

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
AUGUST 24, 2010
9:00 A.M. – 1:00 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	7	0
Howard Nelson, Vice Chair	P	5	2
Howard Elfman	P	7	0
Genia Ellis	P	7	0
Joan Hinton	P	7	0
Jan Sheppard	A	6	1
Chad Thilborger	P	7	0
Paul Dooley [Alternate]	P	7	0
Frank Marino [Alternate]	A	4	3
Joshua Miron [Alternate]	P	5	0

Staff Present

Bruce Jolly, Board Attorney
Brian McKelligett, Clerk /Code Enforcement Board Supervisor
John Gossman, Code Enforcement Supervisor
Dee Paris, Administrative Aide
Lori Grossfeld, Clerk III
Yvette Ketor, Secretary, Code Enforcement Board
Deb Maxey, Clerk III
George Oliva, Building Inspector
Burt Ford, Building Inspector
Gerry Smilen, Building Inspector
Robert Kisarewich, Fire Inspector
Micka Bouchereau, City of Fort Lauderdale Human Resources Department [translator]
J. Oppерlee, Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE09101786: Christine Hille, representative
CE08121112: Stewart Donaldson, owner
CE09031097, CE07110906, CE06020654, CE09050135: Gregory Homsey, attorney
CE09092377, CE06020654: Jose Hernandez, contractor
CE08050335: Daniel Swaney, business partner, Jeron Linder, owner
CE08080683: Tyler Tuchow, owner

CE07031444: Richard Maynard, general contractor
CE10012131: Dallas Wharton, owner
CE09060984: Alireza Moghaddom, owner
CE09040018: Eve Kearse, owner
CE09111017: Jeffrey Mack, owner
CE10052119, CE10052116, CE10052117: Daniel Meneses, president of association
CE09072678: Sonia Souffrant, owner, Karen Black-Barron, bank attorney
CE07110906: Johnnie McCullough, owner, Odessa Graham, owner
CE09011970: Joey Mitchell Partin, owner
CE01010525, CE09011013: Goran Dragoslavic, owner
CE10020466: Alan Gordon, owner
CE10011896: Pauline Erwin, owner, Todd Erwin, owner's son
CE06031659: Thomas Lanigan, owner
CE09060371: Christine Stiphany, realtor
CE07101002: Rick Lentz, owner
CE09040981: Camey Davidson, owner
CE09050642: Marc Saval, architect, Damien Dominicis, owner
CE09030895: Kent Chamberlain, owner, Juan Castellanos, architect's representative
CE09060370: Michael Albee, owner
CE09021689: Max Sebastiani, property owner, Fraser Barnfather, contractor
CE09120479: Patrick Campbell, manager
CE10020493: John Ross, owner's representative
CE05111570: Anne Ginsburg, owner
CE07071088, CE08021545: Jerome Petrisko, husband of the owner
CE09062264: Andrew Daire, attorney
CE08100726: Brad Fitzgerald, 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.

Case: CE09060984

2980 North Federal Highway
Kia Investments Inc

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Mr. Alireza Moghaddom, owner, explained that a tenant had begun the work without a permit. He said after the stop work order was issued, the tenant had pulled a permit and completed the work. Regarding the driveway, he stated another former tenant had

applied the sealer without a permit and then left without paying rent. Mr. Moghaddom had obtained a final bid for the work and requested an extension to have the work done.

Burt Ford, Building Inspector, said he had spoken with the owner and seen the bids and he would not object to an extension. He explained the driveway was the only violation currently open. Inspector Ford said 63 days would be reasonable.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08121112

410 Southwest 7 Street
Donaldson, Stewart

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, fines had accrued to \$1,575 and the City was recommending no fine be imposed. Certified mail sent to the owner was accepted on 8/17/10.

Gerry Smilen, Building Inspector, confirmed that a permit had been issued for the re-roof, which complied the case.

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

Case: CE05111570

3051 Northeast 32 Avenue
Annieopa LLC

This case was first heard on 8/26/08 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 had accrued to \$47,600.

