

**CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
FEBRUARY 23, 2010
9:00 A.M. – 1:22 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2010 through 1/2011	
		<u>Present</u>	<u>Absent</u>
Sam Mitchell, Chair	P	1	0
Howard Nelson, Vice Chair	P	1	0
Howard Elfman	P	1	0
Genia Ellis	P	1	0
Joan Hinton	P	1	0
Jan Sheppard	P	1	0
Chad Thilborger	P	1	0
Paul Dooley [Alternate]	P	1	0
Frank Marino [Alternate]	P	1	0

Staff Present

Bruce Jolly, Board Attorney
 Brian McKelligett, Clerk /Code Enforcement Board Supervisor
 Lindwell Bradley, Code Enforcement` Supervisor
 Ginger Wald, Assistant City Attorney
 Dee Paris, Administrative Aide
 Deb Maxey, Clerk III
 Lori Grossfeld, Clerk III
 Yvette Ketor, Secretary, Code Enforcement Board
 George Oliva, Building Inspector
 Burt Ford, Building Inspector
 Gerry Smilen, Building Inspector
 J. Opperlee, Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE09020950: Jose Ares, contractor; Penny Fraser, bank representative
 CE02080991: Alex Dominato, registered agent; Stephen Goldberg, attorney
 CE09010946: Henegie Rene, owner's daughter
 CE07030178: Arturo Bengochea, architect; Devendra Singh, owner
 CE09072678: Karen Black-Barron, attorney; Wilky Dorelien, owner; Sonia Souffrant, owner
 CE07070192: John Korthals, estate attorney

CE08071153: Monique Mitchell Eames, owner's wife
CE07060475: Jose Ares, contractor
CE08101409: Robert Salomone, power of attorney
CE08031925: Valarie Adebayo, owner's daughter
CE08031945: Zorinah Salaam, owner; Safiyya Salaam, owner
CE08040203: Rosana Theophin, owner
CE09020331: James Wright, owner
CE07101002: Rick Lentz, owner
CE04081060: Howard Sussman, owner
CE09020159: Kathy Colangelo, owner
CE08110858; 08110858: Mike Soueid, mortgage holder; Tim Oliver, partner, assistant
CE08121499: Michael McMillon, general contractor
CE06031659: Thomas Lanigan, owner
CE08121039: Andree Beaulac, owner; Gregg McCormack, consultant
CE04091467: Jimmie Artigas, owner
CE08100204: Nino Barone, owner; Charles Weidner, engineer
CE08072176: Waltraud Pawlik, owner
CE05120725: Hilton Wiener, owner
CE08052040: Gail Sparks, bank representative
CE07031751: David Wright, realtor

Chair Mitchell called the meeting to order at 9:00 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.

Case: CE08031945

Deutsche Bank National Trust Company Trustee
2580 Northwest 16 Street
New owner: Zorinah Salaam

This case was first heard on 2/24/09 to comply by 4/28/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$94,050 and the City was recommending no fine be imposed. Certified mail sent to the owner was accepted [no date].

Mr. George Oliva, Building Inspector, recommended abatement of the fine.

Ms. Safiyya Salaam, new owner, reported the property was complied and requested the fines be abated.

Motion made by Mr. Nelson, seconded by Ms. Ellis to impose no fine. In a voice vote, motion passed 7 - 0.

Case: CE02080991

Croissant Park Dry Storage
211 Southwest 15 Street

This case was first heard on 9/22/09 to comply by 11/24/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10. Certified mail sent to the owner was accepted on 2/10/10.

Mr. Stephen Goldberg, attorney for the owner, said the owner had been seeking a contractor to do the work since December. The owner had hired a contractor, who was present. Mr. Goldberg requested an additional 60 days to comply.

Mr. Gerry Smilen, Building Inspector, confirmed that one violation was complied, and did not object to an extension to comply the second violation.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08072176

Waltraud Pawlik
1221 Northeast 1 Avenue

This case was first heard on 8/25/09 to comply by 10/27/09. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$1,130.

Ms. Waltraud Pawlik, owner, waived her right to notice of a Massey hearing, so the Board could address the fine. She requested abatement of the fine.

