

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
APRIL 28, 2009
9:00 A.M. – 5:30 P.M.

<u>Board Members</u>	<u>Attendance</u>	2/2009 through 1/2010	
		<u>Present</u>	<u>Absent</u>
Sam Mitchell, Chair	P	3	0
Genia Ellis, Vice Chair	P	3	0
Margaret Croxton	A	2	1
William Lamont	A	1	2
Ronald Perkins	P	2	1
Jan Sheppard	P	3	0

Staff Present

Dee Paris, Administrative Aide
Ginger Wald, Assistant City Attorney
Bruce Jolly, Board Attorney
Brian McKelligett, Clerk /Special Magistrate Supervisor
Deb Maxey, Clerk III
Yvette Ketor, Secretary, Code Enforcement Board
Lindwell Bradley, Code Enforcement Supervisor
Burt Ford, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Alex Hernandez, Chief Mechanical Inspector
Tammy Arana, Fire Inspector
Robert Kisarewich, Fire Inspector
J. Opperlee, Recording Secretary

Communication to the Commission

Ms. Ellis pointed out that there were still too many vacancies on the Board and this was creating a hardship. She asked the City Commission to make these appointments as soon as possible.

Also Present:

CE08051341: Joy Ganaishlal, owner
CE08061112: Janet Galloway Clark, owner's daughter
CE08100511: Paul Warner, owner
CE07021312: Leonvil Noel, owner; Alexander Robinson
CE08030416: Adi Cohen, owner
CE07100943: Andreas Cardona, contractor
CE07101516: Luke Lawrence, owner's son
CE06041436: Eric Nathanson, owner

CE08050806: Christine Linden, owner
CE08011721: Eduardo Marquez, owner
CE08031945: John Dagemas, owner's representative
CE08031215; CE08031285; CE08031233; CE08031279: Bernie Gordon, manager
CE08070970: Debra Farmer, representative
CE08031845: Harris Glaser, tenant; Jason McGillicuddy, contractor
CE07040197: Johnny Olavarria, owner
CE07040542: Aldo Disorbo, owner
CE08070371: Carl Christenson, owner; Ronald Christenson, owner's son
CE05011400: Robert Siano, owner
CE08040242: Gerard Pierre-Louis, owner
CE07100363: Robert McAllister, owner
CE08060643: Obbie Mallard, owner
CE08051178: Fritz Saintus, owner
CE08041238: Ronald Bryce Gray, owner; Donald Karney, broker
CE08040779: Jake Watkins, owner
CE08061254: Glenn Lastrella, contractor
CE08032046: Augustin Pujols, engineer
CE08042258: Mindy Ferrer, attorney; Michael Feria, unit owner
CE06110858: Jorge Medina, contractor
CE08031925: Valerie Adebayo, owner's daughter
CE07021069: Marie Francois, owner; Carline Francois, owner's daughter
CE07101321: Michael Crocco, owner
CE08010650: Darryl Allen, owner
CE08021941: Robert Hickey, general contractor; Andrew Willis, owner
CE07100923: Carol Storms, owner's daughter
CE08020559: Donald Frasca, contractor
CE08070945: Carol Ann Oliveros, owner
CE07091032; CE07061043; CE07061040: Amjad Hammad, owner
CE08050944: Isaac Smilovits, representative
CE07080497: Harold Osborne, owner
CE07110876: Demetra Frohring, property manager
CE08031207: Mirna Godoy, owner
CE08021711: Solange Francois, owner
CE07120173: Cameo Durrant, representative
CE07100363: Robert McAllister, owner
CE08042216: Donald Mitchell, property manager
CE08110911: Evangelos Anthony, owner
CE08051719: Ann McNutt, representative
CE08050335: Jeron Linder, owner
CE08051014: Wayman Rainey, tenant
CE07080152: Donovan Stanford, tenant
CE08042227: Christopher Contreras, owner
CE06020765: Lewis Moore, owner
CE07031221: Eric Sherman, power of attorney
CE08041417: Anthony Moten, director

CE08030175: Richard Leonardi, owner; Jeffrey Beebe, owner
CE08071280: Dean Trantalis, attorney
CE08051775: Roger Tigner, owner
CE08071365: Frances Reynolds, owner
CE06040743: Jose Ramos, owner
CE07031444: George Cable, tenant; Michael Madfis, architect; George Linden Moxon, attorney
CE07110571: Maryetta Prekup, representative
CE08061454: Frank Caponi, owner
CE08070272; CE08061372: Stephen Gladstone, attorney
CE08051666: Steven Pike, owner

Chair Mitchell called the meeting to order at 9:03 a.m., introduced Board members and explained the procedures for the hearing.

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

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

Case: CE08031215

3333 Davie LLC
3333 Davie Boulevard

Case: CE08031285

3333 Davie LLC
3343 Davie Boulevard

These cases were 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. Certified mail sent to the owner was accepted on 4/16/09 and certified mail sent to the registered agent was accepted on 4/16/09.

Mr. Bernie Gordon, manager, stated the properties at 3333 and 3343 Davie Boulevard were complied now that the small signs had been installed. The buildings at 3353 and 3363 Davie Boulevard would be tested on Wednesday and Thursday and were scheduled to call for inspection by Friday.

Ms. Tammy Arana, Fire Inspector, stated the permits for 3333 and 3343 could not be finalized until she confirmed the signage was installed. She opposed any extension because Mr. Gordon was notified the signs must be installed on 4/21/09. Mr. Gordon said he had provided the signs to Precision Tech, who he believed had already installed them. Inspector Arana explained that the signs were important because they informed the public that if the alarms went off, someone must dial 911 because the alarms were not automatically alerting the Police and/or Fire Departments.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find the properties at 3333 and 3343 Davie Boulevard were not complied by the ordered date, and to impose the fines, which would begin on 4/29/09 and would continue to accrue until the properties complied. In a voice vote, motion passed unanimously.

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

Case: CE08031233

3333 Davie LLC
3353 Davie Boulevard

Case: CE08031279

3333 Davie LLC
3363 Davie Boulevard

These cases were 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. Certified mail sent to the owner was accepted on 4/16/09 and certified mail sent to the registered agent was accepted on 4/16/09.

Mr. Bernie Gordon, manager, stated the properties at 3353 and 3363 Davie Boulevard should be completed and tested by Wednesday and Thursday and called in for inspection on Friday.

Chair Mitchell reminded Mr. Gordon that notice had been sent regarding these requirements two years ago. He had also signed a stipulated agreement to comply by August, but the properties were still not complied. He asked Mr. Gordon how many of the units were occupied. Mr. Gordon stated approximately 50 units were occupied. He said when he had taken over management of the buildings in December 2006, he had begun getting the property into the condition required by the City.

Ms. Tammy Arana, Fire Inspector, said Mr. Gordon had worked to comply and had been in contact with her. She believed the properties could pass inspection by the end of the week. Inspector Arana remarked that Mr. Gordon had done a lot of other work to repair the buildings. She opposed any extension.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the properties at 3353 and 3363 Davie Boulevard were not complied by the ordered date, and to impose the fines, which would begin on 4/29/09 and would continue to accrue until the properties complied. In a voice vote, motion passed unanimously.

Case: CE07040197

Johnny S Olavarria
5331 Northeast 15 Avenue

This case was first heard on 9/23/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Johnny Olavarria, owner, said he had just paid for the permits.

Mr. Burt Ford, Building Inspector, agreed that the property was now complied.

Case: CE07031444

Bill Richardson Trust
2491 State Road 84

This case was first heard on 11/25/08 to comply by 1/27 and 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied, the order had been recorded and the respondent had been ordered to attend this hearing.

Mr. George Cable, tenant, said a representative of the owner would arrive momentarily. The Board agreed to hear other cases until the owner's representative arrived.

Upon returning to the case, Mr. George Moxon, the owner's attorney, reported that his client was in the hospital in Houston and had been in a coma. He stated this was why work at the property had not been progressing as quickly as possible. Mr. Moxon presented a letter from the hospital describing his client's condition.

Mr. Moxon said some work had been done, but the project was delayed by Mr. Richardson's illness.

Mr. Michael Madfis, architect, said he had been trying to contract with the owner to do further work, but because the owner had been unavailable, he had been unable to complete the agreement. In the meantime, the tenant, Cable Marine, had made efforts to move the project along.

Mr. Madfis stated he had investigated the validity of the Code issues, met with inspectors and sent engineers to the site. He said much of the construction had been completed before the existence of a County Building Department, so researching and documenting the building's construction had taken time. Since January, he had done further research and obtained proposals from consultants that were needed to complete the work.

Mr. Moxon said he had been involved with this property since 1960, when it was Anchorage Marine. He explained that many of the structures on the property existed in the late 1950s and they were researching what issues were grandfathered in. Mr. Moxon agreed that work done more recently must be addressed, and he would do this as soon as his client was coherent.

Mr. Madfis confirmed that the gutter that had drained onto an electrical service was taken care of and there was no bridge issue at this property. He said the problems had arisen because of the age of the property and the fact that the code requirements of the County, which the property was ruled by when most of it was constructed, did not match those of the City, which the property was now under. He said there were some repairs made after the hurricane. Mr. Madfis said the property was in the City of Fort Lauderdale prior to that last hurricane.

Ms. Sheppard asked who would be responsible to bring the property into compliance, the owner or the tenant. Mr. Moxon acknowledged that the owner was ultimately responsible, but the tenant had already done a number of things to help.

Mr. Cable said he had taken responsibility for complying most of the violations. He planned to meet with the Fire Inspector, and he had already corrected 18 of the violations. Mr. Cable said the fire hydrant and sprinkler violations concerned him, and he was unsure if these should be his responsibility as the tenant.

Mr. Robert Kisarewich, Fire Inspector, said Mr. Cable had provided him a list of items he had complied, which he must visit the property to confirm. Inspector Kisarewich felt the biggest problem on the property would be the water, which must be obtained from the County supply or from water in the area accessed using fire pumps. Inspector Kisarewich stated these issues could not be addressed within six months but would be ongoing. The tenant and the owner must also determine who was responsible for each issue and how to address it. He said he was in favor of an extension for the owner and tenant to consider the options, and he could report back to the Board regarding progress.