Burt Ford, Building Inspector, said he had met with the owner at the Zoning Department and they were working on complying the exterior fence. The owner had a couple of permits that had passed and one that still required approval. Inspector Ford recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09060371

1800 Southwest 10 Court
Bernstein, Robert

This case was first heard on 3/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,020.

Gerry Smilen, Building Inspector, reported there was a sale pending on the property and there had been no movement on permits or repairs.

Ms. Christine Stiphany, realtor, confirmed that the property was under contract. Closing was scheduled for September 11 and the new owner intended to pull the permit as soon as he owned the property.

Inspector Smilen said the potential buyer had contacted him and he would go over the violations with him. He informed the Board that the property was vacant and secure.

Ms Stiphany said the potential buyer was aware of the violations. She stated this was an "as is" contract, and "Probably, if there is no extension, he has the option of walking." Ms. Stiphany said she did not have power of attorney.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension during which time no fines would accrue. In a voice vote, motion **failed** 0 - 7.

Case: CE09040018

3220 Northwest 63 Street
Kearse, Eve

This case was first heard on 3/23/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Burt Ford, Building Inspector, said the owner was working with a contractor from her church and Inspector Ford stated he would not object to an extension.

Ms. Eve Kearse, owner, requested a 3-month extension. She said she was experiencing financial problems.

Inspector Ford confirmed that if the owner obtained an engineer's letter certifying the porch conversion, the permit would comply the violations.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09062264

3700 North Federal Highway
3700 North Federal Associates Inc

This case was first heard on 4/27/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Mr. Andrew Daire, attorney, reported there was a new contractor and new plans had been submitted for the permit the previous day.

Burt Ford, Building Inspector, confirmed the application had been submitted with a completely different set of plans for a different use. He said he did not oppose an extension.

Mr. Daire said the space was currently not in use. He requested 63 days.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08080683

1538 Northeast 3 Avenue
Tuchow, Tyler

This case was first heard on 10/27/09 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 8/25/10.

Burt Ford, Building Inspector, said no permit had been issued yet. He stated the owner would get what he needed to add to the application and the permit should be issued within 35 days. He recommended 63 days for the violations to be complied. Inspector Ford said the 9-281(a) violation was complied because the owner had shown him a photo showing that the property had been cleaned up.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07031444

2491 State Road 84
Richardson, Bill Tr

This case was first heard on 11/25/08 to comply by 1/27/09 and 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said the alarm permit had been issued and the Master permit application had been returned for corrections. He recommended a 63-day extension for the plans to go through the process one more time. Inspector Oliva said progress had been slow, but it was going through the process. He said he had indicated to the contractor that he would recommend another 63-day extension and this would be the final extension he would support.

Robert Kisarewich, Fire Inspector, said he had received no communication from anyone at the property.

Mr. Richard Maynard, general contractor, said Mr. Madfis' plans had described a very broad scope of work and the individual subcontractors must now submit more detailed plans. The fire sprinkler system contractor was drawing those plans now under the Master permit. The City had allowed them to pull the permit for the fire alarm system separate from the Master permit so they could begin work. Mr. Maynard said the owner was now out of the hospital and the funds for the entire project had been allocated. He requested 63 days to pull the Master permit.

Mr. Nelson said the 63-day extension would make it two years since the case was first heard and the Fire Department had noted they did not hear from the property representatives on a regular basis. Mr. Nelson said he was therefore losing patience with the "smallness of the baby steps."

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a roll call vote, motion **failed** 2 – 5 with Mr. Elfman, Ms. Hinton, Mr. Nelson, Mr. Dooley and Chair Mitchell opposed.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Chair Mitchell opposed.

Case: CE09011013

1544 Northeast 3 Avenue
Dragoslavic, Goran

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Burt Ford, Building Inspector, said the permit would probably be issued that week, and said he would not oppose a 35-day extension.

