mr. George Oliva, Building Inspector, confirmed the City wanted additional information and recommended a 56-day extension.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 6 – 0.

The Board took a 10-minute break

Case: CE08101500

Luigi La Rocca
155 Isle of Venice Drive # 303

Certified mail sent to the owner was accepted on 12/27/08.

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) KITCHEN AND BATHROOMS HAVE BEEN REMODELED.
BUILDING PERMIT 05041866 WAS APPLIED FOR ON 4/22/2005. IT PASSED ALL REVIEWS BUT WAS NEVER PICKED UP OR ISSUED. PLUMBING PERMIT 05080472 WAS APPLIED FOR ON 8/3/2005 AND PASSED ALL REVIEWS, BUT WAS NEVER PICKED UP OR ISSUED.

FBC 105.1.1

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

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1) PIPING, VALVES, AND FIXTURES WERE REPLACED DURING THE KITCHEN AND BATH REMODELS.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1) CIRCUITS WERE ADDED/ALTERED DURING THE KITCHEN AND BATH REMODELS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said the owner had never followed through on an after the fact permit for a kitchen remodeling. The property was threatened with foreclosure and Inspector Ford did not believe the owner intended to comply the property. Inspector Ford requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Mr. Luigi La Rocca, owner, said he was not fighting the foreclosure and acknowledged the violations existed.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 2/24/09, or a fine of \$100 per day, per violation and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08070272

Maria De Jesus Guerreiro Bispo
C/O Tony Lemos Realty Inc
3335 East Oakland Park Boulevard

Certified mail sent to the owner was accepted on 12/30/08.

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) INTERIOR REMODEL HAS BEEN DONE.
- 2) A SIGN HAS BEEN INSTALLED ON THE EXTERIOR OF THE BUSINESS.

FBC 105.2.5

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

- 1) CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE REMODEL.
- 2) CIRCUITS HAVE BEEN ADDED TO POWER THE NEW SIGN.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 106.10.3.1

THERE IS AN EXPIRED FIRE SUPPRESSION PERMIT, #03111555, WHICH FAILED INSPECTION ON 12/23/2003. NO OTHER INSPECTIONS HAVE BEEN DONE.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said the tenant who was doing the work, had informed him they had submitted plans to the City, but this was not true. Inspector Ford described the photos, and explained the tenant had done structural, electrical and plumbing work. There were also a few expired permits the tenant would take care of. Inspector Ford requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Ms. Gloria Wetherington, power of attorney, said the tenant had taken over an existing restaurant. When this happened, she usually had the buyer sign documents attesting they would do no work without permits, and advised the new tenant to hire an attorney and look

into any outstanding issues at the property. When she received the notice, the only act she could have taken was to evict the tenant.

Ms. Wetherington said the Department of Business Professional Regulations must sign off the master plan, and she did not know when this would happen. She added the Health Department was making this tenant go through the process as a new business, when they had in fact assumed the lease of an existing restaurant. Ms. Wetherington said she had hired another sign company to pull the permits for the sign and electric.

Ms. Wetherington confirmed for Mr. Mitchell that the lease indicated alterations without a permit was not allowed, and all of the work was done without her knowledge.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 56 days, by 3/24/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, Board **denied** 0 – 6.

Motion made by Ms. Croxton, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 2/24/09, or a fine of \$150 per day, per violation and to record the order. In a roll call vote, Board approved 4 – 2 with Ms. Ellis and Ms. Sheppard opposed.

Case: CE08051666

Steven J Pike
3437 Riverland Road

Service was via posting on the property on 1/14/09 and at City Hall on 1/15/09.

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

FBC 105.1

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

- 1- FRONT PORCH HAS AN ADDITION WITH THREE ARCHES. **-WITHDRAWN**
- 2- IN THE BACK OF THE PROPERTY THE SCREEN PORCH WAS ENCLOSED WITH STUCCO INTO LIVING SPACE. THREE WINDOWS AND A DOUBLE DOOR WERE INSTALLED.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE SCREEN PORCH CONVERSION AND THE FRONT ENTRANCE ARCH PORCH DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

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

FBC 1626.1

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

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. Inspector Oliva described the photos and said no permits 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. Steven Pike, owner, said he purchased the house as is. He explained that this property had only been annexed into the City for a couple of years, and at that time, they had been told that "things like this that existed, existed." When he purchased the house, he had inspection reports showing the work existed. He stated someone had done work to the house in 1989, 18 years prior to the annexation. Mr. Pike also had surveys showing the addition existed when he purchased the house.

Ms. Ellis asked Ms. Wald about the Riverland annexation agreement that had included grand fathering in some code issues. Ms. Wald said this determination was up to the inspector.

Inspector Oliva said according to the new Florida Building Code, the City did "not allow any violation to be grandfathered into the City." According to records, permits for the screen porch enclosure were issued in 1981, and that survey showed a back patio slab, so the work was done sometime between 1989 and the present.

Mr. Pike informed Ms. Croxton that he had done none of the work at the house. He had an old survey showing the pavers.

Ms. Ellis wanted additional research into the annexation agreement. Ms. Wald said the City would withdraw the case and perform that investigation.

The City withdrew the case pending further investigation.

Case: CE08100511

Paul Warner
1211 Northwest 12 Street

Certified mail sent to the owner was accepted on 12/29/08.

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

FBC 105.1

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

1. THE ENCLOSURE OF THE FLORIDA ROOM BUILT IN 1960.
2. THE REMOVAL AND REPLACEMENT OF THE WINDOWS.
3. RE-ROOF OF THE BUILDING.
4. REMOVAL OF THE WINDOW LOOKING INTO THE CARPORT AND THE INSTALLATION OF A FIREPLACE AT THIS LOCATION.

FBC 105.2.11

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

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN EXPANDED BY THE INSTALLATION OF A WASTE PIPE AND VENT PIPE ON THE REAR OF THE BUILDING.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE EXPANSION OF THE SYSTEM BY ADDED CIRCUITS TO POWER THE CENTRAL AIR CONDITIONING SYSTEM AND POWER SUPPLY THROUGH THE WALL FOR THE SOUTHEAST BEDROOM.

FBC 1612.1.2

THE WINDOWS THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED THE RESISTANCE TO WIND LOADING THAT IS REQUIRED IN A HIGH VELOCITY HURRICANE ZONE.