Mr. Gerry Smilen, Building Inspector, said there were several FBC 105 violations for work done without permits that could not be corrected because permits had never been issued. He favored a 30-day extension to update the list of violations and report to the Board.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 30-day extension to 5/28/09, during which time no fines would accrue, and to order the respondent to reappear at that hearing. In a voice vote, motion passed unanimously.

Case: CE07101516

E H & Jeanne P Lawrence
1526 Southwest 20 Avenue

This case was first heard on 6/24/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$9,900 and the City was recommending abatement. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

Mr. Luke Lawrence, the owner's son, explained his father was in the hospital, and requested abatement of the fines.

Mr. Gerry Smilen, Building Inspector, stated he did not object to abatement of the fines.

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

Case: CE06041436

Wells Fargo Bank NA Trustee
1601 Northwest 8 Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,600 and the City was recommending abatement. Service was via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Mr. Eric Nathanson, owner, requested abatement of the fines.

Mr. Lindwell Bradley, Code Enforcement Supervisor, stated he did not object to abatement of the fines.

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

Case: CE08031845

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

This case was first heard on 10/28/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Harris Glaser, tenant, said he had applied for the permit in Hollywood over four weeks ago. He already had the business tax license in Hollywood. Mr. Glaser believed they would obtain the permit this week. He confirmed for Chair Mitchell that he was still conducting business in the Fort Lauderdale location because he had contracts with the U.S. Navy to fulfill.

Ms. Ellis asked if Mr. Glaser had any documentation from the City of Hollywood. Mr. Jason McGillicuddy, contractor, stated they had permit numbers. Mr. Glaser said he already had the DEP permit for the new location. Mr. McGillicuddy informed Ms. Ellis that he believed they should have the permit by the end of the week, and the construction would take no more than 30 days. Ms. Ellis said the Board had heard this last month.

Mr. Alex Hernandez, Chief Mechanical Inspector, reminded the Board that the property was first written up in March 2008 but the property was still not complied. He recommended imposition of the fines.

Motion made by Ms. Ellis to grant a 30-day extension to. Motion died for lack of a second.

Case: CE07021312

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

This case was first heard on 9/23/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Leonvil Noel, owner, requested additional time to comply.

Mr. Burt Ford, Building Inspector, reported all permit applications had been submitted and picked up for corrections.

Mr. Noel explained that he was using this as a single-family dwelling and Inspector Ford confirmed this. Inspector Ford informed the Board that the electrical portion of the permit had passed; the plumbing and zoning had failed. The zoning had failed because the owner had not submitted a survey.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 30-day extension to 5/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08011721

Centurion Park Holdings LLC
2300 Northwest 55 Court # 114

This case was first heard on 4/22/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda. The property was not complied, the order had been recorded and fines had accrued to \$1,750.

Mr. Eduardo Marquez, owner, reported he had pulled the permits and construction had begun. He requested a 90-day extension to complete the work. He explained to Chair Mitchell that there had been platting issues and different inspectors with different input involved.

Ms. Tammy Arana, Fire Inspector, agreed that 90 days was an appropriate extension. She noted that Mr. Marquez had been cooperative, and had needed to coordinate the project with multiple agencies.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension, to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031945

Deutsche Bank National Trust Company Trustee
2580 Northwest 16 Street

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. John Dagemas, representative of HomeEq Bank, said they had taken over the property in January. He said Inspector Strawn had made him aware of a problem with some plywood on the building, which he repaired immediately, and he had maintained the property since then. Mr. Dagemas said there were other issues at the property regarding permits and previous owners. He stated the property had been sold and the buyers were aware of the issues they must take care of.

Chair Mitchell informed Mr. Dagemas that the bank was responsible for the violations on the property.

Ms. Wald informed the Board that a new City ordinance specified rules for the seller to disclose the violations to the buyer and to notify the City of the sale. Failure to follow the procedures for disclosure would create "a rebuttable presumption of fraud."

Chair Mitchell remarked on how often the Board heard from owners who purchased properties with violations that sellers had not disclosed. Mr. Jolly remarked that this should happen less often, since the new ordinance had been adopted.

Ms. Wald confirmed that liens imposed on the property would continue to accrue and go with the property to the new owner. Once the violations were complied, the owner could discuss the lien amount with staff, who could make a recommendation to the City Commission.

Mr. George Oliva, Building Inspector, stated he opposed any extension. He said the outside of the building was secure and well-maintained.

Chair Mitchell advised residents to employ an attorney when purchasing property.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 30-day extension, to 5/28/09, during which time no fines would accrue. In a voice vote, motion failed 1-3 with Ms. Ellis, Mr. Perkins and Chair Mitchell opposed.

Case: CE07061043

A&M Investments Of America LLC
3220 West Broward Boulevard

This case was first heard on 8/28/07 to comply by 9/26 and 10/23/07. Violations and extensions were as noted in the agenda. The property was complied, and the respondent had waived the right to notice of a Massey hearing, so the Board could address the fines. The City was recommending imposition of \$520 for administrative costs [reduced from \$8,900].

Mr. Amjad Hammad, owner, said the property was complied and requested a reduction of the fines.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied and recommended imposing \$520 in administrative costs.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose a \$520 fine. In a voice vote, motion passed unanimously.

Case: CE07091032

A&M Investments Of America LLC
3200 West Broward Boulevard

This case was first heard on 1/22/08 to comply by 4/22/08. Violations and extensions were as noted in the agenda. The property was complied, and the respondent had waived the right to notice of a Massey hearing, so the Board could address the fines. The City was recommending imposition of \$520 for administrative costs [reduced from \$8,900].

Mr. Amjad Hammad, owner, agreed to the \$520 fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied and recommended imposing \$520 in administrative costs.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose a \$520 fine. In a voice vote, motion passed unanimously.

Case: CE07061040

A & M Investments Of America LLC
3224 West Broward Boulevard

This case was first heard on 7/24/07 to comply by 9/25/07. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$13,350 and the City was recommending imposing \$520 in administrative costs. Certified mail sent to the owner was accepted [no date].

Mr. Amjad Hammad, owner, agreed to the \$520 fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied and recommended imposing \$520 in administrative costs.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose a \$520 fine. In a voice vote, motion passed unanimously.

Case: CE08070371

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

This case was first heard on 11/25/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,350 and the City was recommending abatement. Certified mail sent to the owner was accepted on 4/16/09.

Mr. Carl Christenson, owner, stated the fencing permit had been issued. He explained he had installed the fence because passersby littered on the lot. He requested abatement of the fine.

Mr. Burt Ford, Building Inspector, did not oppose abatement of the fine.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to abate the fine. In a voice vote, motion passed unanimously.

Case: CE08070970

Susanne A Groff
3520 Southwest 23 Street

This case was first heard on 3/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Ms. Debra Farmer, representative, stated the owner was out of town. She explained that the first product approvals she had submitted for the after-the-fact permit were incorrect, but she had subsequently submitted the proper documents and the permits had been approved on Friday. She requested a 28-day extension.

Mr. George Oliva, Building Inspector, confirmed the permits had been approved and must be paid for. He agreed 28 days should be sufficient.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08042258

Homecomings Financial LLC
1429 Southwest 9 Street # 10

This case was first heard on 9/23/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$29,500 and the City was recommending abatement. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09. Certified mail sent to the owner was accepted on 4/20/09.

Mr. Michael Feria, unit owner, reported the permits were closed and requested abatement of the fine.

Ms. Tammy Arana, Fire Inspector, said Mr. Feria had purchased the property unaware of the lien. She favored abatement of the fines. Inspector Arana explained that there had been an open permit on the property and the work had been done, but because the property was in foreclosure, no one had ever called for final inspection.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to abate the fine. In a voice vote, motion passed unanimously.

Case: CE08030175

Big O RV Resort Inc
1701 East Sunrise Boulevard

This case was first heard on 10/28/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Richard Leonardi, owner, stated they were in the process of obtaining the demolition permits. They intended to sod the property and eventually to build a bank on it.

Mr. Burt Ford, Building Inspector, confirmed that the sewer cap inspection would take place that day. Once this was passed, they could proceed with the demolition permit.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 60-day extension, to 6/27/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE05011400

Robert Siano & Geri Carriuolo
201 Northwest 18 Avenue

This case was first heard on 10/28/08 to comply by 11/7/08 and 4/28/09. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/29/09. The order had been recorded.

Mr. Robert Siano, owner, said everything was completed except for the permit for the driveway, for which he had applied.

Mr. Wayne Strawn, Building Inspector, agreed that five of the six items were complied and reported the application for the parking area was submitted on 4/23. He did not object to the request for an extension. Inspector Burt Ford remarked that paving permits must go through multiple reviews.

Motion made by Mr. Perkins, seconded by Ms. Sheppard, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion failed 2-2 with Ms. Ellis and Chair Mitchell opposed.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07040542

Victoria's Corporate Plaza LLC
6245 Northwest 9 Avenue

This case was first heard on 5/22/07 to comply by 7/24/07. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$27,500 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 4/16/09. Personal service was made to Scott Osotsky.

Mr. Aldo Disorbo, owner, requested a 10-day extension to complete the work.

Ms. Tammy Arana, Fire Inspector, was unsure how long it would take to enclose the second open stairwell, but she felt 10 days would not be enough time.

Mr. Disorbo said inspectors who visited the property had not noticed the problem during construction. Inspector Arana stated the Fire inspector had noted the problem with the opening at final inspection on 4/24/09.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08051719

Jerome L Tepps
823 Northeast 14 Place
New owner: Bengal Strategic Investments Inc.,
Jerome Tepps, registered agent.

This case was first heard on 1/27/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Ms. Ann McNutt, representative, requested a 56-day extension to finish the work. She reported that the air conditioning and washer and dryer had already been removed.

Mr. Burt Ford, Building Inspector, could not confirm the work had been done. He stated no permit applications had been submitted as yet. Ms. McNutt said the owner was away but would return within 30 days.

Ms. Paris confirmed that the property had changed hands approximately one month ago, and Mr. Teppes had complied with the ordinance requirements for disclosure.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue, and to order the respondent to reappear at that hearing. In a voice vote, motion failed with only Ms. Sheppard voting yes.

Case: CE08020559

Benny & Evanthia Alfonso
3100 Northeast 48 Street # 107

This case was first heard on 11/25/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied.

Mr. Donald Frasca, contractor, said he had all of the drawings, and requested an extension to submit the drawings for permit. He asked for 60 days.