Mr. Goran Dragoslavic, owner, said the permit should have been issued the previous day. John Heller had asked him for a letter stating he had not done any work at the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE01010525

1315 Northwest 7 Street
1311 Northwest 7 Street LLC

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said the owner needed to submit a couple of letters to John Heller stating he had not done work on the property for the permit to be issued.

Mr. Goran Dragoslavich, owner, confirmed John Heller had asked for the letter and he would hand deliver it.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07110906

1132 Northwest 5 Court
McCullough, Johnny
Hall, Odessa

This case was first heard on 11/24/09 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, reported only two permits were missing; all other violations were complied. He recommended an extension.

Mr. Johnnie McCullough, owner, said he had been trying to contact the company that had done the air conditioner work. He said he was unaware he needed a chain link fence permit.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09050135

2901 Northeast 33 Avenue # 2C
Keith, Jonathan

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10. Mr. Paris stated the lender's representative was present.

Burt Ford, Building Inspector, said there had been no progress and he did not recommend an extension.

Mr. Gregory Homsey, attorney, reported the property was occupied and the bank could not gain access to it. He said they did not have a hearing date, but they were moving forward with a motion for summary judgment. He requested 60 to 90 days. Mr. Homsey said their records indicated the property was owner-occupied.

Inspector Ford said he had inspected the property some time ago with the owner and the property had been rented; he could not say who, if anyone, currently occupied the property.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a roll call vote, motion **failed** 3 – 4 with Mr. Elfman, Ms. Hinton, Mr. Dooley and Chair Mitchell opposed.

Motion made by Mr. Nelson to grant a 35-day extension to 9/28/10. Motion died for lack of a second.

Case: CE06020654

2828 Southwest 2 Court
Saint Louis, Gironie &
Mortimer, Edit

This case was first heard on 3/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said he had spoken with the contractor, who had picked up the plans for corrections on August 20.

Mr. Jose Hernandez, contractor, stated the plans should be resubmitted the following week and requested 35 days. He explained he had a contract with the owner and power of attorney. Mr. Hernandez later reconsidered and requested 63 days.

Mr. Gregory Homsey, attorney, said the loan had been modified and the property was no longer in foreclosure.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Chair Mitchell opposed.

Case: CE09092377

631 Southwest 28 Avenue
Timothee, Silvanie 1/2 Int
Exavier, Cerville

This case was first heard on 2/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said he and Alex Hernandez, the Chief Mechanical Inspector, had met the previous day with the contractor and Inspector Hernandez had agreed that the air condition was from 2003, so the owner must pull a permit for the replacement. The owner already had window and shutter permits. Inspector Oliva recommended a 35-day extension.

Mr. Jose Hernandez, contractor, confirmed he had met with Inspector Hernandez, who informed him of the date of the air conditioner.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07071088

3500 Vista Park
Fahey, Dana A

This case was first heard on 1/27/09 to comply per stipulated agreement by 3/24/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 5/13/10.

Gerry Smilen, Building Inspector, reported the elevation certificate must be approved for a final inspection in order to obtain the Certificate of Occupancy. He stated it must be determined whether the overhead garage door vents had been installed and the elevation certificate must be approved.

Mr. Jerome Petrisko, husband of the owner, reported it had taken 90 days to research the auger pile logs and a City representative had phoned him to inform him that the City would not require the logs. Mr. Petrisko said the vents must be installed and inspected.

Chair Mitchell asked about the voided permits. Inspector Smilen stated FBC 106.10.3.1 would be complied with the Certificate of Occupancy.

Mr. Petrisko said the City must approve the location of the garage vents because of the positioning of the walls.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08021545

900 Northeast 26 Avenue
Sunrise Intracoastal Dental Ctr

This case was first heard on 11/24/09 to comply by 2/23/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,960 fine, which would continue to accrue until the property complied. Personal service was made to the owner on 8/10/10.

Burt Ford, Building Inspector, said he had met with Dr. Petrisko, who informed him that he was very close to obtaining financing for the work. Inspector Ford said he did not object to an extension. He said the space in question was vacant.