Mr. Gerry Smilen, Building Inspector, confirmed the property was complied, and recommended abatement of the fine.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to reduce the fines to \$150. In a voice vote, motion passed 6 – 1 with Mr. Mitchell opposed.

Case: CE07030178

Devendra Singh
501 Southwest 27 Avenue

This case was first heard on 6/26/07 to comply by 9/25/07. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$19,950 fine. Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

Mr. Art Bengochea, architect, remarked that the property was vacant, making the fence unnecessary. He requested reduction/abatement of the fine. Mr. Bengochea explained to Ms. Ellis that they were continuing with redevelopment plans on the property.

Mr. George Oliva, Building Inspector, withdrew violations 47-25.3 A.d.i. and 47-25.3 A.d.iv. and recommended reduction of the fines.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to reduce the fine to \$200. In a roll call vote, motion **failed** 2 – 5 with Ms. Ellis, Mr. Elfman, Ms. Hinton, Mr. Thilborger and Chair Mitchell opposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to impose no fine. In a voice vote, motion passed 7 - 0.

Case: CE09020159

Kathy W Colangelo
921 Southwest 29 Avenue

This case was first heard on 8/25/09 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Ms. Kathy Colangelo, owner, requested an extension because she had applied to the City of Fort Lauderdale Rehabilitation, and had an appointment on March 17 to meet with them. She also had information regarding obtaining financing on her own if she did not get the City's help. If she could not obtain outside funding or a loan, she would borrow money from her 401k.

Mr. George Oliva, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE04081060

700T Seacloud LLC
700 Northwest 7 Terrace

This case was first heard on 1/26/10 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Mr. Howard Sussman, owner, said the permit application had been submitted and was waiting for approval. He did not know how long this would take.

Mr. Gerry Smilen, Building Inspector, confirmed the application had been re-submitted and was awaiting approval. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE05120725

Greenwich Capital LLC
1430 Northwest 7 Street

This case was first heard on 1/26/10 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10. Certified mail sent to the owner was accepted on 2/10/10.

Mr. Hilton Wiener, owner, said past tenants had done the work unbeknownst to him. He had found a general contractor, who would apply for the permits within days. Mr. Wiener requested a 30-day extension. He explained to Chair Mitchell that the tenant who had performed the electrical upgrade had told him the work was done with permits. Mr. Wiener confirmed that there was one adult currently on the property. Mr. Nelson was concerned about the unpermitted electrical upgrade with a tenant on the property. Mr. Wiener admitted he did not have a contract with the general contractor yet.

Mr. George Oliva, Building Inspector, explained that a tenant had complained and FPL transferred the complaint to the City through the Police Department. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/23/10, during which time no fines would accrue. In a voice vote, motion **failed** 1 – 6 with Mr. Elfman voting yes. Fines would begin to accrue on 2/24/10.

Case: CE09020331

James R Wright
361 Delaware Avenue

This case was first heard on 7/28/09 to comply by 10/27/09. Violations and extensions were as noted in the agenda. Mr. McKelligett noted violations that were now complied. The property was not complied and fines would begin to accrue on 2/24/10.

Mr. James Wright, owner, confirmed that most of the violations were complied, and requested a 91-day extension for the remaining items. Mr. Wright had pulled an owner/builder permit, but had then hired Home Depot to do the work, so he had voided his permit so Home Depot could apply for a new one.

Mr. George Oliva, Building Inspector, said the owner had removed the illegal addition, the carport and PVC fence. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 5/25/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08100204

Nino Barone
5890 Northeast 21 Drive

This case was first heard on 3/24/09 to comply per stipulated agreement by 6/23/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

Mr. Nino Barone, owner, said the permit applications had been submitted. Mr. Charles Weidner, engineer, said the permit application had one more department to pass. He requested a 15-day extension.

Mr. Burt Ford, Building Inspector, reported the permit applications had been submitted on 8/18/09. The application had failed reviews in September but had never been picked up for corrections. Mr. Barone said he had notified the architect and engineer about the plans. Mr. Weidner said they intended to submit completely new plans. Inspector Ford recommended a short extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 3/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09020950

Ominigue Paul
210 Southwest 29 Avenue

This case was first heard on 10/27/09 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10. Certified mail sent to the owner was accepted on 2/9/10. Mr. McKelligett explained that the contractor present had a Power of Attorney to speak on the owner's behalf.