Mr. Burt Ford, Building Inspector, said the plans seemed to encompass all of the violations and did not oppose the request for an extension.

Chair Mitchell was concerned because the case was first heard in November and plans were just now ready for submission. Inspector Ford recommended a 28-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07100943

Middle River Builders LLC
1451 Northeast 10 Avenue

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 and the order had been recorded.

Mr. Andreas Cardona, contractor, said they had met with mechanical and structural regarding the corrections to the plans. He hoped to resubmit the plans by the next week.

Mr. Burt Ford, Building Inspector, confirmed that the plans submitted encompassed all of the violations and would return the property to a single-family residence. He did not oppose the request for a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08071365

American One Rentals Inc
2201 North Ocean Boulevard

This case was first heard on 3/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Mr. Burt Ford, Building Inspector, informed the Board that only one violation remained: FBC 105.2.11, the window air conditioning unit. The owner had informed him this had been removed but he must reinspect to confirm it. He did not object to a 28-day extension to allow him time to verify the last item.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

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

Case: CE08041238

R Bryce Gray Jr
R Bryce Gray Jr Trustee et al
1000 Northwest 51 Place

This case was first heard on 8/26/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$24,750 and the City was recommending abatement of the fine. Certified mail sent to the owner was accepted [no date].

Case: CE08041269

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

This case was first heard on 8/26/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$14,850 and the City was recommending abatement of the fine. Certified mail sent to the owner was accepted [no date].

Mr. Donald Karney, broker, reported the property was complied. He requested abatement of the fines for both cases.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to abate the fines for cases CE08041238 and CE08041269. In a voice vote, motion passed unanimously.

Case: CE08070272

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

This case was first heard on 1/27/09 to comply by 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Stephen Gladstone, attorney, said the permit was ready to be picked up and requested a 28-day extension.

Mr. Burt Ford, Building Inspector, confirmed that issuance of the permit would comply the property.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

[The Board took a brief break]

Case: CE08040242

Boaz Derisse
225 Southwest 12 Avenue

This case was first heard on 8/26/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property complied, fines had accrued to \$22,500 and the City was recommending reducing the fine to \$1,000. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

Mr. Gerard Pierre-Louis, owner, said he had done everything needed to comply and requested abatement of the fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied and recommended imposition of a \$1,000 fine for administrative costs.

Mr. McKelligett informed Chair Mitchell that the new ordinance permitted the City to add administrative costs to fines when imposing liens. When fines were reduced in a case such as this, staff calculated administrative costs.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose a \$1,000 fine. In a voice vote, motion passed unanimously.

Case: CE07080497

Harold J & Corinne Osborne
4825 Northeast 19 Avenue

This case was first heard on 1/27/09 to comply by 3/24/09. Violations and extensions were as noted in the agenda. The property was not complied.

Mr. Harold Osborne, owner, reported he had applied for the after-the-fact permit for the paving and the electrician had applied for the generator permit. He requested a 28-day extension.

Mr. Burt Ford, Building Inspector, informed the Board that the generator plans had been submitted in early April and the paving plans were submitted approximately a week later.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08061254

Sherri Friend
1112 Southwest 20 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Glenn Lastrella, contractor, said the plans were being reviewed the second time. He requested a 28-day extension.

Mr. Gerry Smilen, Building Inspector, was happy with the progress of the project and supported the request for a 28-day extension.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08070945

Raul & Carol Oliveros
3161 Southwest 20 Street

This case was first heard on 11/25/08 to comply by 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied.

Ms. Carol Ann Oliveros, owner, stated she would resubmit the plans with corrections the following day. She requested a 28-day extension.

Mr. George Oliva, Building Inspector, confirmed that almost everything was complied. He estimated the drawings would be approved within three weeks.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08051341

Premnath Ganaishlal
710 To 726 & Rear Northwest 5 Avenue

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.

Ms. Joy Ganaishlal, owner, reported that she was still in the eviction process. She noted that the power had been turned off and supplies were gone in the store, so she hoped the tenant would leave soon.

Mr. George Oliva, Building Inspector, confirmed the property was locked and not doing business. He recommended a 56-day extension.

Ms. Wald stated the eviction was filed with the Clerk of Court on April 27, 2009.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08010650

Darryl F Allen
2236 Northwest 20 Street

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Mr. Darryl Allen, owner, said his architect had recently picked up the plans for corrections, and pointed out he had never been notified by the City when they were ready. His plans had been submitted on 2/24/08.

Inspector Ford confirmed there was no notation that a postcard had ever been sent to Mr. Allen notifying him that the plans should be picked up for corrections.

Mr. Allen planned to have the architect resubmit the plans with the corrections as soon as possible. Once he had a permit, he thought work could be completed within 90 days.

Mr. George Oliva, Building Inspector, said he did not oppose the request for an extension, and recommended 56 days.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08040779

Jake Watkins Jr
1028 Northwest 7 Terrace

This case was first heard on 6/24/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$21,700 fine, which would continue to accrue until the property complied. Service was via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Mr. Jake Watkins, owner, said he had been unable to save the money to hire an architect and requested 91 days.

Mr. George Oliva, Building Inspector, listed items already complied and other actions Mr. Watkins had taken to comply and said he favored granting a 91-day extension.

Mr. Jolly informed the Board that the ordinance left it to the Board's discretion to determine how to evaluate each case, based on its particular circumstances.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension, to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08030416

Adi Cohen
1405 North Andrews Avenue

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. The City was requesting that the 2/24/09 order be amended to extend the compliance date to 4/28/09.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to amend the 2/24/09 order to extend the compliance date to 4/28/09. In a voice vote, motion passed unanimously.

Mr. Adi Cohen, owner, said he had picked up the plans for corrections the pervious day and requested a 56-day extension.

Mr. Gerry Smilen, Building Inspector, reported most of the violations would be complied when the permits were issued. Two violations required work to have final inspections as well. He said he did not oppose an extension, and recommended 56 days.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07030441

Esa & David Natour
1901 Northwest 21 Avenue

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. The property was complied, fines had accrued to \$27,100 and the City was recommending abatement. Certified mail sent to the owner was accepted [no date]. Service was also via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Mr. Esa Natour, owner, stated the property was now complied, and requested abatement of the fines.

Mr. Burt Ford, Building Inspector, did not object to abatement of the fines.

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

Case: CE06110858

Hezreco LLC
1640 Northwest 12 Court

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, and the City was requesting imposition of a \$10,675 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 4/16/09 and certified mail sent to the registered agent was accepted on 4/16/09. Service was also via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Mr. Jorge Medina, contractor, said additional issues had arisen as work progressed. He reported they had passed plumbing and rough inspection and were starting the footing. He hoped to begin putting walls up by the following week.

Mr. Gerry Smilen, Building Inspector, said Mr. Medina was working diligently to comply and he did not object to the request for an extension. Mr. Medina requested 90 days and Inspector Smilen agreed.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 91-day extension, to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08041417

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

This case was first heard on 6/24/08 to comply by 7/22/08. That order had been vacated and the compliance date changed to 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, the order had been recorded and fines had accrued to \$45,000.

Mr. Anthony Moten, director of the Housing Authority, requested a 90-day extension. He stated the contractor would pick up the permits that day.

Mr. George Oliva, Building Inspector, stated there was more work to be done and several inspections to pass after the permits were picked up. He agreed 91 days was appropriate.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension, to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07110571

2909 Vistamar LLC
2909 Vistamar Street

This case was first heard on 4/22/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was not complied.

Ms. Maryetta Prekup, representative, stated the permits had been pulled. She explained that the air conditioner covers would take some time to comply; the other items could be completed within 30 days.

Chair Mitchell was concerned that the original stipulated agreement had expired in August and the property was still not complied. Ms. Prekup said it had taken some time

to research archives to determine that some items for which they had been cited were actually part of the original building design. Her first contractor had taken her money and never done the work, and her first architect had not supplied the information Inspector Hruschka required. Ms. Prekup thought having the air conditioner covers built would take 60 to 90 days.

Mr. Gerry Smilen, Building Inspector, confirmed that four of the nine violations were complied with the permit issued on 4/21/09. Two of the remaining violations required final inspections, two must be checked in the field, and one required a permit, which had not yet been addressed. He explained that all of the FBC 105 violations were complied. Inspector Smilen recommended a 56-day extension.

Ms. Paris agreed that if the property were not complied within the extension period, staff would schedule the case for a hearing to impose fines.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed 3-1 with Chair Mitchell opposed.

Case: CE06020765

Lewis & Sheila Moore
1601 Northwest 10 Avenue

This case was first heard on 5/22/07 to comply by 11/27/07. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,400 and the respondent had waived the right to notice of a Massey hearing so the Board could address the fines. The City was recommending abatement of the fines.

Mr. Lewis Moore, owner, requested abatement of the fines.

Mr. Burt Ford, Building Inspector, did not oppose abatement of the fines.

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

Case: CE08021711

Solange Francois
431 Southwest 31 Avenue

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, the order had been recorded and the City was requesting imposition of a \$75,000 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted [no date]. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

Ms. Solange Francois, owner, said she had fixed the problem with the mortgage and was awaiting the check to pay for the repairs. She requested additional time. Mr. McKelligett clarified that Ms. Francois had obtained a loan modification.

Mr. Gerry Smilen, Building Inspector, confirmed that the bank had been holding the insurance check because Ms. Francois had been behind on her mortgage.

Ms. Francois stated she had a contractor and an architect.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing. In a voice vote, motion passed unanimously.

Case: CE08050335

Jeron F Linder Jr
1061 Northwest 25 Avenue

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Jeron Linder, owner, requested an extension. He explained that the first contractor he had consulted had given him an inflated price to board up the house. He had found another contractor who would give him an estimate.

Mr. Gerry Smilen, Building Inspector, explained that if the property was homesteaded, Mr. Linder could pull the permit and board up the property himself. He said he had spoken to Mr. Linder about this, and Inspector Smilen was concerned that the property needed to be boarded up. Inspector Smilen stated, "The City would be willing to work with him because we need to get the property secured."

Chair Mitchell informed Mr. Linder that the Building Department would assist him in getting a permit to board up the property. Mr. Linder said he had been to the Building Department and received no assistance. Chair Mitchell reminded him that Inspector Smilen had just indicated they would assist him in getting the permit.