Mr. Jerome Petrisko said the insurance had taken four years and he should have additional financing the following week.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07101002

500 Southwest 11 Street
Lentz, Rick
Gerry Smilen, Building Inspector,

This case was first heard on 10/27/09 to comply by 2/23/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$135 fine, which would continue to accrue until the property complied. Service was via posting on the property on 8/9/10 and at City Hall on 8/12/10.

Gerry Smilen, Building Inspector, said the permit package had been picked up on August 10 for corrections.

Mr. Rick Lentz, owner, stated he had submitted a permit application for the air conditioner, and needed a structural engineer to approve the installation. He requested 63 days.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to

10/26/10, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Mr. Dooley opposed.

Case: CE10011896

1505 Southwest 21 Terrace
Erwin, Pauline

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said he had spoken with the owner's engineer, who had requested a 35-day extension.

Mr. Todd Erwin, the owner's son, said there was no wiring to the shed, but the engineer was drawing plans for this. He requested 30 days.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08050335

1061 Northwest 25 Avenue
Linder, Jeron F Jr

This case was first heard on 2/24/09 to comply by 5/26/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10. Ms. Paris stated the property had been sold on 7/9/10 and the new owner was 1061 Northwest 25 Avenue Trust; Catalina Management LLC was the trustee.

Gerry Smilen, Building Inspector, confirmed there was a new owner, with whom he had met to go over the violations.

Mr. Daniel Swaney, business partner, stated he had an engagement letter and would meet with the architect the next day. He requested 90 days to finish the work.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10012131

2781 Northwest 23 Street
Amstar Holdings LLC

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said the owner had hired a contractor. Inspector Oliva confirmed the property was not occupied.

Mr. Dallas Wharton, owner, said he had hired a contractor to do the work. Mr. Wharton requested a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09011970

1133 Southwest 5 Place
Acree, Barbara

This case was first heard on 1/26/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Gerry Smilen, Building Inspector, reported the paver permit had been issued on 8/16/10 and a fence permit application had been submitted on 7/29/10. There had been no permit applications for the old violations.

Mr. Joey Mitchell Partin, owner, said he was in the process of obtaining the NOAs for the doors and windows. He had pulled the fence and paver permits and would call for inspection. Mr. Partin hoped to obtain the door and window permits within 30 days. Mr. Partin said he was unaware of electrical issues. Inspector Smilen said he had not walked through the property with Mr. Partin. He said the electrical violation referred to the garage enclosure. If this were legitimized, the electrical would fall under that category. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09072678

1109 Northwest 19 Street
Dorelien, Wilky &
Souffrant, Sonia

This case was first heard on 2/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$540 fine, which would continue to accrue until the property complied. Personal service was made to the owner on 8/9/10.

Gerry Smilen, Building Inspector, stated plans and permit applications had been picked up on August 20, 2010 for corrections. The plans reviewer had informed him that the house was not in a flood zone, so the enclosed garage could be legitimized without an elevation problem.

Ms. Micka Bouchereau, translator, said the engineer was making corrections, and requested an extension. The engineer had indicated the plans would be ready in approximately one week.

Ms. Karen Black-Barron, bank attorney, stated she represented Bank of America, and requested at least 60 days for the owner to obtain the after-the-fact permit.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a roll call vote, motion **failed** 3 – 4 with Mr. Elfman, Ms. Ellis, Mr. Thilborger and Mr. Dooley opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a roll call vote, motion **failed** 3 – 4 with Mr. Elfman, Ms. Ellis, Mr. Thilborger and Mr. Dooley opposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09111017

340 Southwest 29 Terrace
Priester, Etta M
Mack, Jeffrey

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, reported the owner had obtained the roof permit and he could not currently afford an engineer to make the drawings for the windows. Inspector Oliva recommended a 91-day extension.

Mr. Jeffrey Mack, owner, said the company that had done the work originally was no longer in business, so he was in the process of finding a new roofer to inspect the work. Mr. Mack said he did not have the funds to repair both the roof and the window, but he could comply the roof in 90 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

The Board took a brief break.