Mr. Jose Ares, contractor, said he had just spoken to the owner on the phone. Mr. Ares stated he had applied for the window and shutter permit and was obtaining the drawings for the air conditioning permit. He confirmed that he had Mr. Paul's permission to represent him at this hearing. Mr. Ares requested a 91-day extension. He explained the owner was having financial problems and the home was in the early stages of foreclosure.

Ms. Penny Fraser, bank representative, said they were in the process of foreclosing on the property. She requested a 91-day extension.

Mr. George Oliva, Building Inspector, confirmed that issuance of the permit would comply all but two of the violations.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 3/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07060475

Bernardo Rodriguez &
Marena Moreira
1380 Southwest 34 Avenue

This case was first heard on 7/28/09 to comply by 9/22/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Mr. Jose Ares, contractor, said he had picked up the plans for corrections and he believed the engineer would return them that week for re-submittal. He informed the Board that the permit included enclosure of the carport as well as correcting the violations. Mr. Ares requested a 63-day extension.

Mr. George Oliva, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08071153

Theon Eames
1300 Northwest 2 Avenue

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 fines would begin to accrue on 2/24/10.

Ms. Monique Mitchell Eames, the owner's wife, requested additional time to address inconsistencies in the Notice of Violations. She explained that her husband had been working three jobs. Mr. Nelson was concerned about the unpermitted electrical improvements. Ms. Eames stated they were trying to short sell the property and it was vacant.

Mr. George Oliva, Building Inspector, reported the plans had been picked up for corrections on 12/21/09. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Mr. Elfman opposed.

Case: CE07101002

Rick Lentz
500 Southwest 11 Street

This case was first heard on 10/27/09 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10. Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

Mr. Rick Lentz, owner, said the work had been done and he had called some time ago for inspection. He had learned that the City would not inspect the work because the contractor had not properly closed out the permit.

Mr. Gerry Smilen, Building Inspector, reported the permit had been applied for but never issued in 2004 under Mid-Air Corp. He had advised Mr. Lentz to contact the Department of Professional Regulation.

Mr. Nelson advised Mr. Lentz to have the original contractor close out the original permit or to hire a new contractor. Mr. Lentz said another contractor had wanted \$1,200 just to do the paperwork.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

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 and fines had accrued to \$75,750.

Ms. Rosana Theophin, owner, stated she was having problems with the plumber.

Mr. Gerry Smilen, Building Inspector confirmed that the barbed wire had been removed. He said a final plumbing inspection was scheduled for that day, and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09010946

Martine Paul
451 Southwest 30 Terrace

This case was first heard on 9/22/09 to comply by 1/26/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Ms. Henegie Rene, owner's daughter, was confused about what violations still existed.

Mr. George Oliva, Building Inspector, explained that not all doors could be shuttered. He agreed to work with the owner regarding this, and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08121039

Dagobert Schmalhaus &
Andree Beaulac
2488 Southwest 6 Court

This case was first heard on 10/27/09 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Mr. Gregg McCormack, consultant, reported the owner was meeting with an engineer to pick up the drawings for the addition. He said some of the violations were already complied. Mr. McCormack requested an extension to hire a contractor and move forward.

Mr. George Oliva, Building Inspector, confirmed that the owner had removed the shed and the fence and pulled permits for the windows and shutters. The owner was working with an architect to get plans for the enclosed carport. Inspector Oliva recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

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 \$2,700 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/9/10.

Ms. Valarie Adebayo, the owner's daughter, said only one electrical issue remained. She said she intended to hire a new electrician.

Mr. Burt Ford, Building Inspector agreed this was a small issue that the electrician had not addressed. He agreed to meet with Ms. Adebayo.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 63-day extension to 4/27/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE04091467

A & W Electric Of Hollywood, Inc
3100 Southeast 4 Avenue

Certified mail sent to the owner was accepted on 2/1/10.

Mr. Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2007) 105.1

THE PARKING LOT ON THIS COMMERCIAL PROPERTY HAS
BEEN RESURFACED AND RESTRIPEDED WITHOUT A PERMIT.