Motion made by Mr. Perkins, seconded by Ms. Sheppard, to grant a 28-day extension to 5/26/09, during which time no fines would accrue. Motion failed 2-2 with Ms. Ellis and Mr. Perkins opposed.

Case: CE08042227

Christopher Contreras
1400 Northwest 6 Avenue

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Mr. Christopher Contreras, owner, said he had hired a general contractor when he purchased the property, but he had not made all of the needed repairs and not pulled all of the permits. Mr. Contreras had now found another general contractor who was willing to pull the permits for the work already done.

Mr. George Oliva, Building Inspector, recommended a 91-day extension. He stated the air conditioning contractor had taken money from more than one client and never done the work and he was now in jail. The general contractor who had accompanied Mr. Contreras to the last hearing had disappeared.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 91-day extension, to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08110911

Evangelos Anthony

729 West Las Olas Boulevard

Certified mail sent to the owner was accepted on 3/25/09.

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

THE FOLLOWING BUILDING COMPONENTS ARE NOT
STRUCTURALLY SOUND OR WATERTIGHT:

1. THE PARAPET WALL ON THE EAST SIDE.
2. ROTTED WOOD WINDOW FRAMES.
3. FRENCH DOORS.
4. WOOD LENTIL OVER THE EAST FRENCH DOOR.

FBC 105.1

THE FOUR UNIT APARTMENT BUILDING HAS BEEN ALTERED
AND MODIFIED IN THE FOLLOWING MANNER WITHOUT
OBTAINING THE REQUIRED PERMITS:

1. FLOOR PLAN ALTERATIONS TO CONVERTING THE FOUR
UNITS TO ONE UNIT.
2. REPAIRS TO ROTTED WOOD IN LENTILS.
3. INTERIOR REPAIRS AND RENOVATIONS.

FBC 105.2.4

WORK WAS COMPLETED ON TWO BATHROOM RENOVATIONS
UNDER AN EXPIRED PERMIT, THEREFORE THIS WORK WAS
COMPLETED WITHOUT A VALID PERMIT.

FBC 105.2.5

ELECTRICAL WORK FOR INTERIOR RENOVATIONS ON VOIDED
PERMIT 98101852 HAVE BEEN COMPLETED WITHOUT A
VALID PERMIT.

FBC 109.6

THE RENOVATION WORK HAS BEEN COMPLETED WITHOUT ANY

REQUESTS FOR INSPECTION OR PROOF OF COMPLIANCE.

FBC 110.1.1

A CHANGE HAS BEEN MADE IN THE OCCUPANCY OF THE RESIDENTIAL BUILDING WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE BECOME NULL AND VOID:

98101852 ELECTRICAL.

98101642 2 PARTIAL BATHS AND RE-PIPE.

98072037 INTERIOR RENOVATIONS PER CODE.

98050552 PARTIAL INTERIOR DEMOLITION.

THIS WORK HAS BEEN PERFORMED WITHOUT PERMITS.

Inspector Smilen 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 56 days or a fine of \$75 per day, per violation.

Mr. Evangelos Anthony, owner, explained that the Historical Preservation Board [HPB] had denied his 2004 request for a permit to remove a large tree from the adjacent yard, which he also owned. He felt the tree presented a threat to his home. In 2005, Hurricane Wilma took the tree down and it fell onto his home, and six weeks later, a Fort Lauderdale Police car crashed into the other side of his house. He had requested the City's help with his property, but had received none. Mr. Anthony requested 120 days to consult with the City Building Department regarding a permit.

Ms. Wald stated the Certificate of Appropriateness to which Mr. Anthony referred concerned moving a house between lots, not the removal of a tree. She said the HPB did not have jurisdiction over tree removal in Sailboat Bend.

Inspector Smilen reiterated the nature of the violations cited, and stated the City was not concerned with the cause of the situation, but with getting the building complied.

Mr. Anthony said he had warned the HPB that "you're either going to have a tree or a historic house." He said there was "moral liability" in this case.

Mr. Anthony said he had permits from 1998 for the work done, but the City had lost them. Inspector Smilen said four permits from 1998 had never been inspected and had therefore expired.

Ms. Anthony stated he wanted to appeal to the new City Commission to show permits he had for the property and prove he had done what he was supposed to. He said, "It was gone; the liens were removed, everything was removed by the City, and that I can go into the archives and find." He stated in the next 60 days he wanted to meet with Valerie Bohlander and pull repair permits to fix the building. Mr. Anthony promised to return to the Board in 56 days with concrete evidence that the permits were in progress.

Chair Mitchell advised Mr. Anthony to have a positive relationship with Inspector Smilen while he sought to resolve the problems.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation. In a voice vote, motion passed unanimously.

Case: CE08061112

Alberta Williams Est
1207 Northwest 11 Place

This case was first heard on 11/25/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,550 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 4/4/09.

Ms. Janet Galloway Clark, the owner's daughter, said she did not have the money to make all of the repairs. She had an estimate for the storm shutters that she could not afford. She requested another month to move forward. Ms. Clark described ownership issues she had with her siblings regarding the house.

Mr. Burt Ford, Building Inspector, confirmed there were no permit applications submitted for the property.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a roll call vote, motion passed 3-1 with Mr. Perkins opposed.

[The Board took a twenty-minute break.]

Case: CE08021941

Sterling Properties LLC
2441 Southwest 15 Street

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Mr. Robert Hickey, general contractor, stated they had submitted the corrections to the plans and were awaiting approval. He explained that the owner had encountered water damage in the kitchens while replacing marble and had therefore removed the kitchens. He had then contracted Mr. Hickey to close the situation out. Mr. Hickey requested a 50 or 60-day extension.

Mr. George Oliva, Building Inspector, confirmed the plans had been resubmitted and he felt they would be ready in approximately two weeks, which would close the case. He did not object to the request for an extension and recommended 56 days.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031925

Roberta Banks
1640 Northwest 25 Avenue

This case was first heard on 10/28/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied. Service was via posting on the property on 4/7/09 and at City Hall on 4/16/09. Certified mail sent to the owner was accepted [no date].

Ms. Valerie Adebayo, the owner's daughter, explained that the plans had been returned a second time for corrections. Her electrician was working with the designer on the corrections and she believed the plans would be resubmitted the following day. Ms. Adebayo requested 56 days.

Mr. Burt Ford, Building Inspector, stated he did not oppose the request for an extension.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07100363

Robert N McAllister
541 East Dayton Circle

This case was first heard on 5/27/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,200 fine, which would continue to accrue until the property complied. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

Mr. Robert McAllister, owner, requested additional time. He said Inspector Ford had advised him to pull the permits, so he had found plumbing, electrical and roofing contractors, but Inspector Ford had returned all of the paperwork from the different contractors because it must be submitted at one time. Mr. McAllister said he needed to sell his land in northern Florida in order to afford submitting all of the permit applications at once. Mr. McAllister said he now needed 90 days to work on selling his property in northern Florida. Chair Mitchell was upset that this case was begun last May and no progress had been made.

Mr. Burt Ford, Building Inspector, stated it was made very clear at the last hearing that a complete set of plans must be submitted and all permits issued before work was done.

Inspector Ford recognized that Mr. McAllister, like many people, could not afford to have the work done, but he said he did not believe the project was "proceeding in any reasonable fashion toward an end." Inspector Ford had opposed previous extension requests and also opposed this one.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion failed 0–4.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$10,200 fine, which would continue to accrue until the property complied. In a voice vote, motion passed unanimously.

Case: CE08050944

Patricia Ann T & Steven J Miga
3209 Northeast 36 Street # 4B

This case was first heard on 2/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied. Ms. Paris explained that the owners had sent a letter that was not notarized authorizing Mr. Smilovits to represent them, so he was speaking as an interested party only.

Mr. Isaac Smilovits complimented the Board for being fair and understanding. He explained that the owner resided in Pennsylvania and was ill, so was unable to appear. Mr. Smilovits stated the owner had hired an unlicensed contractor to replace the windows and doors in his condo. Mr. Smilovits presented an estimate from a licensed contractor to pull the permits and comply the property. He said the owner was requesting an extension to get the permits.

Mr. Burt Ford, Building Inspector, reminded the Board that the owner had signed a stipulated agreement in February and he warned him that a fine could accrue if the deadline was not met. He did not believe that any significant progress had been made. Chair Mitchell remarked that the owner was out of state and ill.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08060643

Obbie M Mallard Jr
611 Northwest 4 Avenue

This case was first heard on 11/25/08 to comply by 2/24/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,500 and the City was recommending abatement. Personal service was made to the owner on 4/17/09. Service was via posting on the property on 4/17/09 and at City Hall on 4/16/09.

Mr. Obbie Mallard, owner, requested abatement of the fines.

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

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

Case: CE08032046

Virginia Maricochi
1248 South Ocean Drive

This case was first heard on 9/23/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied.

Mr. Augustin Pujols, Engineer, said the permits were taken care of; the last inspection had been the previous Friday. He requested abatement of the fines.

The Board heard other cases while inspectors researched the permits' status.

Upon returning to the case, Mr. Burt Ford, Building Inspector, said he wanted Inspector Strawn to assess the case and recommended a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07021069

Marie Francois
1832 Southwest 37 Avenue

This case was first heard on 3/24/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Ms. Carline Francois, the owner's daughter, stated she thought the property was complied.

Mr. George Oliva, Building Inspector, informed the Board that the window and shutter permit applications had been submitted on 3/23/09. He recommended a 56-day extension.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08031207

Cali Group LLC
220 Southwest 38 Avenue

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 order had been recorded. The property was not complied, fines would begin on 4/29/09 and the City was requesting imposition of the fines. Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09. Certified mail sent to the owner was accepted [no date].

Ms. Mirna Godoy, owner, said the electrical work had been done and the fire alarms were almost complete.

Ms. Tammy Arana, Fire Inspector, agreed that according to the permit status the smoke detectors had been installed but noted that they still required inspection. The owner had advised her that the fire alarm would be complete in approximately one month.

Ms. Godoy requested an additional 30 days. Inspector Arana felt that 28 days would not be sufficient time to complete. Because the owner had signed a stipulated agreement, Inspector Arana did not feel an extension should be granted.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion failed 0 - 4.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the fines that would begin on 4/29 and would continue to accrue until the property complied.