The following three cases at the same condominium complex were heard together:

Case: CE10052119

600 Northeast 7 Avenue # 2
Schaak, Amy L

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Gerry Smilen, Building Inspector, explained that in the condo building there had been a common area, an office and a recreation area. This had been converted into an illegal efficiency unit and another unit had taken part of the recreation common area and converted the unit to a two-bedroom. This unit had been re-sold as a two-bedroom unit. Inspector Smilen said Mr. Daniel Meneses, president of the association, had vacated the tenant from the efficiency, but he could not take back the recreation area that had been taken by the other unit. Inspector Smilen advised that straightening out the legal issues would take time, and recommended "the longest possible extension that we can."

Mr. Meneses said the attorney had sent a letter to the party they assumed was the lender, but had received no response from the lender or the former owner. He noted that the public records did not reflect a change of possession and the association could not gain access to the unit without a court order. He explained that when the building had been converted from an apartment building to a condominium, the apartment building owner had purchased one of the units and later changed the apartment configuration and rewired the electricity.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 182-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10052116

600 Northeast 7 Avenue # 5
Meneses, Daniel J

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 182-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10052117

600 Northeast 7 Avenue # 7
Karlsson, Eva Maria

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 182-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09101786

155 Isle of Venice # 303
National City Mortgage Co
C/O National City Mortgage Co

This case was first heard on 5/25/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Burt Ford, Building Inspector, reported the permit applications had been submitted on 8/16/10 and failed electrical and mechanical reviews.

Ms. Christine Hille, representative of the property manager/realtor, requested a 63-day extension.

Motion made by Mr. Nelson to grant a 63-day extension to 10/26/10, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Ms. Ellis, seconded by Mr. Elfman to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE06031659

1716 Southwest 10 Street
Lanigan, Thomas P

This case was first heard on 2/23/10 to comply by 4/27/10 and 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

Gerry Smilen, Building Inspector, said only the mechanical permit and fence removal remained.

Mr. Thomas Lanigan, owner, said he had removed the some of the fence; he was not aware if the remaining two sections were covered by the original permit or must be removed. Mr. Lanigan said he had been dealing with All Year Heating and Cooling, and remarked that they "have a lot of problems." He said since May, they had assured him that they had pulled a permit, but this was not true. Mr. Lanigan had met with Air Around the Clock, and they would be doing the work. Mr. Lanigan requested 63 days.

Motion made by Mr. Thilborger, seconded by Mr. Nelson to grant a 63-day extension to 10/26/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10020466

1391 Southwest 33 Terrace
Gordon, Alan David

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, reported the plans had failed and the person creating the drawings would be out of town until the middle of September.

Mr. Alan Gordon, owner, said he intended to rebuild the property, and asked for 90 days. He stated the property was not occupied.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10020493

3000 State Road 84
VY Marina Mile LLC
C/O Ruden, McClosky, Smith, Schuster
& Russell, P.A.

This case was first heard on 5/25/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10.

George Oliva, Building Inspector, said the contractor must present a letter describing why the permits had been allowed to expire.

Mr. John Ross, the owner's representative, said he had obtained a letter from the original architect to allow the City to release the plans. They had tried to pull the permit, but the owner had not signed the application and would be out of town for another week or so. Mr. Ross said time would be needed to determine what work had been done and covered up, and requested 63 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 11/23/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08100726

4404 Northeast 23 Avenue
Fitzgerald, Bradford W &
Fitzgerald, Roslyn J

This case was first heard on 3/23/10 to comply by 4/27/10. Violations and extensions were as noted in the agenda. The property was not complied fines had accrued to \$2,380.

Burt Ford, Building Inspector, reported the permit had been approved and only needed to be issued. He recommended a 35-day extension.

Mr. Brad Fitzgerald, owner, said the permits had just been approved.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09040981

921 Southwest 31 Avenue
Davidson, Camey Chebeter

Service was via posting on the property on 8/3/10 and at City Hall on 8/12/10.