Inspector Smilen submitted a photo of the property and the Notice of Violation detailing the violation and corrective action into evidence, and informed the Board that the plans were picked up for corrections on 2/5/10. He recommended ordering compliance within 63 days or a fine of \$15 per day. Inspector Smilen believed the owner was clearing up the problems in plan review.

Mr. Jimmie Artigas, owner, stated he had submitted plans the previous day. The contractor who had done the work had told him he pulled a permit but this was not true. An issue with landscaping had arisen and he must hire a landscaping company to pull a permit. He requested an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/10 or a fine of \$10 per day would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE08041358

Mary A Lee
413 Northwest 14 Terrace

This case was first heard on 9/23/08 to comply per stipulated agreement by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10.

Mr. McKelligett read a letter from the owner requesting her case be rescheduled because she was suffering from pneumonia.

Mr. George Oliva, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson to grant a 63-day extension. Motion died for lack of a second.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/23/10, during which time no fines would accrue. In a roll call vote, motion passed 4 – 3 with Ms. Ellis, Mr. Elfman and Mr. Thilborger opposed.

Case: CE08072324

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

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 fines would begin to accrue on 2/24/10.

Mr. Burt Ford, Building Inspector, explained that Inspector Oliva had researched this case, and determined that the Code exempted repairs to existing sinks, which therefore should not have triggered the citations for FBC 105.1, FBC 11-4.6.2 and FBC 11-4.6.3. The City complied those violations.

The case was complied and closed.

Case: CE09080202

LaSalle Bank N A Trustee
C/O Florida Default Law Group
419 Carolina Avenue

This was a request to vacate the Final Order dated 1/26/10.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to vacate the Final Order dated 1/26/10. In a voice vote, motion passed 7 - 0.

Case: CE04011959

VYCD 1 New River LLC
3000 State Road 84

This was a request to vacate the Final Order dated 10/27/09.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to vacate the Final Order dated 10/27/09. In a voice vote, motion passed 7 - 0.

Case: CE08070340

Flor & Sylvia Gonzalez
2466 Southwest 7 Street

This was a request to vacate the Final Order dated 2/24/09 and the Order Imposing a Fine dated 4/28/09.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to vacate the Final Order dated 2/24/09 and the Order Imposing a Fine dated 4/28/09. In a voice vote, motion passed 7 - 0.

Case: CE08110858

US Pavers & Suppliers Inc
1000 Northwest 52 Street

This was a request to vacate the Final Order dated 1/26/10.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to vacate the Final Order dated 1/26/10. In a voice vote, motion passed 7 - 0.

Case: CE06081807

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

This was a request to vacate the Final Order dated 11/25/08 and the Order Imposing a Fine dated 3/24/09.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to vacate the Final Order dated 11/25/08 and the Order Imposing a Fine dated 3/24/09. In a voice vote, motion passed 7 - 0.

Case: CE08121202

2727 East Oakland Park Boulevard LLC
2721 East Oakland Park Boulevard

This was a request to vacate the Final Order dated 1/26/10.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to vacate the Final Order dated 1/26/10. In a voice vote, motion passed 7 - 0.

Case: CE07070394

Noemi Quintero
1235 Northeast 5 Terrace

This was a request to vacate the Final Order dated 11/24/09.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to vacate the Final Order dated 11/24/09. In a voice vote, motion passed 7 - 0.

Case: CE08101409

Troy David Kleinhenz
1608 Northwest 5 Avenue

This case was first heard on 8/25/09 to comply by 2/23/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/24/10. Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

Mr. Robert Salomone, power of attorney, explained that the owner was dying and there was a lis pendens on the property. He requested a six-month extension. Mr. Salomone admitted that nothing had happened at the property. He then stated he wanted to recant his testimony from last year.

Mr. Salomone said this case had resulted from a disgruntled tenant and the property was now vacant. He said he had "issues with these violations because they're fraudulent and they're false." Mr. Nelson reminded Mr. Salomone that after the August 2009 hearing, he could have appealed the violations, but he had not.

Mr. Burt Ford, Building Inspector, said he had seen a car parked on the property when he drove by on a few occasions. He knew one unit was vacant but was unsure about the other. Inspector Ford stated there were indeed electrical issues at the property, including a non-vapor approved light in the shower and an exterior outlet that had caught fire. There had been multiple electrical additions to the property as well, which presented a definite electrical hazard. Inspector Ford recommended imposition of the fines.