Mr. Jolly thought this motion was not right because no fines had accrued yet. Mr. McKelligett argued that "even if there's no accrued fines to date, you can impose the fines that will begin to accrue tomorrow."

In a voice vote, motion passed unanimously.

Mr. Jolly reminded the Board that a Hearing to Impose Fines would still be required for fines that had accrued for a period of time. He pointed out that the property was "not out of compliance yet" for the purpose of fines accruing. Once fines had accrued, the owner could appear before the Board to present evidence regarding the property's compliance and the Board could then decide whether or not to impose the existing fines. Mr. McKelligett stated the owner had received notice that fines that would begin on 4/29/09 could be imposed at this hearing.

Case: CE07100923

Carol & Norma M Storms
2817 North Atlantic Boulevard

This case was first heard on 3/24/09 to comply by 4/28/09. The property was not complied, the order had been recorded and the respondent had been ordered to attend this hearing.

Ms. Carol Storms, the owner's daughter, stated she had hired a new architect, and was working on the plumbing and mechanical permits. The architect was working on plans to submit for the permits.

Mr. Burt Ford, Building Inspector, agreed that Ms. Storms was working hard to comply. He recommended a minimum 56-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08051178

Fritz Saintus Jr
735 Northwest 17 Street

This case was first heard on 1/27/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied.

Mr. Fritz Saintus, owner, said he had hired a contractor and an architect, but the plans had been returned more than once for corrections. Mr. Saintus requested a 90-day extension. Mr. Saintus said the shed that had been located in the setback had been removed.

Mr. Gerry Smilen, Building Inspector, said the only permit applied for and issued was a re-roof permit; the kitchen cabinet and electric permit applications were submitted in May 2008. He was unaware of any other permit application activity. Inspector Smilen said he was not aware that the shed had been removed.

Mr. Saintus requested 90 days. He remarked that he had been informed to wait to submit the permit allocations until he had the drawings from the architect. He already had the applications for plumbing and electrical that the City had stamped "after the fact."

Ms. Ellis advised Mr. Saintus to show his plans and applications to Inspector Smilen prior to submitting them.

Mr. Saintus reiterated his request for 90 days and Inspector Smilen stated he would prefer a shorter extension to prove the work was progressing.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08050806

Christine Linden
1760 Southwest Fairfax Drive

This case was first heard on 1/27/09 to comply by 4/28/09. Violations were as noted in the agenda. Ms. Paris announced a few items from the original citation that were now complied. .

Ms. Christine Linden, owner, reported that permit applications had been submitted for the windows and shutters and requested a 56-day extension.

Mr. George Oliva, Building Inspector, stated the permit applications had been submitted on 4/17/09; the other violations were complied. He recommended a 56-day extension.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE08100511

Paul Warner
1211 Northwest 12 Street

This case was first heard on 1/27/09 to comply by 4/28/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Paul Warner, owner, said he had purchased the house in 2008 with the violations. He had the permit applications and was waiting for the plans to be finished to submit them for the master permit and other permits. Mr. Warner estimated the plans would be complete in two weeks, and in another 60 days the property to be in compliance.

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

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 56-day extension, to 6/23/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07101321

Michael A Crocco Jr
2129 Northeast 62 Street

Service was via posting on the property on 4/7/09 and at City Hall on 4/16/09.

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

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING

MANNER WITHOUT OBTAINING THE REQUIRED PERMITS,
INCLUDING BUT NOT LIMITED TO:

1. CEILINGS WERE REPLACED.
2. BATHROOM FIXTURES/VANITIES WERE REPLACED.
3. THE KITCHEN WAS REMODELED.
4. HI-HATS WERE INSTALLED.

FBC 105.2.4

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

1. KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC 105.2.5

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

1. ELECTRICAL POWER AND LIGHTING CIRCUITS WERE
ALTERED/INSTALLED.

FBC 109.6

WORK WAS COVERED UP WITHOUT FIRST OBTAINING
APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Michael Crocco, owner, requested time to have the work completed. He explained that this damage had been caused by the hurricane and it had taken time to get the insurance settlement.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08051666

Steven J Pike
3437 Riverland Road

Service was via posting on the property on 4/7/09 and at City Hall on 4/16/09.

Mr. George Oliva, Building Inspector, testified to the following violations:
25-100(a)

EXCEPT AS OTHERWISE PROVIDED IN THE CODE, NO
PERSON MAY CONSTRUCT IN ANY RIGHTS-OF-WAY WITHOUT
FIRST HAVING OBTAINED A PERMIT FROM THE OFFICE OF
THE CITY ENGINEER.

1. PAVERS WERE INSTALLED IN THE DRIVEWAY NEXT TO THE ROAD.
2. LARGE ROCKS WERE PLACED ON THE SWALE NEXT TO THE ROAD.

47-19.1 B.

NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE CONSTRUCTED, PLACED, ERECTED OR BUILT ON ANY PARCEL OF LAND OR WATER PRIOR TO THE START OF CONSTRUCTION OF THE PRINCIPAL BUILDING. NO ACCESSORY USE OR STRUCTURE SHALL BE LOCATED ON A CORNER LOT WITHIN FIFTEEN (15) FEET OF ANY SIDE STREET PROPERTY LINE.

1. A LARGE CARGO CONTAINER WAS PLACED ON THE EAST SIDE OF THE PROPERTY.

FBC 105.1

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

1. ON THE BACK OF THE PROPERTY THE SCREEN PORCH WAS ENCLOSED WITH STUCCO INTO LIVING SPACE. THREE WINDOWS AND A DOUBLE GLASS DOOR WERE INSTALLED.
2. BLACK TOP DRIVEWAY WAS REMOVED AND PAVERS 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 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 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 stated he had received many complaints from members of the neighborhood board regarding this eyesore. He requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Steven Pike, owner, explained that many of the items for which the property was cited existed when he purchased it in 1999. He reminded the Board that the case had been on their January agenda, and after some discussion it had been pulled for further investigation of annexation issues. Mr. Pike said he was still awaiting "some kind of judgment" regarding these questions.

Mr. Pike read from the January minutes, which indicated permits for a screened enclosure were issued in 1981 and the survey showed a back slab, proving the work was done between 1989 and the present. Mr. Pike had been unable to locate that permit, or a permit for his roof that was done in 2000-2001. He remarked that there were no original plans on file for the house. In 1989, many permits had been issued to remodel the house.

Inspector Oliva presented a copy of the Riverland annexation, which indicated that any existing violations or work done without permits were the responsibility of the owner to comply. Inspector Oliva presented into evidence what he said was a current tax record drawing from Broward County which showed a screen porch in the rear, not an enclosed porch. Mr. Pike stated this was not up to date; he had a survey from 1999 when he purchased the property showing the pavers installed. The Board examined the documentation presented by Inspector Oliva and Mr. Pike.

Mr. Pike informed Ms. Ellis that he would remove the cargo container "within weeks."

Chair Mitchell asked Mr. Pike to confirm that the photos Inspector Oliva presented were his property so the City could have a finding of fact. Mr. Pike confirmed the photos were of his home.

Inspector Oliva said the City was willing to work with the owner to pull the permits and comply the property.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE06040743

Jose Julio Ramos & Kasandra Landria
2310 Northwest 11 Street

Service was via posting on the property on 3/23/09 and at City Hall on 4/16/09.

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

THE RESIDENTIAL BUILDING HAS BEEN ALTERED AND
ACCESSORY STRUCTURES HAVE BEEN CONSTRUCTED WITHOUT
OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS
AND CONSTRUCTION ARE AS FOLLOWS:

1. THE CARPORT HAS BEEN REMOVED/DEMOLISHED.
2. A WINDOW ON THE WEST EXPOSURE HAS BEEN REMOVED AND THE OPENING ENCLOSED.
3. WOODEN FENCING HAS BEEN INSTALLED ON THE SOUTH AND EAST PROPERTY LINES AND FACING THE NORTH.
4. CHAIN LINK FENCING HAS BEEN INSTALLED ADJACENT TO THE ABUTTING STREETS.
5. A ROOF STRUCTURE HAS BEEN CONSTRUCTED WHICH EXTENDS FROM THE UTILITY ROOM ON THE SOUTH OF THE BUILDING TO THE WOODEN FENCE ON THE SOUTH PROPERTY LINE.
6. THE BUILDING HAS BEEN RE-ROOFED.
7. AN AIR CONDITIONING UNIT HAS BEEN INSTALLED IN A WINDOW ON THE WEST EXPOSURE OF THE BUILDING.

47-34.1.A.1.

THE ROOF STRUCTURE CONNECTING THE RESIDENCE TO THE WOOD FENCE ON THE SOUTH PROPERTY LINE AND A LARGE CBS ACCESSORY STRUCTURE ON THE SOUTHEAST CORNER OF THE PROPERTY ARE IN VIOLATION OF THE U.L.D.R. REQUIREMENTS. THESE STRUCTURES ENCROACH INTO THE REQUIRED CLEAR SPACE FROM THE PROPERTY LINE AS REQUIRED IN AN RS-8 ZONING DISTRICT ACCORDING TO THE TABLE FOUND AT SECTION 47-5.31.

Inspector Oliva said the owner had already complied some of the violations and had been working with Inspector Wayne Strawn. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Jose Ramos, owner, explained that the carport had been destroyed by Hurricane Wilma and he had disposed of the debris. He had also removed the overhang.

Inspector Oliva reported the shed in the rear had a permit dated 1977 and was constructed according to code requirements at the time. Inspector Oliva reiterated his request for a finding of fact, and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. He said he recommended the additional time because Mr. Ramos must pull a permit and during their conversations he had requested 91 days.

Mr. Ramos stated he had lost his job in January and his wife had recently lost hers, so they could not afford to hire an architect and a contractor right away.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City and order compliance within 91 days, by 7/28/09, or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08042216

JPG Bell Property LLC
618 Northwest 6 Avenue

Certified mail sent to the owner was accepted on 4/2/09.

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

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. A CENTRAL A/C UNIT WITH SUPPLY DUCT WORK WAS INSTALLED IN THE OFFICES.

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 A CENTRAL A/C UNIT.