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 HAS BEEN ENCLOSED INTO LIVING SPACE AND IS BEING USED AS A RENTAL APARTMENT.

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. THERE IS A CENTRAL A/C ON THE PROPERTY AND TWO ADDITIONAL WALL A/C'S IN THE ENCLOSED CARPORT.
2. VENTILATION FOR THE CARPORT BATHROOM AND KITCHEN.

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. THE ILLEGAL RENTAL APARTMENT HAS A KITCHEN AND BATHROOM THAT WERE DONE WITHOUT A PERMIT.

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, WALL OUTLETS, AND TWO WALL A/C'S 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 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, SHUTTERS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said there had been a fire and when he inspected he had discovered that the carport had been converted into illegal living space. Inspector Oliva said there was currently a tenant in the unit. He recommended ordering compliance within 63 days or a fine of \$25 per day, per violation and to record the order.

Ms. Camey Davidson, owner, said she had found a contractor, but he had never started work, so she had found another contractor. He was working with an architect to price the project. Ms. Davidson said there had not been a fire and the electrical problem had been corrected by FPL. She said the carport had been enclosed approximately 20 years ago. Ms. Davidson said she had rented out the three-bedroom portion of the house; the enclosed carport was not rented out.

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 91 days, by 11/23/10 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: CE08061254

1112 Southwest 20 Street
Friend, Sherri

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 fines would begin to accrue on 8/25/10.

Gerry Smilen, Building Inspector, said work was progressing. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE06061099

3321 Northwest 67 Street
Quina, Thomas Scott & Patricia A

This case was first heard on 6/22/10 to comply by 7/27/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10. The owners had sent a letter, which Ms. Paris read. The letter indicated the owners were unable to attend the hearing, but they were taking steps to comply the property. They requested an extension.

George Oliva, Building Inspector, confirmed that he was in touch with the owner, but said they had not done anything yet. He pointed out that this was a Ted's Shed, which only required an NOA from the State, but the owner said he was having someone draw the shed. Inspector Oliva recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 9/28/10, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10031427

490 Southwest 29 Avenue
Brooks, Angenell P

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting a 154-day extension to 1/25/11. Ms. Paris explained that the property had been presented to the Unsafe Structures Board the previous week and the owner had been ordered to demolish the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 154-day extension to 1/25/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09051930

3513 Southwest 12 Court
FL Attainable Home Co LLC

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 8/25/10. Ms. Paris explained that this was a house for which the City had provided a mortgage through the Housing and Community Development (HCD) program and they had received an email from Diana McDowell, the Housing Program Supervisor.

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

Ms. Wald explained that HCD had received a grant to purchase foreclosed and abandoned property. Ms. McDowell's email explained that the property was temporarily in the developer's name because the City could not sell property directly to a homebuyer. Ms. Wald said this program was administered by HCD, which utilized approved developers. She stated most of the properties already had code violations, and explained that any fines imposed on the property could be wiped out by the City Commission. Ms. Wald said the purpose of the program was to fix the houses and get them back on the market.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 182-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

The Board took lunch from 11:10 until 11:30.

Case: CE09021689

2650 East Oakland Park Boulevard
Pescara Enterprises Inc

Personal service was made to the business manager on 8/9/10.

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

FBC(2007) 105.4.11

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

1. VENTILATION HAS BEEN INSTALLED FOR THE GAS
DRYERS.

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 HAVE BEEN INSTALLED TO
SUPPLY THE WASHERS WITH WATER AND THE DRYERS
WITH GAS.

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 TO POWER THE
EQUIPMENT IN THE LAUNDRY.

Withdrawn:

FBC(2007) 105.1

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He had spoken with the contractor, who had informed him he would be applying for the permit within the week. Inspector Ford recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Mr. Fraser Barnfather, contractor, said they had engineering drawings and would submit them the next day. He said they had been investigating issues on the property off and on for a year. Mr. Barnfather estimated the work would take two weeks.