Motion made by Mr. Nelson to grant a 182-day extension. Motion died for lack of a second.

Motion made by Mr. Nelson to grant a 91-day extension. Motion died for lack of a second.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 2/24/10 and would continue to accrue until the violations were corrected, and to record the order. In a voice vote, motion passed 7 - 0.

Mr. McKelligett introduced new alternate Board member Frank Marino.

[The Board took lunch from 11:00 a.m. to 11:33 a.m.]

Case: CE08121499

Scott Glassburn
1525 Northwest 14 Court

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

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

1. THERE WAS REMODELING WORK DONE IN THE KITCHEN, BATHROOM, AND A CENTRAL A/C WAS INSTALLED.

FBC(2007) 105.4.11

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

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

FBC(2007) 105.4.4

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

1. PLUMBING FIXTURES WERE REPLACED IN THE KITCHEN AND BATHROOM.
2. WATER HEATER WAS REPLACED AND WATER PIPES HAS BEEN REROUTED.

FBC(2007) 105.4.5

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 ELECTRICAL HEATER.
2. ADDITIONAL LIGHTS AND WALL OUTLETS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE 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, and noted there was a lis pendens filed against the property 6/2/09. He recommended ordering compliance within 63 days or a fine of \$10 per day, per violation, and to record the order.

Mr. Michael McMillon, general contractor, said he had been asked by the property management company the previous day to represent the owner. He requested 91 days to address the violations.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/25/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE07070192

Gwendolyn Spann Estate
1231 Northwest 18 Court

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

Mr. George Oliva, Building Inspector, testified to the following violations:
25-13

PERMIT REQUIRED TO CONSTRUCT PAVED DRIVEWAY OR PARKING STRIP ADJACENT TO STREET. BEFORE ANY PERSON SHALL BE PERMITTED TO CONSTRUCT A ROCK OR PAVED DRIVEWAY OR PARKING STRIP ADJACENT TO THE PAVEMENT ON ANY OF THE PUBLIC STREETS, AVENUES OR BOULEVARDS IN THE CITY, PERMISSION FOR SUCH CONSTRUCTION SHALL BE OBTAINED.

FBC 105.1

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

1. WORK WITHOUT A PERMIT FOR DRIVEWAY ON THE WEST SIDE.
2. FENCE ON THE FRONT WITH TWO GATES.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation, and to record the order.

Mr. John Korthals, probate estate attorney, stated the property had been for sale since the estate was opened in 2007. He said they would need to hire a contractor to permit the driveway. Inspector Oliva clarified that the driveway from the swale to the house was in question. Everything constructed to the right of the sidewalk also needed City permission through the Engineering Department. Mr. Korthals reiterated they would need to hire a contractor to get plans drawn for permits. He understood the fence was an issue as well.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/25/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE06031659

Thomas P Lanigan
1716 Southwest 10 Street

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

THE BUILDING WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING THE REQUIRED PERMITS:

1. THE CARPORT WAS ENCLOSED.
2. A DECK WAS INSTALLED ON THE EAST SIDE.
3. WOOD FENCING WAS INSTALLED.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING THE REQUIRED PERMITS:

1. A CENTRAL A/C WAS INSTALLED.
2. WINDOW/WALL A/C'S WERE INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING THE REQUIRED PERMITS:

1. ELECTRICAL OUTLETS WERE INSTALLED IN THE ENCLOSED CARPORT AREA.
2. ELECTRICAL CIRCUITS WERE INSTALLED TO POWER THE A/C EQUIPMENT.

FBC(2007) 1604.1

THE CARPORT ENCLOSURE IS NOT DESIGNED AND CONSTRUCTED TO WITHSTAND THE STRENGTH AND LOAD REQUIREMENTS AS SPECIFIED IN SECTION 1604.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and explained that a permit had been returned on 6/13/06 for lack of applications. He explained this had been a single-family home that had been legally converted to a duplex. Inspector Smilen recommended ordering compliance within 63 days or a fine of \$15 per day, per violation.