FBC 1626.1

THE WALLS AND WINDOWS THAT HAVE BEEN CONSTRUCTED/INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIRED RESISTANCE TO IMPACT FROM WINDBORNE DEBRIS. THIS REQUIREMENT IS ADDRESSED WHEN A PERMIT IS APPLIED FOR. A SHUTTER SYSTEM HAS NOT BEEN PROVIDED AND THE WINDOWS ARE NOT IMPACT RESISTANT.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos and work done at the property, requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation

Mr. Paul Warner, owner, reported he had purchased the home six months ago from a bank. He had hired a contractor, who had retiled the roof, replaced the front windows and run new plumbing outside to repair the kitchen sink. The other work was done prior to his ownership of the property.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to find in favor of the City and order compliance within 91 days, by 4/28/09, or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08050806

Christine Linden
1760 Southwest Fairfax Drive

Certified mail sent to the owner was accepted on 1/15/09.

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- FIVE WINDOWS IN THE PROPERTY WERE REPLACED.
- 2- KITCHEN CABINETS AND COUNTER TOPS ARE BEING REPLACED.-

COMPLIED

- 3- ELECTRICAL AND PLUMBING WORK IS BEING DONE IN THE KITCHEN.-**COMPLIED**
- 4- A PACKAGE A/C UNIT WITH ELECTRICAL HEATER 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 PACKAGE WAS INSTALLED WITH DUCT WORK AND AN ELECTRICAL HEATER.
- 2- KITCHEN VENTILATION WAS REPLACED.

FBC 105.2.5

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

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

FBC 106.10.3.1

THERE IS AN EXPIRED MECHANICAL PERMIT #05052317 FOR CENTRAL A/C REPLACEMENT ISSUED MAY 27, 2005 WHICH FAILED TO OBTAIN ALL THE INSPECTIONS.

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 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 **COMPLIED**

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said the only remaining violations were the windows and the central air conditioning. Officer Oliva requested a finding of fact and recommended ordering compliance with all open violations within 91 days or a fine of \$50 per day, per violation.

Ms. Christine Linden, owner, said she would file for the window and shutter permits the following day. The air conditioning contractor would reopen that permit and close it out.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find in favor of the City and order compliance within 91 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE08051178

Fritz Saintus Jr
735 Northwest 17 Street

Certified mail sent to the owner was accepted on 12/29/08.

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

THE SHED CONSTRUCTED ON THE WEST EDGE OF THE PROPERTY HAS BEEN BUILT WITHIN THE SET-BACK THAT IS REQUIRED IN AN RDS ZONING DISTRICT.

9-313(a)

THE BUILDING IS NOT PROPERLY NUMBERED WITH NUMERALS THAT CLEARLY CONTRAST WITH THE BACKGROUND AND ARE CLEARLY VISIBLE FROM THE STREET.

FBC 105.1

THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS. THESE ALTERATIONS AND CONSTRUCTION INCLUDE THE FOLLOWING:

1. CONSTRUCTION OF AN ADDITION ON THE REAR OF THE BUILDING.

2. REMOVAL AND REPLACEMENT OF THE DOORS AND WINDOWS.
3. THE FRONT PORCH ROOF HAS BEEN EXTENDED TO THE EAST.
4. THE BUILDING HAS BEEN RE-ROOFED.
5. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.
6. A SHED HAS BEEN CONSTRUCTED IN THE REAR YARD.
7. THE FRONT PORCH HAS BEEN ENCLOSED WITH LATTICE.
8. THE DRIVEWAY PAVING HAS BEEN EXTENDED TO THE EAST.
9. A CONCRETE DRIVEWAY HAS BEEN INSTALLED ON THE WEST SIDE OF THE BUILDING.
10. A LARGE CONCRETE PATIO DECK HAS BEEN INSTALLED IN THE REAR YARD.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED IN WINDOWS AND WALLS WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED IN THE REMODELING AND IMPROVEMENT PROCESS. PERMITS FOR THE IMPROVEMENTS/ALTERATIONS HAS NOT BEEN ISSUED. THE WORK INCLUDES THE FOLLOWING:

1. REPLACEMENT OF THE WATER CLOSET, LAVATORY AND BATHTUB.
2. REPLACEMENT OF THE KITCHEN SINK.

FBC 105.2.5

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

1. CIRCUITS ADDED TO THE ADDITION ON THE REAR OF THE BUILDING TO POWER OUTLETS, LIGHTS AND THE AIR CONDITIONER.
2. THE RELOCATION OF THE RANGE AND REFRIGERATOR OUTLETS FOR THE KITCHEN RE-MODEL.
3. THE ADDITION OF A RANGE HOOD CIRCUIT AND UPGRADE OF THE BATHROOM CIRCUITRY.

FBC 1612.1.2

THE WINDOWS AND DOORS ALONG WITH THE ADDITION ON THE REAR OF THE BUILDING HAVE NOT DEMONSTRATED COMPLIANCE WITH THE STRENGTH REQUIREMENTS OF THE HIGH VELOCITY HURRICANE ZONE THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS ALONG WITH THE ADDITION ATTACHED TO THE REAR OF THE BUILDING HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO IMPACT FROM WINDBORNE DEBRIS THROUGH THE PERMITTING PROCESS.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos and the work done on the property and remarked that some of the work was done recently and some of the work was much older.

Mr. Fritz Saintus, owner, said he had replaced the kitchen cabinets and the sink, unaware that he was supposed to pull a permit. He said when he went to the City to apply for the permit, the City had requested information he could not provide, since he had done the work himself. Inspector Smilen had agreed he did not need an electrical permit.

Inspector Strawn said Mr. Saintus would probably need a licensed plumber and electrician. He explained that where the pass-through was currently located, there used to be a refrigerator and a stove.

Mr. Saintus said he could not afford a contractor to look at the back porch. Chair Roche informed him that he could choose demolish the enclosure in order to comply.

Motion made by Mr. Perkins, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 91 days, by 4/26/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE08020891

Erasmio Jesus & Georgina Garcia
1481 Southwest 29 Avenue

Certified mail sent to the owner was accepted on 12/27/08.

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) THE CARPORT HAS BEEN ENCLOSED.
2) THE BACK PORCH HAS BEEN ENCLOSED.
3) A WOOD FENCE HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE CARPORT ENCLOSURE, THE BACK PORCH ENCLOSURE,
AND THE WOOD FENCE HAVE NOT BEEN DEMONSTRATED TO
BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS
THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He stated the fence permit application had been submitted. Inspector Ford described the photos and the work done at the property, requested a finding of fact and recommended ordering compliance within 119 days, by 5/26/09, or a fine of \$100 per day, per violation. He explained that the owner intended to apply for a variance for the carport.