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 35 days, by 9/28/10 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: CE09050642

1301 Northeast 17 Avenue

Dominicis, Maria Le &

Dominicis, Luis & Dominicis, D

Service was via posting on the property on 7/30/10 and at City Hall on 08/12/10.

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

FBC(2007) 105.4.4

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

1. WATER HEATERS HAVE BEEN INSTALLED.
2. PIPING AND FIXTURES HAVE BEEN REPLACED IN THE:
 - A. MAIN KITCHEN REMODEL.
 - B. ILLEGAL KITCHEN IN THE BACK BEDROOM.
 - C. ALL BATHROOMS THAT HAVE BEEN REMODELED.

FBC(2007) 105.4.5

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

1. MAIN KITCHEN REMODEL.
2. ILLEGAL KITCHEN IN THE BACK BEDROOM.
3. ALL BATHROOMS THAT HAVE BEEN REMODELED.
4. TO POWER THE NEW A/C SYSTEMS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1626.1

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

FBC(2007) 105.1

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

1. NEW DOORS HAVE BEEN INSTALLED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. THE KITCHEN IN THE MAIN HOUSE HAS BEEN REMODELED.
4. ALL BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.11

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

1. TWO COMPLETE SYSTEMS HAVE BEEN INSTALLED.

Inspector Ford said the case was continued from a 2004 case and had been transferred to him in February 2009, when it was bank-owned. Inspector Ford had met with the owner before he purchased the property to explain the violations. He said the new owner had preformed some work, but the bulk remained.

Inspector Ford submitted photos of the property and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Mr. Marc Saval, architect, said he had made corrections to the plans and he had received the energy calculations from the contractor, so he would resubmit the plans the following week.

Motion made by Mr. Nelson, seconded by Mr. Thilborger 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 10/26/10 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: CE09060370

1532 Argyle Drive
J G Shaw Properties Ltd &
M D Bear Holdings Inc

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

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.4.13

A SWIMMING POOL HAS BEEN COMPLETED WITHOUT
OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.4

THE PLUMBING PIPING FOR THE POOL WAS COMPLETED
WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.5

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

1. ELECTRICAL CIRCUITRY AND CONNECTIONS FOR THE
POOL.

Withdrawn:

2. ELECTRICAL CONNECTIONS FOR THE REPLACED
CONDENSING UNITS.

Withdrawn:

FBC(2007) 105.1

FBC(2007) 105.4.11

Inspector Smilen said the case had begun as the result of a complaint from a contractor working on an adjacent property. He 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 \$25 per day, per violation.

Mr. Michael Albee, owner, said he believed that the pool had been installed when the concrete for the dock was installed. Inspector Smilen explained that the dock permit was for a dock only, not a deck. He drew the Board's attention to the photo, which showed the perimeter of the pool was raised above the surface of the deck and this did not indicate they were done at the same time.

Chair Mitchell asked the height of the coping around the pool. Mr. Albee said the coping was from two inches on one side to nine inches on the other side, due to the grade of the deck. He said the fiberglass pool edge was flush with the top of the coping. Chair Mitchell remarked that it appeared that a hole had been cut in the deck and a fiberglass pool dropped in.

Motion made by Mr. Nelson, seconded by Mr. Thilborger 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 10/26/10 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: CE09120479

3710 Southwest 18 Street
Dior Mirabella Smanjak Irrev Tr
C/O Jarvis & Krleger PC

Certified mail sent to the owner was accepted on 7/26/10.

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 KITCHEN AREA AND THE BATHROOMS ARE BEING REMODELED WITH NEW CABINETS AND FIXTURES.
2. THE HOUSE WAS STUCCOED WITH AN APPLIED PERMIT #08051560 FROM MAY 19, 2008.

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 BATHROOM BEING MADE WITH PLUMBING PIPES AND DRAIN LINES TO THE NEW FIXTURES.
2. A NEW SHOWER PAN.
3. THE OTHER EXISTING BATHROOM WAS REMODELED.
4. NEW FIXTURES HAVE BEEN INSTALLED IN THE KITCHEN.