FBC 109.6

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

Complied:

FBC 105.1

FBC 1604.1

Inspector Oliva stated the owner had complied with the window and shutter permits and had applied for the air conditioner permit on 4/15/09. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Donald Mitchell, property manager, informed the Board that the application had been returned for additional air conditioner calculations. He anticipated this could be done in two to three weeks, and requested 56 days to comply or a fine of \$75 per day.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07120173

Gy-Rich Inc
301 West Sunrise Boulevard

Service was via posting on the property on 3/23/09 and at City Hall on 4/16/09.

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

47-19.4 D.7.

THE DUMPSTER ENCLOSURE THAT HAS BEEN INSTALLED DOES NOT HAVE THE APPROVED SANITATION FACILITIES WHICH ARE REQUIRED FOR A BUSINESS THAT SERVES FOOD. A WATER SUPPLY AND AN APPROVED DRAIN ARE REQUIRED.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THE STRIPES ARE NOT VISIBLE AND MANY PARKING BUMPERS FOR LANDSCAPE PROTECTION ARE BROKEN.

47-21.8.A.

THE LANDSCAPING HAS NOT BEEN MAINTAINED. PLANTING AREAS HAVE BEEN ELIMINATED AND TREES HAVE BEEN REMOVED WITHOUT REPLACEMENT.

47-25.3 A.3.d.iv.

THE REQUIRED BUFFER WALL HAS NOT BEEN MAINTAINED. THE POSTS LEAN AND MANY CONCRETE PANELS ARE MISSING.

FBC 105.1

THE BUILDING AND PROPERTY HAVE BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A KITCHEN HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT FOR THE FLOOR PLAN ALTERATION.
2. A DUMPSTER ENCLOSURE HAS BEEN INSTALLED ON THE NORTHEAST CORNER OF THE PROPERTY WHERE A LANDSCAPE AREA WAS.
3. SECURITY BARS HAVE BEEN INSTALLED ON THE BUILDING.
4. CHAIN LINK SECURITY ENCLOSURES HAVE BEEN INSTALLED TO PROTECT EQUIPMENT ON THE NORTH AND WEST EXPOSURES OF THE BUILDING

FBC 105.2.4

THE FOLLOWING INSTALLATIONS OF PLUMBING FACILITIES HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS:

1. LAVATORIES FOR THE KITCHEN AREA.
2. A GREASE TRAP NEXT TO THE BUILDING ON THE EAST.
3. WATER SUPPLY AND DRAIN FOR THE DUMPSTER ON THE NORTHEAST CORNER OF THE PROPERTY.
4. WASTE AND SUPPLY PIPING FOR ALL THE INSTALLATIONS CITED.

FBC 11-4.1.2(5)(a)

NO PROVISION HAS BEEN MADE TO PROVIDE THE REQUIRED

SPECIAL PARKING FOR DISABLED CUSTOMERS.

Inspector Smilen explained that the property had been a gas station and someone had converted it into a food service business. He stated Inspector Strawn had met with the tenants and explained the violations, but no action had been taken. Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$75 per day, per violation.

Ms. Cameo Durrant, representative of the owner, said she had obtained a contractor and an architect and they had already contacted the City regarding the permits. She requested an extension to comply. Ms. Durrant remarked that the tenants had been "defiant" and lied about obtaining permits for their business.

Ms. Ellis asked if the restaurant was a permitted use in this zone. Inspector Smilen explained that the property had never been approved and permitted for that use.

Ms. Durrant requested 90 days to comply. Ms. Ellis advised Ms. Durant that she must coordinate with the tenants on the plans and permits.

Inspector Smilen clarified that the food service was take-out only; there was no seating in the business. He was unsure if it was still operational since Inspector Strawn had discovered the violations.

Mr. Lindwell Bradley, Code Enforcement Supervisor, agreed to investigate what type of business tax license the property had.

Motion made by Mr. Perkins, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$75 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07031221

Michael Sefeik
1610 Northwest 9 Avenue

Certified mail sent to the owner was accepted on 4/4/09.

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

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

1. CONSTRUCTION OF A GAZEBO IN THE REAR YARD.
2. REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS ON
THE SOUTH AND NORTH EXPOSURES OF THE BUILDING.
3. ELIMINATION OF A DOOR OPENING ON THE NORTHEAST

CORNER OF THE BUILDING AND CONSTRUCTION OF A WALL IN ITS PLACE.

4. REMOVAL OF THE WINDOWS ON THE EAST EXPOSURE AND THE REPLACEMENT OF THEM WITH DOORS.
5. INSTALLATION OF AIR CONDITIONING UNITS THROUGH THE WALLS AND IN A WINDOW.
6. PERMIT # 06051017 FOR THE CONSTRUCTION OF 257 FEET OF WOOD FENCE WITH TWO GATES HAS EXPIRED WITHOUT PASSING INSPECTION. THIS PERMIT IS NOW NULL AND VOID AND THE FENCING EXISTS AS NON-PERMITTED WORK.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMIT. THE ALTERATIONS ARE AS FOLLOWS:

1. A LIQUID PETROLEUM TANK HAS BEEN INSTALLED TO FUEL AN APPLIANCE CLOSE TO THE NORTHEAST CORNER OF THE BUILDING.
2. PVC PIPING HAS BEEN ATTACHED TO THE HOSE BIB ON THE NORTH EXPOSURE OF THE BUILDING.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED OR EXPANDED TO POWER EXTERIOR LIGHTING AND AIR CONDITIONING UNITS WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 109.6

THE BUILDING ALTERATIONS WITHOUT PERMITS HAS RESULTED IN CONCEALED WORK THAT HAS NOT BEEN INSPECTED AS REQUIRED.

FBC 1612.1.2

THE WINDOWS, DOORS AND THE LARGE GAZEBO THAT HAVE BEEN INSTALLED OR CONSTRUCTED HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO WIND LOADING IN A HIGH VELOCITY WIND ZONE. THIS STRENGTH REQUIREMENT IS DEMONSTRATED AND CONFIRMED THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED HAVE NOT DEMONSTRATED RESISTANCE TO THE REQUIRED IMPACT OF WINDBORNE DEBRIS AS REQUIRED BY THE FLORIDA BUILDING CODE IN A HIGH VELOCITY WIND ZONE. THIS RESISTANCE IS USUALLY DEMONSTRATED THROUGH THE PERMITTING AND INSPECTION PROCESS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 to 91 days or a fine of \$50 per day, per violation.

Mr. Eric Sherman, power of attorney and tenant, said he had spoken with Inspector Strawn and removed the gazebo, pipes and some other items for the owner. He added that the house was in foreclosure. Mr. Sherman said the owner did not have the funds to hire a contractor to apply for the permits.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$50 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE07080152

John Field Jr., Patricia Coleman &
Clara E F Gettman
1355 West Sunrise Boulevard

Certified mail sent to the owner was accepted on 4/9/09.

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

THE EAST EXPOSURE STOREFRONT WHICH WAS DESTROYED
BY VEHICLE IMPACT HAS BEEN REPLACED WITHOUT
OBTAINING THE REQUIRED PERMIT.

FBC 106.10.3.1

PERMIT NUMBER 06041167 FOR REPAIR OF HURRICANE
DAMAGED ROOF HAS EXPIRED WITHOUT PASSING FINAL
INSPECTION.

Inspector Smilen stated the plans had been returned for corrections on 4/14/09. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Donovan Stanford, tenant, agreed to comply within 56 days. He said they had hired a contractor, who had submitted the application.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Approval of Minutes from March 2009

Ms. Sheppard noted a correction on page 50.

The Board's packet lacked page 2; Ms. Paris explained this was the second part of the sign-in sheet.

The Board agreed to wait until they had received an intact copy of the minutes to approve them.

Case: CE08021810

Jack L Snyder
2900 Northeast 30 Street # G-5

This case was first heard on 11/25/08 to comply by 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Ms. Paris read in a letter from the owner, indicating he had hired a contractor, who had submitted plans for review. He requested an additional 60 days to obtain the permits and have the work done.

Mr. Burt Ford, Building Inspector, said the owner was aware that the first contractor he had hired was "red flagged" and could not pull permits in the City. The owner had hired the second contractor on 4/24/09. Since this was an expired stipulated agreement, Inspector Ford opposed an extension.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension, to 5/26/09, during which time no fines would accrue. In a voice vote, motion failed 0-4.

Case: CE09020428

Federal National Mortgage Association
1301 Northeast 17 Avenue

Request to vacate the order dated 3/24/09 because it was entered against the wrong owner.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to vacate the order dated 3/24/09. In a voice vote, motion passed unanimously.

Case: CE08040203

Rosana & Rooveline Theophin
208 Northwest 16 Street

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, fines had accrued to \$75,750 and the City was requesting an extension.

Mr. Gerry Smilen, Building Inspector, explained that Ms. Theophin had worked diligently to comply, and recommended a 91-day extension for construction to be complete and inspections to be performed.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 91-day extension to 7/28/09, during which time no fines would accrue. In a voice vote, motion passed unanimously.

Case: CE07101480

Eric & Kelly Henderson
1209 Northwest 2 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,750 and the City was recommending abatement. Certified mail sent to the owner was accepted on 4/10/09. Ms. Paris read a letter from the Hendersons explaining that they had sold the property, and the new owners had sign an agreement acknowledging the potential liens and taking responsibility.

Mr. Burt Ford, Building Inspector, stated he did not oppose abatement of the fines.

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

Case: CE08110191

Deutsche Bank Trust Co Americas
1032 Northwest 4 Avenue

This case was first heard on 2/24/09 to comply by 3/24/09. Violations were as noted in the agenda and the order was recorded. The property was not complied and the City was requesting imposition of a \$170,000 fine, which would continue to accrue until the property complied. Certified mail sent to the registered agent was accepted on 4/3/09. Service was via posting on the property on 4/7/09 and at City Hall on 4/16/09.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$170,000 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07030273

Las Olas North LLC
1180 Northeast 1 Street

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 not complied and the City was requesting imposition of a \$16,200 fine, which would continue to accrue until the property complied. Certified mail sent to the owner and registered agent was accepted on 4/16/09.

Mr. Gerry Smilen, Building Inspector, informed the Board that there had been no effort to comply the violations.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$16,200 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08060529

Joseph Guaracino
785 Middle River Drive

This case was first heard on 2/24/09 to comply by 3/24/09. Violations were as noted in the agenda and the order had been recorded. The property was not complied and the City was requesting imposition of a \$68,000 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/31/09. Service was via posting on the property on 4/6/09 and at City Hall on 4/16/09.