Mr. Howard Nelson, attorney, explained this was a Riverland Road annexation property. He asked the Board to withhold the finding of fact for 119 days because the County had not kept zoning files and there was no record of permits for the property. He explained that the house protruded into the current side yard setback, so the enclosure work in the carport or porch space required a variance, unless the City adopted a modification to the zoning code. Mr. Nelson said he would explore the variance option or try to locate the original County building permit card.

Inspector Ford said he had spoken to Mr. Nelson in April 2008 and he was supposed to begin the variance process then. He had also discovered that the current owners had applied for an after the fact permit for the enclosure in 2003 but that had been voided out.

Chair Roche noted that if the enclosure was illegal, it must be demolished; no variance could be granted to allow it. Chair Roche felt 28 days was sufficient to have a determination whether the property was included in the Riverland annexation agreement.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to continue the case for 28 days. In a voice vote, Board approved 6 – 0.

Case: CE08042224

Eunice Smith, 1/2 Interest,
Jeffrey Smith
601 Southwest 38 Avenue

Service was via posting on the property on 1/14/09 and at City Hall on 1/15/09.

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

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.

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 105.1

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

- 1- WINDOWS ARE BEING REPLACED.
- 2- GARAGE DOOR AND ENTRANCE DOORS ARE BEING REPLACED.
- 3- DRIVEWAY PAVERS ARE BEING INSTALLED.

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos, and stated the owner had applied for the permits. The permits had failed review and the owner had resubmitted the previous week. Inspector Oliva requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mr. Jeffrey Smith, owner, said he intended to comply.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 91 days, by 4/28/09, or a fine of \$150 per day, per violation, and to record the order. In a roll call vote, Board **denied** 3 – 3, with Mr. Perkins, Ms. Ellis and Chair Roche opposed.

Motion made by Mr. Perkins seconded by Ms. Ellis, to find in favor of the City and order compliance within 91 days, by 4/28/09, or a fine of \$50 per day, per violation. In a roll call vote, Board approved 6 - 0.

Case: CE08061454

Denise A Reinbott & Frank C Caponi
3141 Southwest 20 Street

Service was via posting on the property on 1/14/09 and at City Hall on 1/15/09.

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

FBC 105.1

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

- 1- WINDOWS WERE REPLACED IN THE PROPERTY.

- 2- FRONT DOOR WAS REPLACED.
- 3- HOUSE WAS STUCCOED AND RE-ROOFED WITHOUT INSPECTION.
- 4- KITCHEN AND BATH REMODEL WITH APPLIED PERMIT ONLY.

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- KITCHEN AND BATHROOMS FIXTURES WERE REPLACED.

FBC 105.2.5

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

- 1- ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING KITCHEN LIGHTS, WALL OUTLETS, CENTRAL A/C THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 105.2.11

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

- 1- A CENTRAL A/C AND HEATER WITH DUCT WORK WAS INSTALLED.
- 2- VENTILATION TO THE KITCHEN AND BATHROOMS WAS CHANGED.

FBC 106.10.3.1

THERE ARE TWO EXPIRED PERMITS, ONE FOR RE-ROOFING #05062040 AND THE OTHER FOR STUCCO #04031547, WITHOUT ANY INSPECTION ON RECORDS, AND AN APPLIED PERMIT FOR KITCHEN AND BATHROOMS REMODEL #04011104.

FBC 109.6

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

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. Inspector Oliva described the photos and work done at the property, and explained that permits applied for in 2004 had expired. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Mr. Frank Caponi, owner, presented his own photos, and pointed out that the roof photo presented by Inspector Oliva was not his property. He showed additional photos, and added that he did not have a new kitchen, a new roof, or a new air conditioning condenser.

Mr. Caponi said he had cut the drywall and installed trim inside the windows, and he felt this might appear to be a window replacement.

Mr. Caponi said Inspector Oliva had a reputation in Riverland Village and had “granted himself the exclusive authority to completely ignore the grandfather clause to the annexation agreement.”

Mr. Mitchell suggested that another Code Inspector could visit the property. He pointed out that Mr. Caponi’s photos were all close views and there was no photo of the entire property, and said he would like to know that the photos came from Mr. Caponi’s property.

Ms. Wald stated it was not within the Board’s power to assign another Inspector to Mr. Caponi’s case, and suggested he speak with a supervisor.

Ms. Ellis said she took exception to Mr. Caponi’s comments regarding Inspector Oliva because she believed the inspectors worked hard to do the right job.

Mr. John Gossman, Code Enforcement Supervisor, said a second inspector would look at the issues on Mr. Caponi’s property.

The City withdrew the case pending further investigation.

Mr. Mitchell said he had not suggested another inspector because he was concerned with the inspector’s judgment; he wanted to ensure everyone involved was happy and the City got the desired result.

Case:CE08100816

Federal National Mortgage Association
2641 Northwest 20 Street

Certified mail sent to the owner was accepted on 12/31/08.

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

9-280(b)

THE DUPLEX BUILDING HAS BEEN VANDALIZED IN THE FOLLOWING MANNER AND DOES NOT MEET THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE:

- 1) WIRING AND THE MAIN ELECTRICAL SERVICE HAVE BEEN DESTROYED BY VANDALISM AND POSE A LIFE SAFETY HAZARD IF REENERGIZED.
- 2) THE CENTRAL A-C SYSTEM HAS BEEN RIPPED OUT AND DESTROYED.
- 3) SEVERE TERMITE DAMAGE EXISTS IN EXPOSED STRUCTURAL MEMBERS IN OVERHANGS AND THE REAR PORCH.
- 4) THE REAR WOOD FENCE IS MISSING SLATS AND IS IN NEED OF REPAIR.
- 5) THERE IS NOT ANY ELECTRIC OR WATER SERVICE TO THIS BUILDING.

FBC 105.1

THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT PERMITS:

- 1) EXTERIOR DOORS HAVE BEEN REMOVED AND THE OPENINGS HAVE BEEN CLOSED AND FINISHED.
- 2) NEW WINDOWS HAVE BEEN INSTALLED WITHOUT PASSING FINAL INSPECTION.
- 3) NEW COUNTER TOPS AND CABINETS HAVE BEEN INSTALLED IN THE KITCHEN.

FBC 105.2.11

WINDOW A-C UNITS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.4

NEW PIPING FOR THE WATER MAIN TO THE UNIT ON THE WEST SIDE AND A NEW KITCHEN SINK HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.5

ELECTRICAL WIRING IN THE REMODELED KITCHEN HAS BEEN COMPLETED WITHOUT A PERMIT.