Mr. Thomas Lanigan, owner, said he had been cited in 2006 for illegal conversion to rental units, but this case had been closed. He remarked that the property had a very extensive permit history; he had found 12 permits issued. Mr. Lanigan was trying to research permits and the work they covered, but could not find documentation or drawings that should have accompanied the permits. He clarified that the enclosed carport was used as a utility room, not living space. Mr. Lanigan offered to allow Inspector Smilen access to the utility room.

Mr. Lanigan said he had purchased the property in 1999 from HUD, so the name of a bank appeared on some of the permits for work done years ago.

Mr. Lanigan requested 180 days to research the permits and agreed to hire a contractor to rectify any remaining violations.

Inspector Smilen cited attempts made to contact the owner regarding the violations, dating back to 2006. Inspector Smilen referred to a property appraiser's sketch and the original plans, and pointed out an area he thought could have been where the roof was extended. He stated in 2006, Mr. Lanigan had applied for an after-the-fact permit to enclose the carport but this had never been issued.

Mr. Lanigan reiterated his request for 180 days to complete his research, and remarked that he did not want to pay twice to have work done and permits pulled.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC (2007) 105.4.11 and FBC(2007) 105.4.5 within 63 days, by 4/27/10 or a fine of \$15 per day, per violation would begin to accrue, and with FBC (2007) 105.1 and FBC(2007) 1604.1 within 119 days, by 6/22/10 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE09072678

Sonia Souffrant &
Wilky Dorelien
1109 Northwest 19 Street

Certified mail sent to the owner was accepted on 1/30/10.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS HAD THE FOLLOWING
WORK COMPLETED WITHOUT OBTAINING THE REQUIRED
PERMITS:

1. NEW FRONT DOOR INSTALLED.
2. NEW WINDOWS INSTALLED.
3. A NEW KITCHEN INSTALLED IN THE GARAGE.
4. SECURITY BARS INSTALLED ON WINDOWS.
5. AN EFFICIENCY APARTMENT IN THE GARAGE.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED
WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A FULL BATHROOM HAS BEEN INSTALLED IN THE
GARAGE.
2. A KITCHEN HAS BEEN INSTALLED IN THE GARAGE.
3. A WATER HEATER HAS BEEN INSTALLED IN THE
GARAGE.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED
WITHOUT OBTAINING THE REQUIRED PERMITS:

1. AN ELECTRICAL CIRCUIT AND CONNECTION WAS
COMPLETED FOR A WATER HEATER.

2. ELECTRICAL OUTLETS AND WIRING WERE INSTALLED FOR A KITCHEN.

3. ELECTRICAL WIRING WAS INSTALLED FOR A BATHROOM.

FBC(2007) 110.1.1

THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS BEEN CHANGED TO A DUPLEX BY CONVERTING THE GARAGE INTO AN EFFICIENCY APARTMENT. A CERTIFICATE OF OCCUPANCY REVISING THE CLASSIFICATION AND USE FROM A SINGLE FAMILY HOME TO A DUPLEX WAS NOT ISSUED.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Mr. Wilky Dorelien, owner, stated they had purchased the house in this condition. He said he and his wife were currently unemployed and they did not have money to make the repairs. In response to Chair Mitchell's question, Mr. Dorelien said they did not have two kitchens in the house. Inspector Smilen said it had been so long since he had inspected the property he could not recall if there was an extra kitchen.

Mr. Karen Black-Barron, bank attorney, announced the property was in the beginning phases of foreclosure. Mr. Dorelien said they wanted to keep the property and it was not listed for sale.

Inspector Smilen withdrew violations 105.1(3), 105.4.4(2) and 105.4.5(2) regarding the kitchen.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/25/10 or a fine of \$5 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE08110858

US Pavers & Suppliers Inc
1000 Northwest 52 Street

Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

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

1. A CHAIN LINK FENCE HAS BEEN INSTALLED.

2. PAVERS HAVE BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING

THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation. Inspector Ford added that a lis pendens had been filed against the property on 1/5/10.

Mr. Mike Soueid, mortgage holder, said the problem was that because the foreclosure was not complete, he needed the owner's signature on the permit applications, but he could not find the owner.

Inspector Ford advised Mr. Soueid to remove the pavers, the debris and the fence, which would comply the case.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE07031751

Robert L Rose, Jr
1910 Northeast 7 Place

Service was via posting on the property on 2/8/10 and at City Hall on 2/11/10.