Mr. Burt Ford, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$68,000 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061258

1404 House LLC
1404 Northwest 4 Avenue

This case was first heard on 10/28/08 to comply by 11/25/08. Violations were as noted in the agenda and the order had been recorded. The property was not complied and the City was requesting imposition of a \$61,200 fine, which would continue to accrue until the property complied. Certified mail sent to the registered agent was accepted on 4/3/09. Service was via posting on the property on 4/2/09 and at City Hall on 4/16/09.

Mr. Gerry Smilen, Building Inspector, confirmed no actions had been taken to comply the property.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$61,200 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08042601

Valarie Davis
1424 Northwest 6 Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda and the order had been recorded. The property was not complied and the City was requesting imposition of a \$13,600 fine, which would continue to accrue until the property complied. Service was via posting on the property on 4/2/09 and at City Hall on 4/16/09.

Mr. George Oliva, Building Inspector, recommended imposition of the fines.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$13,600 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08070340

Flor & Silvia Gonzalez
2466 Southwest 7 Street

This case was first heard on 2/24/09 to comply by 3/24/09. Violations were as noted in the agenda and the order had been recorded. The property was not complied and the City was requesting imposition of a \$17,000 fine, which would continue to accrue until the property complied. Service was via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Mr. George Oliva, Building Inspector, said the owner had come by the office and informed him that she could not obtain a loan to fix the property because of the violations, and she had decided to walk away from the property. Inspector Oliva recommended imposition of the fines.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$17,000 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08031313

Manuel & Selva Calvo Rodriguez
2675 Southwest 6 Court

This case was first heard on 6/24/08 to comply by 8/26/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$61,000 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 4/7/09.

Ms. Tammy Arana, Fire Inspector, reported no action had been taken to comply the violations, and recommended imposition of the fines.

Ms. Paris explained that the property had been in foreclosure, but the lis pendens was cancelled in January, which was why the City was bringing the case to the Board.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$61,000 fine, which would continue to accrue until the property complied, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091740

Matthew J Lunde
837 North Andrews Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. 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. Certified mail sent to the owner was accepted on 3/31/09.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied and the owner had worked diligently to comply.

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

Case: CE09032222

Grevgold Enterprises Inc
3001 East Oakland Park Boulevard

Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

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

NFPA 1:13.3.1.1 (service)

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

NFPA 1:19.1.2

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER
THAT CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

Inspector Arana reported that NFPA 1:13.3.1.1 was complied because there was a demolition permit for the property. She explained that the demolition was going very slowly, and the property was only secured with plastic orange fencing, which presented a life safety issue.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE06040358

Stephens Consulting & Investments LLC
711 Carolina Avenue

Service was via posting on the property on 4/16/09 and at City Hall on 4/16/09.

Violations:

FBC 105.1

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

1. A RENTAL APARTMENT WAS DONE BY ENCLOSING THE CARPORT AND ADDED TO THE EXISTING FAMILY ROOM AND CONVERTING THE LAUNDRY INTO THE BATHROOM.
2. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND ELECTRIC HEATER.
3. A RE-ROOF WAS DONE BETWEEN 2006 AND 2007 WITH BARREL TILES.

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 A WALL/WINDOW A/C WAS INSTALLED IN THE ILLEGAL APARTMENT.
2. VENTILATION FOR THE KITCHEN AND BATHROOM IN THE RENTAL APARTMENT.

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. ADDING A NEW BATHROOM AND KITCHEN INSIDE THE RENTAL APARTMENT.

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 LIGHTS AND WALL OUTLETS IN THE RENTAL UNIT THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.
2. THE ELECTRICAL SUPPLIED TO THE A/C AND CENTRAL A/C WITH ELECTRIC HEATER.

FBC 106.10.3.1

THERE IS AN EXPIRED PERMIT FOR A CENTRAL 5 TON A/C

#06090820, WHICH EXPIRED ON 10/27/2007.

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 WINDOWS AND DOOR INSTALLATIONS IN THE ILLEGAL APARTMENT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

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

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

Mr. George Oliva, Building Inspector, stated the owner was already working to comply by restoring the room back into a garage. The owner was also going to Jamaica the following day. Mr. McKelligett suggested the stipulated agreement language could be changed to include the information that no further extensions would be granted. Mr. McKelligett stated even if the time to comply had not yet expired, the City could hold a Massey hearing, provided there had already been a finding of fact.

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

Case: CE08051014

Mandalay View Corporation
C/O Lori E Halprin
1353 Bayview Drive

Certified mail sent to the owner was accepted on 4/9/09.

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

FBC 105.2.11

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

PERMITS, INCLUDING BUT NOT LIMITED TO:

1. WALL A/C UNITS WERE REMOVED AND REPLACED.

FBC 105.2.4

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

1. A WATER HEATER WAS EXCHANGED.

Inspector Smilen reminded the Board that he had presented a stipulated agreement the previous month, which the Board had refused to approve. He submitted the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$75 per day, per violation.

Mr. Wayman Rainey, tenant agreed to comply within 28 days. He had already hired a plumber, and he intended to remove the air conditioners himself. Inspector Smilen clarified that the air conditioning had been installed without a permit, so Mr. Rainey must either remove the units or hire an engineer to draw detail plan and submit for a permit. Mr. Rainey explained that only one air conditioning unit was new; the others had been on the property for a long time.

Mr. Lindwell Bradley, Code Enforcement Supervisor, stated they had researched the permit history, and some of the window units were permitted, so this case concerned only two units. Mr. Rainey agreed to inform the tenant who had installed the unit that he must remove it and pull a permit. He added that the plumber would replace the water heater and pull a permit.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$75 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08042116

Jauna & Rivers Burke
1624 Southwest 28 Way

Certified mail sent to the owner was accepted on 4/29/09. Ms. Paris informed the Board that there was a final judgment on the property and a sale was set for 5/16/09.

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 PROPERTY WAS CHANGED INTO A THREE APARTMENT RENTAL.
2. THERE IS A CARPORT ENCLOSED INTO LIVING SPACE.

3. INTERIOR WALLS ARE BEING CREATED AND SOME WERE REMOVED TO BUILD THE THREE APARTMENTS.
4. THERE ARE ADDITIONAL KITCHEN AREAS THAT WERE CREATED, AND BATHROOMS ALSO.
5. THERE ARE STRUCTURAL AREAS THAT WERE BUILT OUT OF 2X4s AND PLYWOOD THAT DO NOT MEET ANY CURRENT OR PAST CODE, LIKE TWO SHEDS ON THE EAST SIDE AND ONE IN THE NORTH SIDE OF THE PROPERTY.
6. OUTSIDE DOORS WERE INSTALLED TO MAKE ONE ENTRANCE TO ONE OF THE APARTMENTS AND ANOTHER WAS PLACED INTO 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. HOT AND COLD WATER SUPPLIED TO ALL THE ILLEGAL KITCHENS, BATHROOMS AND LAUNDRY AREAS.
2. DRAIN LINES AND VENT STACK FROM KITCHEN AND BATHROOMS, LAUNDRY IS DRAINING GRAY WATER INTO THE GROUND.

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 KITCHENS, LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

FBC 110.1.1

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

FBC 1604.1

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and

recommended ordering compliance within 28 days or a fine of \$150 per day, per violation, and to record the order.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061863

Angela Denise Bryant & Jason M Dennis
1480 Southwest 29 Avenue

Certified mail sent to the owner was accepted [no date].

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

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

1. HALF OF THE CARPORT WAS ENCLOSED INTO A LIVING AREA.
2. THE FRONT OF THE PROPERTY WAS REMODELED WITH NEW WINDOWS, STUCCO COLUMNS AND A FRONT DOOR.
3. THERE IS A LARGE GAZEBO AND A WOOD DECK THAT WAS INSTALLED ON THE REAR OF THE PROPERTY.
4. THE KITCHEN AND BATHROOM AREAS WERE REMODELED WITH NEW FIXTURES AND CABINETRY.

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 ELECTRIC HEATER AND DUCT WORK WAS INSTALLED.

FBC 105.2.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH AN ELECTRIC HEATER, ADDITIONAL KITCHEN LIGHTS, WALL OUTLET THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION, GAZEBO

AND WOOD DECK DOES 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 WINDOWS 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 stated he had received many complaints from the next-door neighbor regarding this property's use as a rental and had never heard from the owner. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation, and to record the order.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08090285

Sandra Ines Prados
3137 Southwest 15 Court

Service was via posting on the property on 4/2/09 and at City Hall on 4/16/09.

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. THERE IS A SCREEN PORCH THAT WAS ENCLOSED WITH GLASS.
2. THERE IS AN IN-GROUND POOL AND A DECK ON THE NORTHWEST SIDE OF THE PROPERTY.
3. THERE IS A TIKI HUT THAT WAS BUILT IN THE SETBACK OF THE PROPERTY AND NOW HAS A SHINGLE ROOF.

FBC 105.2.4

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

1. WATER PUMP, SUPPLY AND RETURN PLUMBING PIPES FOR POOL.

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 WATER PUMP, PATIO LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE SCREEN PORCH CONVERSION DOES 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 GLASS WINDOW INSTALLATIONS ON THE SCREEN PORCH HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

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

Inspector Oliva stated the owner had not responded to his attempt to contact him. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation, and to record the order.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08090956

Margaret A Ilas
3030 Southwest 7 Street

Service was via posting on the property on 4/2/09 and at City Hall on 4/16/09.

Violations:

FBC 105.1

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

1. THE PROPERTY WINDOWS WERE REPLACED.

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 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.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$50 per day, per violation.

Inspector Oliva explained that the owner was an elderly woman whose husband had died while performing window replacements for which he had pulled no permits. The owner had already submitted an application for the windows and shutters. Inspector Oliva recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and ordered compliance within 56 days, by 6/23/09, or a fine of \$50 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08110860

Maurice & Sonia Martin Walker
631 Carolina Avenue

Service was via posting on the property on 4/2/09 and at City Hall on 4/16/09.

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 WITH AN APPLIED PERMIT ONLY.
2. THE ROOF WAS DONE BUT THE PERMIT HAS EXPIRED. NO FINAL INSPECTION WAS EVER DONE.
3. WALL A/C'S WERE REMOVED AND THE OPENINGS WERE CLOSED. A CENTRAL A/C WAS INSTALLED.
4. STUCCO WORK WAS DONE ON THE PROPERTY.