Ms. Paris said the witness was affiliated with the property owners, but did not legally represent them.

Inspector Smilen submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos and work done at the property, and explained the property had been foreclosed upon recently. There had been extensive vandalism at the property as well, and squatters had installed bootleg electric meters. Inspector Smilen had recommended boarding the house to secure it against further vandalism. He requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$75 per day.

Mr. Dario Hurtado, mortgage company employee, said they intended to board up the property and sell it as is. Ms. Ellis found this unacceptable because of the impact this had on the neighborhood. Chair Roche pointed out that boarding would not make the violations go away. Inspector Smilen agreed, and said boarding would prevent further degradation. Ms. Ellis felt that demolition was an option, but Inspector Smilen stated the building was sound, so it should not be demolished.

Chair Roche wondered if boarding was now a third option for foreclosed properties. Ms. Wald said some of the violations could be complied by boarding, but some would remain, and would be subject to the Board's ruling.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 2/24/09, or a fine of \$50 per day, per violation and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE05111040

One Point One LLC
1300 Northwest 3 Avenue

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

Ms. Grace Testa, owner, stated only the fence violation remained. She said the fence and slab in the rear were on the survey when she purchased the house. An engineer had certified that the slab and fence were up to code, but the fence was now located in the setback. Ms. Testa informed the Board that an air conditioner was located near the fence. Her attorney had recommended requesting a variance for the fence. She noted this was not a good neighborhood, and removing the fence would make this "an enormous garbage lot."

Ms. Croxton acknowledged that Ms. Testa was trying to do the right thing, and had greatly improved the property.

Chair Roche agreed Ms. Testa should pursue a variance. Ms. Testa requested 90 days to do this.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to grant a 119-day extension. In a voice vote, Board approved 6 – 0.

Ms. Wald suggested that to make the meetings faster, inspectors could make a written agreement with a property owner that an extension was warranted, and information regarding these cases could be presented to the Board in advance of the meeting. If a Board member disagreed or had a question about one of the extensions, it could be pulled, the same way a consent agenda item was. Mr. McKelligett described specific information that could be included with the request.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Perkins, to approve the minutes of the Board's November 2008 meeting. In a voice vote, Board approved 6 – 0.

February Meeting Time

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to begin the Board's February meeting at 9:00 a.m.

Board Elections

Ms. Ellis nominated Mr. Mitchell as Chair, seconded by Mr. Perkins. In a voice vote, Board approved 6 – 0.

Chair Roche nominated Ms. Ellis as Vice Chair, seconded by Mr. Perkins. In a voice vote, Board approved 6 – 0.

Case: CE07110876

Fazio Limited Partnership
20 Southeast 8 Street

Certified mail sent to the owner was accepted on 12/30/08 and certified mail sent to the registered agent was accepted on 12/30/08.

Violations:

47-21.8.

LANDSCAPING AND GROUND COVER IS MISSING AND IS NOT BEING MAINTAINED.

9-279(f)

THE LAUNDRY AT THE BACK ON THE BUILDING IS NOT PROPERLY CONNECTED TO THE CITY SEWER AND IS DRAINING DIRECTLY ONTO THE GROUND.

9-280(b)

THE WINDOWS NEED CAULKING AND GENERAL MAINTENANCE. THE WINDOWS WITH A/C'S DO NOT OPERATE PROPERLY.

9-280(c)

STAIRWAYS TO THE BACK DOORS ARE NON-EXISTENT OR ARE NOT MAINTAINED.

9-280(d)

THERE ARE LARGE CRACKS IN THE EXTERIOR WALLS. THE WINDOWS AND DOORS ARE NOT PROPERLY SEALED FROM THE ELEMENTS. THE PAINT IS PEELING AND THERE IS MOLD ON THE WALLS. THE EXTERIOR OF THE BUILDING IS IN POOR SHAPE.

9-280(g)

THERE ARE EXPOSED WIRES AND AN OPEN METER CAN IN THE ADHOC LAUNDRY AT THE BACK OF THE BUILDING. LAUNDRY EQUIPMENT IS BEING SUPPLIED POWER WITH EXTENSION CORDS.

9-280(h)(1)

THE FENCE IS IN DISREPAIR.

FBC 105.1

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

- 1) DRIVEWAY AND LAUNDRY AREA PAVERS HAVE BEEN INSTALLED.
- 2) WINDOWS HAVE BEEN INSTALLED.
- 3) DOORS HAVE BEEN INSTALLED.
- 4) FENCING HAS BEEN INSTALLED.
- 5) EXITING WINDOWS HAVE BEEN REMOVED, FRAMED IN OPENING, AND HAVE FINISHED OVER WITH STUCCO AND PAINT.

- 6) EXISTING WINDOWS OPENINGS HAVE BEEN REDUCED IN SIZE, REFRAMED, SMALLER WINDOWS INSTALLED, AND SURROUNDING AREA HAS BEEN FINISHED WITH STUCCO.
- 7) PLYWOOD AWNINGS HAVE BEEN INSTALLED.
- 8) A RECENT RE-ROOF HAS BEEN DONE.
- 9) A LEAN-TO ROOF STRUCTURE HAS BEEN BUILT OVER THE LAUNDRY AREA BEHIND THE BUILDING.
- 10) REMOVED EXISTING STAND ALONE GARAGE.
- 11) THREE (3) KITCHEN REMODELS WERE DONE AND AN ATF PERMIT WAS APPLIED FOR ON 5/18/2008, 04051601, THUS ADMITTING THAT THE WORK HAD BEEN DONE. THE PERMIT WAS VOIDED ON 9-4-2004 DUE TO LACK OF RESPONSE FROM THE CONTRACTOR FOR CORRECTIONS TO THE PLANS.

FBC 105.2.11

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

- 1) WALL AIR CONDITIONERS HAVE BEEN INSTALLED.
- 2) WINDOW AIR CONDITIONERS HAVE BEEN INSTALLED.

FBC 105.2.4

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

- 1) TWO WATER HEATERS HAVE BEEN INSTALLED OUTSIDE UNDER THE ILLEGAL LEAN-TO STRUCTURE.
- 2) PLUMBING PIPING HAS BEEN INSTALLED TO SUPPLY THE LAUNDRY LOCATED UNDER THE ILLEGAL LEAN-TO STRUCTURE BEHIND THE BUILDING.
- 3) PLUMBING PIPE AND FIXTURES HAVE BEEN INSTALLED AT THE SINK IN THE LAUNDRY AREA.
- 4) PLUMBING PIPING AND FIXTURES WERE INSTALLED IN THE THREE (3) KITCHEN REMODELS. PERMIT 04051603 WAS APPLIED FOR ON 5/18/2004.