Mr. Burt Ford, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. INTERIOR REMODELING IS BEING DONE.
2. ROOF STRUCTURE HAS BEEN REPAIRED.
3. INSTALLED A NEW GARAGE DOOR.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1. AIR CONDITIONING WORK HAS BEEN DONE.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1. PIPING AND FIXTURES ARE BEING REPLACED IN THE KITCHEN AND BATH REMODELS.
2. WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN

ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE INTERIOR REMODELING.
2. CIRCUITS HAVE BEEN ADDED/ALTERED TO POWER THE WATER HEATER.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Mr. David Wright, realtor, said the property had been damaged by more than one hurricane, and much of the interior demolition had been done to remove wet wood and other damaged material. They had a cash contract for the house and he had anticipated closing in November 2009. The house was in foreclosure with Bank of America, who had assigned a negotiator to the account. Mr. Wright expected the sale to close within 60 to 90 days. He reported the house did not have water or electric service and was secured. Inspector Ford did not oppose an extension since the property was secured.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/22/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 6 – 1 with Mr. Nelson opposed.

Case: CE08052040

Juan D Valdevenitez
1809 Northwest 25 Terrace

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

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

1. WINDOWS AND DOORS WERE REPLACED.
2. KITCHEN AND BATHROOMS WERE REMODELED WITH NEW CABINETS AND FIXTURES.

FBC(2007) 105.4.4

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

1. THERE IS A NEW WATER HEATER THAT HAS BEEN PLACED ON THE OUTSIDE AREA.
2. NEW PLUMBING FIXTURES.

FBC(2007) 105.4.5

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 INSIDE THE PROPERTY THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.
2. ELECTRICAL 220 VOLT RUN TO THE WATER HEATER.

FBC(2007) 1612.1.2

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

FBC(2007) 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, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation, and to record the order.

Ms. Gail Sparks, bank representative, stated the property was in foreclosure. She informed Mr. Elfman that there was a tenant on the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/23/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a roll call vote, motion passed 5 – 2 with Ms. Ellis and Mr. Thilborger opposed.

Case: CE09071690

Denise Barnard
1130 Southwest 29 Street

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

A CARPORT ENCLOSURE HAS BEEN ADDED TO THE SINGLE FAMILY DWELLING WITHOUT A PERMIT.

FBC(2007) 105.4.5

ELECTRICAL WIRING IN ROMEX AND EXTERIOR LIGHT FIXTURES HAVE BEEN INSTALLED IN THE CARPORT WITHOUT A PERMIT.

FBC(2007) 1604.1

THE CARPORT STRUCTURE HAS NOT BEEN PROVEN TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STRENGTH, LOADS AND STRESS REQUIREMENTS OF THE FLORIDA BUILDING CODE.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and stated this was half of a duplex.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/23/10 or a fine of \$25 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE09011955

Syndle Kirkland
1440 Southwest 30 Street

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

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

1. THE GARAGE IS ENCLOSED.
2. THE FRONT PORCH IS ENCLOSED.
3. A WOOD DECK HAS BEEN CONSTRUCTED IN THE REAR.
4. A WOOD FENCE GATE WIDER THAN 3 FEET HAS BEEN INSTALLED.

FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW CONDENSING UNIT WAS INSTALLED.
2. DUCT WORK FOR THE ENCLOSED GARAGE HAS BEEN INSTALLED.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE IRRIGATION SYSTEM HAS BEEN ALTERED.
2. A NEW VANITY AND TOP HAVE BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN INSTALLED

WITHOUT OBTAINING THE REQUIRED PERMITS:

1. PREMISE WIRING.
2. NEW ELECTRICAL CONNECTION FOR A NEW CONDENSING UNIT.
3. NEW ELECTRICAL CONNECTION FOR THE IRRIGATION SYSTEM.
4. EXTERIOR LIGHTING.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and stated a permit application had been submitted on 2/11/10.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/23/10 or a fine of \$20 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE08061884

Federal National Mortgage Association
2456 Middle River Drive

Certified mail sent to the owner was accepted on 1/25/10.