5. ALL THE WINDOWS WERE REPLACED AND THE FRONT DOOR.

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 ELECTRICAL HEATER.

FBC 105.2.4

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

1. KITCHEN AND BATHROOM FIXTURES WERE REPLACED.

FBC 105.2.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH ELECTRIC HEATER, ADDITIONAL LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE IS ONE EXPIRED ROOF PERMIT #07041605, WHICH FAILED INSPECTIONS, AND FOUR APPLIED PERMITS WHERE THE WORK WAS ALREADY DONE.

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 WINDOWS 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 stated the owner had not asked his advice regarding compliance. He submitted photos of the property and the Notice of Violation detailing the violations and

corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation, and to record the order. Inspector Oliva said the work was now finished and there were families living in the building.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$250 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08091566

Melissa Fojtik
1029 Northwest 1 Avenue

Personal service was made to the owner on 3/9/09.

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

THE FOLLOWING ALTERATIONS, EXPANSIONS, IMPROVEMENTS AND CONSTRUCTION HAVE BEEN DONE ON THE BUILDING AND PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE LIVING AREA OF THE BUILDING HAS BEEN EXPANDED BY THE ENCLOSURE OF THE FRONT AND REAR PORCH.
2. THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED BY THE CONSTRUCTION OF ROOF STRUCTURES ON THE FRONT OF THE BUILDING.
3. THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED BY THE CONSTRUCTION OF A ROOF STRUCTURE ON THE REAR OF THE BUILDING.
4. THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED BY AN ADDITION ON THE NORTH WEST CORNER OF THE BUILDING.
5. A LARGE IN-GROUND SWIMMING POOL HAS BEEN CONSTRUCTED IN THE REAR YARD.
6. A LARGE AREA OF THE REAR YARD HAS BEEN PAVED WITH CONCRETE.
7. A CONCRETE DRIVEWAY HAS BEEN CONSTRUCTED IN THE FRONT YARD.
8. NEW DOORS AND WINDOWS HAVE BEEN INSTALLED.

FBC 105.2.11

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

FBC 105.2.4

PLUMBING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PLUMBING PERMIT. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO:

1. THE INSTALLATION OF A SWIMMING POOL AND THE

PIPING FOR SUCH.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED TO POWER AIR CONDITIONING EQUIPMENT, OUTLETS IN THE AREAS OF THE BUILDING THAT HAVE BEEN ADDED WITHOUT PERMITS AND TO POWER CIRCULATION EQUIPMENT FOR THE POOL. THE ELECTRICAL SERVICE TO THE BUILDING HAS BEEN UPGRADED. NO PERMITS WERE OBTAINED FOR THE CITED ALTERATIONS AND IMPROVEMENTS.

FBC 1612.1.2

THE ROOF STRUCTURES AT THE FRONT OF THE BUILDING ARE NOT DESIGNED TO PROVIDE THE REQUIRED STRENGTH TO RESIST THE WIND LOADING IN A HIGH VELOCITY HURRICANE ZONE. THE CONSTRUCTION METHODS EMPLOYED DO NOT PROVIDE THE REQUIRED STRENGTH FOR GRAVITY LOADING IN ANY ZONE. ALL THE ADDITIONS, ENCLOSURES AND IMPROVEMENTS, INCLUDING WINDOWS AND DOORS, HAVE NOT DEMONSTRATED COMPLIANCE WITH THE STRENGTH REQUIREMENTS

THROUGH THE PERMITTING PROCESS. THE

FLORIDA BUILDING CODE (SEE FBC 117.1.2) DEEMS ALL WORK DONE WITHOUT A PERMIT TO BE UNSAFE.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation, and to record the order.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE09031164

Ithelind Moise

1032 Northwest 1 Avenue

Certified mail sent to the owner was accepted [no date]. Ms. Paris informed the Board that there was a final judgment on the property but the final sale had been cancelled; she requested the order be recorded.

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

FBC(2007) 105.1

THE BUILDING HAS BEEN REPAIRED/IMPROVED WITHOUT OBTAINING THE REQUIRED BUILDING PERMIT. THE KITCHENS OF ALL THREE APARTMENTS WERE REMODELED WITH NEW CABINETS, COUNTERS AND SINKS.

FBC(2007) 105.4.11

A NEW AIR CONDITIONING COMPRESSOR HAS BEEN INSTALLED ON THE EAST HALF OF THE NORTH SIDE OF THE BUILDING. A PERMIT WAS NOT ISSUED FOR THE WORK THAT WAS DONE.

FBC(2007) 105.4.4

NEW KITCHEN SINKS HAVE BEEN INSTALLED IN THE PROCESS OF REMODELING THE KITCHENS OF THE THREE UNIT APARTMENT BUILDING. THE REQUIRED PLUMBING PERMIT WAS NOT ISSUED.

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

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE07081320

Nury Ramirez
2109 South Miami Road

Certified mail sent to the owner was accepted on 4/16/09.

Violations:

FBC 105.1

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

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED ON ALL UNITS.

FBC 105.2.11

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

1. WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

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

FBC 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO

BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$125 per day, per violation.

Mr. Burt Ford, Building Inspector, explained that most of the violations were already complied, but the contractor had indicated no more work would be done. He had made it very clear that fines would begin if the property was not complied by the expiration of the stipulated agreement and there would be no extensions.

Motion made by Ms. Sheppard, seconded by Mr. Perkins, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 7/28/09, or a fine of \$125 per day, per violation, and to record the order. In a voice vote, motion passed unanimously.

Case: CE08081625

Ethel G Palumbo Revocable Living Trust
3333 Northeast 36 Street # 9

Service was via posting on the property on 4/15/09 and at City Hall on 4/16/09.

Violations:

FBC 105.1

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

1. A NEW FRONT ENTRY DOOR HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE FRONT ENTRY DOOR HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

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

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Mr. Burt Ford, Building Inspector, said he had made it very clear to the owner that fines would begin if the property was not complied by the expiration of the stipulated agreement. He requested the Board approve the stipulated agreement.

Motion made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 56 days, by 6/23/09, or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08100085

Leonard & Karen Franzblau et al
2673 North Federal Highway

Service was via posting on the property on 3/27/09 and at City Hall on 4/16/09.

Mr. Gerry Smilen, Building Inspector, testified to the following violation:
FBC 105.2.11

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

1. AN A/C UNIT WAS REPLACED AND DUCT WORK WAS INSTALLED.

Inspector Smilen reported a mechanical permit application had been submitted on 4/16/09. He presented photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$50 per day and to record the order. In a voice vote, motion passed unanimously.

Case: CE08061454

Denise A Reinbott & Frank C Caponi
3141 Southwest 20 Street

Service was via posting on the property on 3/25/09 and at City Hall on 4/16/09.

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

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. NEW WINDOWS WERE INSTALLED.
2. A NEW FRONT DOOR UNIT WAS INSTALLED.

FBC 105.2.11

A CENTRAL A/C HAS BEEN INSTALLED IN THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

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. THE INSTALLATION OF A CENTRAL A/C SYSTEM HAS INCREASED THE LOAD DEMAND OF THE ELECTRICAL SYSTEM. IT HAS NOT BEEN DEMONSTRATED THROUGH THE PERMITTING PROCESS THAT THE EXISTING ELECTRICAL SERVICE CAN HANDLE THIS EXTRA LOAD.

FBC 106.10.3.1

THERE ARE TWO EXPIRED PERMITS FOR WORK THAT WAS COMPLETED. A RE-ROOFING PERMIT #05062040 AND A LATH AND STUCCO PERMIT #04031547. BOTH SCOPES OF WORK WERE COMPLETED WITHOUT ANY INSPECTIONS ON RECORD.

FBC 109.6

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

1. A RE-ROOF.
2. LATH AND STUCCO.
3. NEW WINDOWS.
4. A CENTRAL A/C SYSTEM.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained that the roof permit from July 1, 2005 had never had inspections. The roofing company had loaded the roof but unloaded it in anticipation of the hurricane. Inspector Smilen stated this indicated the roof had already been stripped and readied for new shingles. Inspector Smilen compared photos of the property and pointed out that roof turbines appeared after the new roof had been installed.

Inspector Smilen requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$175 per day, per violation.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find in favor of the City and order compliance within 56 days, by 6/23/09, or a fine of \$175 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Case: CE08081656

Maria Amelia Vincente
812 Southwest 8 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

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

FBC 105.1

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

1. THE CARPORT HAS BEEN ENCLOSED.
2. A SHED HAS BEEN INSTALLED IN THE BACKYARD.
3. THE FRONT PORCH HAS BEEN ENCLOSED.
4. A REAR WOOD DECK HAS BEEN INSTALLED.
5. AN ALUMINUM PAN ROOF OVERHANG HAS BEEN INSTALLED.

FBC 105.2.17

AN OVERHEAD GARAGE DOOR HAS BEEN INSTALLED IN THE ENCLOSED CARPORT WITHOUT A PERMIT.

FBC 105.2.5

SECURITY LIGHTING AND EXTERIOR PREMISE WIRING FOR THE SINGLE FAMILY DWELLING AND AN ELECTRICAL FEED FOR THE ILLEGAL SHED HAVE BEEN INSTALLED WITHOUT PERMITS.

Inspector Smilen explained that the owner had bought the house and intended to demolish it, but had never followed through. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 56 days or a fine of \$75 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Perkins, to find in favor of the City and order compliance within 28 days, by 5/26/09, or a fine of \$100 per day, per violation and to record the order. In a voice vote, motion passed unanimously.

Cases Complied

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

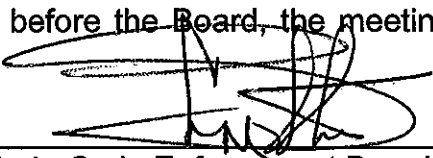
CE08061372	CE06050126	CE07061931	CE07110876
CE08042223	CE08061775	CE07120349	CE08050556

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:

CE08050439	CE08071908	CE08100875	CE08050975
CE08072031	CE09021841	CE08011452	CE08071280

There being no further business to come before the Board, the meeting adjourned at
5:30 P.M.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperlee, ProtoType Inc.