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 HAVE BEEN ADDED TO POWER THE LAUNDRY EQUIPMENT AND WATER HEATERS AT THE BACK OF THE BUILDING.
- 2) ELECTRICAL CIRCUITS WERE ADDED/ALTERED IN THE THREE KITCHEN REMODELS. ELECTRICAL PERMIT 04051604 WAS APPLIED FOR ON 5/18/2004.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WINDOWS, DOORS, FENCES, FRAMED AREAS, AND THE LEAN-TO STRUCTURE COVERING THE LAUNDRY HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1612.1.2

THE WINDOW AND WALL AIR CONDITIONING UNITS HAVE NOT BEEN INSTALLED TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS.

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.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 4/28/09 or fines of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance with 91 days or a fine of \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE07080633

Robert E Vaughan III
431 Arizona Avenue

Service was via posting on the property on 1/14/09 and at City Hall on 1/15/09.

Violations:

FBC 105.1

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

- 1) THE KITCHEN HAS BEEN REMODELED.
- 2) THE BATHROOM(S) HAVE BEEN REMODELED.
- 3) NEW WINDOWS HAVE BEEN INSTALLED.
- 4) NEW DOOR(S) HAVE BEEN INSTALLED.
- 5) REPLACEMENT JOISTS HAVE BEEN INSTALLED IN THE CARPORT BETWEEN THE HOME AND THE GARAGE.
- 6) STUCCO WORK HAS BEEN DONE.
- 7) THE GARAGE IS BEING CONVERTED INTO LIVING SPACE AND THERE IS CURRENTLY SOMEONE LIVING IN THE GARAGE.

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 NEW A/C UNIT HAS BEEN INSTALLED.

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 FIXTURES HAVE BEEN REPLACED IN THE KITCHEN REMODEL.
- 2) PLUMBING FIXTURES HAVE BEEN REPLACED IN THE BATHROOM REMODEL.

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 CIRCUITS HAVE BEEN ADDED/ALTERED FOR THE INTERIOR REMODEL.
- 2) ELECTRICAL WIRING IS BEING RUN INTO THE GARAGE CONVERSION.
- 3) ELECTRICAL CIRCUITS HAVE BEEN ALTERED TO POWER THE NEW A/C UNIT.

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 HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION, BY ADDING THE APARTMENT IN THE GARAGE, WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 1604.1

THE NEW WINDOWS, NEW DOOR(S), AND THE ROOF JOISTS IN THE CARPORT 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 IMPACT PROTECTION.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 4/28/09 or fines of \$50 per day, per violation.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance with 91 days or a fine of \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE08030486

Andrew Hnatyszak
3074 Northeast 33 Avenue

Service was via posting on the property on 1/12/09 and at City Hall on 1/15/09.

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

FBC 101.3.3.1(a)

THE RAINWATER IS RUNNING FROM THE PROPERTY INTO THE PARKING GARAGE TO THE SOUTH WASHING AND INTO THE PARKING GARAGE.

FBC 105.1

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

- 1) A ROOF DRAIN HAS BEEN IMPROPERLY INSTALLED.
- 2) A NEW SIGN, -LUCKYS BEACHSIDE-, HAS BEEN INSTALLED.

FBC 106.10.3.1

THE FOLLOWING PERMIT HAS EXPIRED:
97040965 -- SIGN PERMIT FOR -BULLDOG CAFE-.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described photos showing that the tenant had rigged an improper drainage system instead of fixing the problem, and had also added an unpermitted sign. Inspector Ford requested a finding of fact and recommended ordering compliance within 28 days, by 2/24/09, or a fine of \$150 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Perkins, to find in favor of the City and order compliance with 28 days or a fine of \$150 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07120298

Christopher White & Bethoyia Powell
2708 Sea Island Drive

Service was via posting on the property on 1/12/09 and at City Hall on 1/15/09.

Violations:

FBC 105.1

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

- 1) A BOAT LIFT HAS BEEN INSTALLED ON THE EXITING DOCK. WOOD PILES 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 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) CIRCUITS HAVE BEEN ADDED TO POWER THE BOAT LIFT.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE BOAT LIFT HAS NOT BEEN SHOWN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$100 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 with 91 days or a fine of \$100 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE08081383

Ft Lauderdale Victoria Park LLC
601 Northeast 16 Avenue

Certified mail sent to the owner was accepted on 12/29/08 and certified mail sent to the registered agent was accepted on 12/29/08.

Violations:

9-280(b)

THE INTERIOR WALL BY THE FRONT WINDOW IS DAMAGED IN THE CENTER APARTMENT OF BUILDING A.

9-280(g)

MANY OF THE OUTLETS HAVE BEEN SHORTED OUT AND HAVE BURNT IN THE CENTER APARTMENT OF BUILDING A. THE FIRE DEPT HAS PLACED A WARNING TAG AT THE INTERIOR FUSE BOX. THE OUTLETS ALONG THE EAST WALL DO NOT WORK. THE APARTMENT ON THE NORTH SIDE HAS A WALL OF OUTLETS THAT DO NOT WORK. THE ILLEGAL EFFICIENCY ON THE SOUTH SIDE HAVE MULTIPLE OUTLETS THAT DO NOT WORK AND THE TENANT TOLD ME THEY SMELL BURNING OCCASIONALLY. MANY EXTERIOR LIGHT FIXTURES ARE BROKEN OR MISSING WITH EXPOSED WIRING. THE

INTERIOR FUSE PANEL HAS MISSING FUSES EXPOSING THE ENERGIZED CONTACTS.

9-313(a)

THE ADDRESS IS NOT VISIBLE FROM THE STREET.

FBC 105.1

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

BUILDING A:

- 1) THE BEDROOM ON THE SOUTH SIDE HAS BEEN CONVERTED INTO A SEPARATE APARTMENT.
- 2) THE ORIGINAL SCREENED PORCH HAS BEEN ENCLOSED AND IS NOW BEING USED AS A BEDROOM.
- 3) WINDOWS HAVE BEEN INSTALLED IN THE ENCLOSED PORCH.
- 4) DOORS HAVE BEEN INSTALLED IN THE ENCLOSED PORCH.
- 5) A CLOSET HAS BEEN ADDED TO THE ENCLOSED PORCH AND HAS NO FOUNDATION, IT IS SUPPORTED BY 4X4'S.
- 6) THE EXTERIOR WINDOW LOOKING OUT AT THE ORIGINAL PORCH HAS BEEN FRAMED IN.
- 7) A WOOD STORAGE BUILDING HAS BEEN BUILT NEXT TO THE ILLEGAL PORCH.