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

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATHROOM REMODELING.
2. A CIRCUIT FOR A WHIRLPOOL TUB WAS INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 105.1

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

1. THE KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

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

1. KITCHEN AND BATH PIPING AND FIXTURES WERE REPLACED.
2. A WHIRLPOOL TUB WAS INSTALLED.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/23/10 or a fine of \$20 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE08121202

2727 East Oakland Park Boulevard LLC
2721 East Oakland Park Boulevard

Certified mail sent to the owner was accepted on 2/8/10.

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

FBC(2007) 105.10.3.1

STUCCO PERMIT 03090405 HAS EXPIRED. WORK WAS COMPLETED WITHOUT HAVING OBTAINED THE REQUIRED APPROVALS THROUGH THE INSPECTION PROCESS.

FBC(2007) 105.4.11

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

1. ROOF MOUNTED A/C UNITS WERE REPLACED WITHOUT A PERMIT AND THE ELECTRICAL CONNECTIONS ARE UNSAFE.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/23/10 or a fine of \$500 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE06050161

Beverly D Roberts
2020 Southwest 38 Avenue

Certified mail sent to the owner was accepted on 2/3/10.

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 ROOF WAS REPLACED IN 2006 WITH AN APPLIED PERMIT ONLY P#06090058.

FBC 109.6

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

FBC 1604.1

THE ROOF STRUCTURE 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, and stated the owner had applied for a roof permit the previous Friday. He commended ordering compliance within 63 days or a fine of \$10 per day, per violation, and to record the order.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE09070133

Diane Alexander
2313 Northwest 14 Court

Service was via posting on the property on 2/3/10 and at City Hall on 2/11/10.

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

FBC(2007) 105.1

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

1. WINDOWS WERE REPLACED ON THE PROPERTY WITH AN EXPIRED PERMIT FROM 10/15/96 THAT FAILED INSPECTION 10/23/96 - P#96100571.

FBC(2007) 1612.1.2

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

FBC(2007) 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, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation, and to record the order.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE09080149

Stellar Homes Group LLC
2591 Southwest 9 Street

Certified mail sent to the owner was accepted on 2/5/10.

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

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

1. THE PROPERTY HAS BEEN SUBDIVIDED INTO THREE SMALL RENTAL APARTMENTS. THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.
2. THE CARPORT HAS BEEN ENCLOSED INTO A GARAGE. A DOOR, A GARAGE DOOR, AND A WINDOW HAVE BEEN INSTALLED, AND IS BEING RENTED AS AN APARTMENT.
3. THE FLORIDA ROOM HAS BEEN ENCLOSED INTO ANOTHER RENTAL APARTMENT WITH AN ADDITIONAL KITCHEN AREA.

FBC(2007) 105.4.11

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

1. THE CENTRAL A/C THAT WAS INSTALLED BACK ON AUGUST 6, 1973 WITH PERMIT #0EA73978, HAS BEEN REPLACED WITHOUT OBTAINING THE PROPER PERMIT.

FBC(2007) 109.10

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

FBC(2007) 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; ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE UNSAFE AND THEY MUST BE REMOVED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and stated he had found a crew working on the property and issued a stop work order. The new owner had applied for a permit on 2/2/10. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$10 per day, per violation, and to record the order.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/27/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Case: CE09092377

Silvanie Timothee 1/2 Interest
Cerville Exavier
631 Southwest 28 Avenue

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

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

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

1. THE WINDOWS AND THE FRONT DOOR WERE REPLACED.

FBC(2007) 105.4.11

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

1. CENTRAL A/C WAS REPLACED.

FBC(2007) 1612.1.2

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

FBC(2007) 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, and said the order had submitted an air

conditioner permit application. He recommended ordering compliance within 91 days or a fine of \$10 per day, per violation, and to record the order.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/25/10 or a fine of \$10 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 7 - 0.

Approval of Meeting Minutes

Motion made by Mr. Nelson, seconded by Ms. Ellis, to approve the minutes of the Board's January 2010 meeting. In a voice vote motion passed 7 - 0.

Communication to the City Commission

None.

For the Good of the City

None

Cases Closed

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

CE06081617

Cases Withdrawn

Mr. McKelligett 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:

CE08021545
CE09091583

CE09080717

CE08080933

CE09040239

There being no further business to come before the Board, the meeting adjourned at **1:22 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.