BUILDING B:

- 1) NEW BACK DOORS HAVE BEEN INSTALLED.

BUILDING C:

- 1) NEW WINDOWS ARE BEING INSTALLED.
- 2) NEW DOORS ARE BEING INSTALLED.
- 3) A WOODEN SHED HAS BEEN BUILT.

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 105.2.11

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

- 1) WINDOW A/C HAS BEEN INSTALLED.
- 2) WALL A/C HAS BEEN INSTALLED.

FBC 105.2.5

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

- 1) EXTERIOR CONDUIT, OUTLETS, AND FIXTURES HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 110.1.1

BUILDING A HAS BEEN CONVERTED FROM A DUPLEX INTO A TRIPLEX.

FBC 1612.1.2

THE WINDOW AIR CONDITIONING UNITS, WALL AIR CONDITIONING UNITS, NEW WINDOWS, NEW DOORS, ILLEGAL BACK PORCH ON BUILDING A, AND WOOD SHEDS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS, THROUGH THE PERMITTING 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.

FBC 708.3

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

NEC 220.18

THE EXISTING ELECTRICAL LOAD HAS BEEN EXCEEDED. OUTLETS IN THE CENTER APARTMENT OF BUILDING A HAVE CAUGHT FIRE. MULTIPLE WINDOW AIR CONDITIONING UNITS HAVE BEEN ADDED TO THE SYSTEM. AN ILLEGAL EFFICIENCY HAS BEEN ADDED ON THE SOUTH SIDE OF THE BUILDING. OUTLETS HAVE BEEN ADDED TO THE ILLEGAL PORCH ENCLOSURE.

NEC 240-24(b)

THE ILLEGAL EFFICIENCY LOCATED ON THE SOUTH SIDE OF THE BUILDING DOES NOT HAVE ACCESS TO THE FUSE BOX LOCATED IN THE CENTER APARTMENT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance with 91 days or a fine of \$100 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE05120979

John Dokimos &
Middle River Oasis LLC
524 Bayshore Drive

Service was via posting on the property on 1/12/09 and at City Hall on 1/15/09.

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

FBC 105.1

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

1) A WOOD FENCE AND GATE(S) HAVE BEEN INSTALLED.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1) PERMIT 98090515 -- PERMIT TO CORRECT CODE VIOLATIONS FOR INSTALLING EXTERIOR FIRE RATED DOORS AND BUILDING PARTITIONS. PERMIT WAS ISSUED 11/16/1998. IT FAILED THE WALL SHEATHING INSPECTION 12/22/1998. IT PASSED A DOOR INSPECTION ON 12/14/1998. NO FURTHER INSPECTIONS WERE SCHEDULED.

2) PERMIT 99112124 -- PERMIT TO REPLACE ONE (1) DOOR. IT FAILED FINAL INSPECTION ON 12/01/2000. NO FURTHER INSPECTIONS WERE SCHEDULED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WOOD FENCE AND GATE(S) HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He requested a finding of fact and recommended ordering compliance within 28 days, by 2/24/09, or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 2/24/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08102477

HSBC Mortgage Services Inc
C/O Fidelity/Household /HSBC
1628 Northwest 7 Avenue

Certified mail sent to the owner was accepted on 12/30/08 and certified mail sent to the registered agent was accepted on 12/29/08.

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

9-280(b)

A CARPORT COLUMN AND A TIE DOWN STRAP FOR A CARPORT SUPPORT POST ARE ALMOST RUSTED OFF AT THE BASE.

FBC 105.1

BUILDING IMPROVEMENTS AND ALTERATIONS HAVE BEEN DONE. THE FOOTPRINT AREA HAS BEEN EXPANDED. THE REQUIRED PERMITS FOR THE IMPROVEMENTS, ALTERATIONS AND EXPANSION WERE NOT OBTAINED. THE ALTERATIONS, EXPANSION AND REMODELING INCLUDE THE FOLLOWING:

1. AN ADDITION HAS BEEN ATTACHED TO THE REAR OF THE BUILDING.
2. A WINDOW HAS BEEN REMOVED AND A DOOR INSTALLED IN THE EXTERIOR WALL WHERE THE ADDITION IS ATTACHED.
3. WINDOWS AND DOORS WERE REMOVED AND NEW ONES INSTALLED.
4. A SHUTTER SYSTEM WAS INSTALLED.
5. THE BATHROOM HAS BEEN REMODELED AND ALTERED BY THE INSTALLATION OF A GLASS BLOCK WALL.
6. INTERIOR RENOVATIONS AND DRYWALL REPLACEMENT.
7. AN AREA ADJACENT TO THE BUILDING ON THE EAST IS AN ABANDONED CONSTRUCTION ATTEMPT. THE AREA HAS BEEN EXCAVATED, WITH FOOTING FORMS AND REINFORCING STEEL INSTALLED.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM WAS INSTALLED WITHOUT OBTAINING A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPANDED AND ALTERED WITHOUT OBTAINING THE REQUIRED PERMIT. THE CIRCUITRY HAS BEEN EXPANDED TO POWER THE CENTRAL AIR SYSTEM, OUTLETS AND INTERIOR AND EXTERIOR LIGHTING.

FBC 106.10.3.1

PERMITS ISSUED AFTER THE FACT FOR WINDOW AND SHUTTER INSTALLATIONS HAVE EXPIRED WITHOUT PASSING INSPECTION. THE PERMITS ARE 06021519 AND 06021518. THE PERMITS ARE NULL AND VOID. SEE ALSO THE VIOLATIONS CITED FOR FBC SECTION 105.1.

FBC 109.6

THE REQUIRED FIELD INSPECTIONS WERE NOT PERFORMED OR THE WORK FAILED FIELD INSPECTION. THIS PERTAINS TO THE WORK LISTED AS DONE WITHOUT PERMITS CITED AS IN VIOLATION OF FBC 105.1 AND ALSO TO THE WORK DONE UNDER THE AUSPICES OF THE EXPIRED PERMITS. SEE VIOLATION CITED FOR FBC SECTION 106.10.3.1.

FBC 1612.1.2

ALL WORK DONE SUBJECT TO WIND LOADING HAS NOT DEMONSTRATED THE STRENGTH REQUIRED TO RESIST THE HIGH VELOCITY HURRICANE FORCE WINDS THROUGH THE PERMITTING PROCESS. THE CARPORT ROOF SUPPORT SYSTEM HAS BEEN COMPROMISED BY THE RUSTED SUPPORTS AND TIE DOWNS AND WILL NOT WITHSTAND THE LOADS IMPOSED BY UPLIFT IN A WINDSTORM.

FBC 1626.1

THE WINDOWS, SHUTTER SYSTEM, AND THE ADDITION ATTACHED TO THE REAR OF THE BUILDING HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIRED IMPACT RESISTANCE.

FBC R4404.5.1

THE REQUIRED FOOTINGS FOR THE REAR ADDITION HAVE NOT BEEN PROVIDED. THE CONSTRUCTION APPEARS TO BE ON A SIMPLE SLAB ON GRADE.

[Mr. Perkins left the room at 4:20]

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos and noted that the case had originally been cited in 2003.

Inspector Strawn requested a finding of fact and recommended ordering compliance within 56 days, by 3/24/09, or a fine of \$50 per day, per violation.

Motion made by Ms. Croxton, seconded by Ms. Ellis, to find in favor of the City and order compliance with 28 days or a fine of \$100 per day, per violation and to record the order. In a voice vote, with Mr. Perkins out of the room, Board approved 5 – 0.

Case: CE06050126

Mauricio Mendez
1227 Northwest 6 Avenue

Service was via posting on the property on 12/29/08 and at City Hall on 1/15/09.

Violation:

FBC 105.1

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

1. THE BUILDING HAS BEEN RE-ROOFED.
2. THE ENTRANCE DOORS AND THE UTILITY ROOM DOORS ON THE WEST EXPOSURE HAVE BEEN REMOVED AND REPLACED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$25 per day.

Mr. Mitchell wondered why the stipulated agreement had allowed 91 days. Inspector Strawn stated the owner had been very upset and emotional.

[Mr. Perkins returned at 4:30]

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 \$25 per day. In a roll call vote, Board **denied** 2 – 3 with Ms. Ellis, Mr. Mitchell and Chair Roche opposed and Mr. Perkins abstaining.

Case: CE07071088

Dana A Fahey
3500 Vista Park

Service was via posting on the property on 1/12/09 and at City Hall on 1/15/09.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NO LIMITED TO:

- 1) THE SINGLE FAMILY RESIDENCE WAS BUILT WITHOUT HAVING OBTAINED FINAL INSPECTIONS AND A VALID CERTIFICATE OF OCCUPANCY.

FBC 106.10.3.1

THE FOLLOWING PERMITS WERE VOIDED OR EXPIRED BEFORE THE FINAL INSPECTIONS WERE APPROVED THROUGH THE INSPECTION PROCESS:

- 1) 03042097, BUILDING PERMIT FOR A 2 STORY, 5 BATH SINGLE FAMILY RESIDENCE.
- 2) 03081918, ELECTRICAL PERMIT FOR 03042097.
- 3) 03081953, PLUMBING PERMIT FOR 03042097.
- 4) 06020837, PERMIT FOR GLASS RAILINGS.

FBC 110.1.1

THE RESIDENCE HAS BEEN OCCUPIED WITHOUT A VALID CERTIFICATE OF OCCUPANCY.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 56 days, by 3/24/09, 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 56 days or a fine of \$50 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07080497

Harold J & Corinne Osborne
4825 Northeast 19 Avenue

Violations:

FBC 105.1

- 1) A GENERATOR WAS INSTALLED.
- 2) A DRIVEWAY WAS ENLARGED AND RESURFACED.

FBC 105.2.4

A GAS LINE HAS BEEN INSTALLED FOR THE GENERATOR.

FBC 105.2.5

A GENERATOR HAS BEEN CONNECTED TO THE MAIN PANEL.

25-13

THE SWALE AREA OF THE RIGHT-OF-WAY HAS BEEN PAVED OVER WITHOUT OBTAINING APPROVAL FROM THE ENGINEERING DEPARTMENT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 56 days, by 3/24/09, or a fine of \$25 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 56 days or a fine of \$25 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07101247

Douglas & Theresa Mueller
1551 Northeast 59 Place

Certified mail sent to the owner was accepted on 1/8/09.

Violation:

FBC 105.1

NEW WINDOWS AND DOORS WERE INSTALLED WITHOUT THE REQUIRED PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$25 per day.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days or a fine of \$25 per day, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07110919

KK Partners LLC
1492 Holly Heights Drive

Certified mail sent to the owner was accepted on 12/29/08 and certified mail sent to the registered agent was accepted on 12/29/08.

Violation:

FBC 105.1

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

- 1) NEW FENCE WAS INSTALLED AROUND THE POOL AREA.
- 2) NEW PAVERS INSTALLED AROUND THE POOL AREA AND ON STEPS.
- 3) TWO WINDOWS ON THE WEST SIDE OF THE BUILDING ON THE FIRST FLOOR HAVE BEEN CLOSED IN.
- 4) AN AWNING STRUCTURE WAS BUILT ON SOUTH SIDE.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$25 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 91 days or a fine of \$25 per day, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08051719

Jerome L Teppes
823 Northeast 14 Place

Service was via posting on the property on 1/19/09 and at City Hall on 1/15/09.

Violations:

FBC 105.1

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

- 1) THE ROOF WAS REPLACED.
- 2) A FENCE WAS INSTALLED.
- 3) THE WINDOWS AND DOORS WERE REPLACED.
- 4) THE KITCHEN AND BATH WERE REPLACED/REMODELED.

FBC 105.2.5

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

- 1) CIRCUITS TO POWER CENTRAL A/C, WASHER AND DRYER WERE INSTALLED.
- 2) THE GENERAL PREMISE WIRING WAS ALTERED.

FBC 105.2.11

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

- 1) A CENTRAL A/C WAS INSTALLED.

FBC 105.2.4

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

- 1) SUPPLY AND WASTE LINES TO SERVICE A WASHER WERE INSTALLED.
- 2) KITCHEN AND BATH FIXTURES WERE INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$50 per day, per violation, and to record the order.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, 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 6 – 0.

Case: CE08022004

Deborah P & Ronald A Fitzgerald
54 Isle of Venice Drive # 10

Service was via posting on the property on 1/12/09 and at City Hall on 1/15/09.

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

FBC 105.2.11

THE PACKAGE A/C UNIT HAS BEEN REPLACED.

Inspector Hruschka submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos, requested a finding of fact and recommended ordering compliance within 28 days, by 2/24/09, or a fine of \$25 per day.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days or a fine of \$25 per day and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE06110191

Deysi Arevalo, 1/2 Interest &
Freddy Enriquez
3680 Southwest 12 Place

Service was via posting on the property on 1/6/09 and at City Hall on 1/15/09.

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- CARPORT AND FRONT PORCH WERE ENCLOSED INTO LIVING SPACE AND PART OF THE CARPORT WAS TURNED INTO A RENTAL APARTMENT.
- 2- THE MAIN ENTRANCE OF THE PROPERTY WAS CHANGED FROM THE ORIGINAL LOCATION TO THE FRONT OF THE ENCLOSED PORCH.
- 3- SOME OF THE WINDOWS WERE REPLACED ON THE PROPERTY, AND ENTRANCE DOORS WERE REPLACED ON THE BACK AND WEST SIDE OF THE PROPERTY.
- 4- THERE ARE TWO SHEDS THAT WERE BUILT ON THE PROPERTY, ONE ON THE WEST SIDE AND THE OTHER ON THE SOUTH 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- ADDED BATHROOMS AND KITCHEN SINK IN THE RENTAL PART OF THE PROPERTY.

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

FBC 105.2.11

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

- 1- A CENTRAL A/C WITH DUCT WORK AND AN ELECTRICAL HEATER WERE ADDED TO THE PROPERTY.
- 2- VENTILATION SYSTEM FOR THE KITCHENS AND BATHROOMS.

FBC 109.6

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

FBC 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION AND THE TWO STORAGE SHEDS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE 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.

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He described the photos, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Ms. Ellis, seconded by Ms. Sheppard to find in favor of the City and order compliance within 28 days or a fine of \$50 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE08061782

Richard A & Sheila Banach
2151 Southwest 23 Terrace

Service was via posting on the property on 1/6/09 and at City Hall on 1/15/09.

Violations:

FBC 105.1

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

- 1- THE GARAGE WAS ENCLOSED INTO LIVING SPACE, NO RECORD OF PERMIT.
- 2- THERE ARE PAVERS IN THE DRIVEWAY, NO RECORD OF PERMIT.

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- AIR CONDITIONING IS BEING SUPPLIED TO THE GARAGE ENCLOSUREMENT.

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 IN THE GARAGE THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE IS AN EXPIRED BUILDING PERMIT #97102330 TO RAISE LEVEL OF FRONT PORCH AND DIP IN DRIVEWAY, WHICH FAILED INSPECTION ON 11/25/1997.

FBC 109.6

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

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 4/28/09, or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, 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 6 – 0.

Case: CE08101144

Joseph Duverne
1091 Alabama Avenue

Service was via posting on the property on 1/6/09 and at City Hall on 1/15/09.

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 CARPORT WAS ENCLOSED INTO A LIVING SPACE AND TURNED INTO AN ILLEGAL RADIO STATION. A WATER CLOSET WAS BUILT INSIDE A CLOSET.

- 2) WINDOWS WERE REPLACED IN SOME OF THE OPENINGS FACING THE STREET AND OTHERS WERE INSTALLED IN THE ENCLOSED CARPORT; AN ENTRANCE DOOR WAS INSTALLED IN THE ILLEGAL CONVERSION.

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 IN THE MAIN HOUSE.
- 2) A SECOND CENTRAL A/C WAS BEING INSTALLED IN THE ENCLOSED CARPORT.

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) THERE IS A TOILET AND LAVATORY THAT WAS INSTALLED IN THE BACK OF THE CARPORT. WATER AND DRAIN LINES WERE RUN INTO THE SPACE.

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) A 220 VOLT 50 AMPS ELECTRICAL SERVICE WAS RUN TO THE A/C UNIT IN THE MAIN HOUSE.
- 2) THERE ARE EXPOSED AND UNPROTECTED ELECTRICAL WIRES RUNNING INSIDE AND OUTSIDE 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 STRUCTURE FOR THE CARPORT CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE 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.

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He explained this had been the location of an illegal radio station. Inspector Oliva described the photos, requested a finding of fact and recommended ordering compliance within 28 days, by 2/24/09, or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Ms. Croxton, to find in favor of the City and order compliance within 28 days, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, Board approved 6 – 0.

Case: CE07071792

Ruben Parker
3111 Southwest 12 Place

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/6/09 and at City Hall on 1/15/09. The property was not complied and fines had accrued to \$22,500. The City recommended imposition of the full fines, which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$22,500 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE08061110

Bradley Hertz
1000 Park Drive

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/6/09 and at City Hall on 1/15/09. The property was not complied, the order had been recorded and fines had accrued to \$67,500, which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$67,500 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE08051987

Benoit E & Bernadette John
1445 Northwest 7 Terrace

Ms. Paris announced that this case was first heard on 7/22/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. Certified mail sent to the owner was accepted [no date]; service was also via posting on the property on 1/8/09 and at City Hall on 1/15/09. The property was not complied, the order had been recorded and fines had accrued to \$103,125, and would continue to accrue until the property complied.

Motion made by Ms. Sheppard, seconded by Mr. Mitchell, to find the property was not complied by the ordered date, and to impose the \$103,125 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE07031806

Pardue Properties LLC
1344 Northwest 3 Avenue

Ms. Paris announced that this case was first heard on 8/26/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/8/09 and at City Hall on 1/15/09. The property was not complied, fines had accrued to \$243,750 and would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$243,750 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE07071617

David E Sanderson
204 Northwest 16 Street

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/5/09 and at City Hall on 1/15/09. The property was not complied, fines had accrued to \$43,400 and would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$43,400 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE08031424

J Tyrone Matthews
924 West Las Olas Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/8/09 and at City Hall on 1/15/09. The property was not complied, fines had accrued to \$38,250 and would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$38,250 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: CE08040247

Charlotte & Joseph Deverteuil
307 Southwest 11 Avenue

Ms. Paris announced that this case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. Service was via posting on the property on 1/8/09 and at City Hall on 1/15/09. The property was not complied, fines had accrued to \$22,500, and would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$22,500 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Cases Complied

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

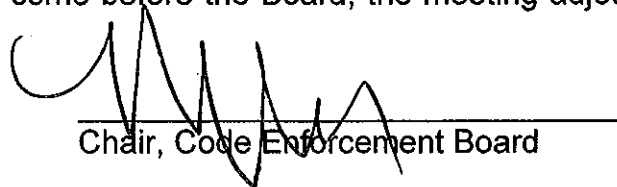
CE08101611 CE08062185

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:

CE08110191 CE08031384 CE08072324 CE08030971
CE06090663 CE07121094 CE08020559 CE07081705

There being no further business to come before the Board, the meeting adjourned at **5:02 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.