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

Inspector Oliva said the case had been opened in October 2007 when a stop work order had been issued. He 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 \$25 per day, per violation, and to record the order.

Mr. Patrick Campbell, manager, said the owner had purchased the property in January 2010. He said he would need time to have the property inspected and to comply the property. Mr. Campbell said someone had committed fraud by selling the property without disclosing the violations. He said they had replaced stolen kitchen cabinets and the air handler, which he did not believe required permits. Mr. Campbell stated he had managed this property since February and he was a licensed realtor.

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 10/26/10 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: CE09030895

1369 Southeast 14 Street
Chamberlain, Kent T

Certified mail sent to the owner was accepted on 8/11/10.

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. INSTALLED NEW WINDOWS AND DOORS.
2. INSTALLED DRIVEWAY PAVERS.
3. INSTALLED A WOODEN TRELLIS.
4. INSTALLED A WOODEN DECK.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS EXPIRED:

1. FENCE PERMIT, 01021208, WAS ISSUED 2/15/2001.
IT FAILED BOTH THE ZONING FINAL INSPECTION AND

THE BUILDING FINAL INSPECTION. A RE-INSPECTION
WAS NOT SCHEDULED.

FBC(2007) 105.4.5

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

1. EXTERIOR LIGHTING HAS BEEN INSTALLED AT THE
TRELLIS AREA.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS, DOORS, DECKS, AND TRELLIS HAVE NOT
BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR
ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER
LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC(2007) 1626.1

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

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

Mr. Kent Chamberlain, owner, stated he had won the Community Wow Award for his landscaping.

Mr. Juan Castellanos, the architect's representative, said they were working with the structural engineer and they had a preliminary set of drawings. Mr. Chamberlain said his business had been very bad and he had been unable to afford to address the issues on the property, but now he would.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 91 days, by 11/23/10 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: CE05080667

2237 Southwest 14 Street
Duncan, Kathleen

Certified mail sent to the owner was accepted on 7/28/10.

George Oliva, Building Inspector, testified to the following violation:
FBC(2007) 105.1

AN ASPHALT AND CONCRETE DRIVEWAY WAS INSTALLED
WITH A VOIDED PERMIT BACK ON 2005.

Inspector Oliva said the plans had failed because a new survey was needed. He displayed the permit history showing the voided 2005 permits and explained the owner had said the work was never done, but it had been. 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 35 days or a fine of \$35 per day and to record the order.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 35 days, by 9/28/10 or a fine of \$35 per day would begin to accrue, and to record the order. In a voice vote, motion passed 6 – 1 with Mr. Dooley opposed.

Case: CE08091852

1544 Northwest 5 Avenue
Dang, David Loc &
Nguyen, Bau Thi

Service was via posting on the property on 8/3/10 and at City Hall on 8/12/10.

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 ROOF WAS REDONE WITH METAL ROOFING.
2. THE PROPERTY WAS DAMAGED BY FIRE AND REPAIR
WORK WAS DONE.

FBC(2007) 105.4.5

1. THE ELECTRICAL SYSTEM OF THE BUILDING IS NOT
BEING REPAIRED ACCORDING TO THE MINIMUM SAFETY
STANDARD.
2. DEFICIENCIES PERVADE THE ENTIRE ELECTRICAL
SYSTEM AFTER BEING DAMAGED BY THE FIRE.
3. OBTAIN THE REQUIRED PERMITS AND INSPECTIONS.

FBC(2007) 109.10

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

FBC(2007) 1604.1

THE STRUCTURE FOR THE ROOF 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
MUST BE REMOVED.**

Inspector Oliva said the case had been opened in August 2008 in response to a Fire Department report that the property had experienced a fire. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. Inspector Oliva had met with the owner's representative in September 2009 for a site inspection, but no work had ever been done. He recommended ordering compliance within 63 days or a fine of \$25 per day, per violation, and to record the order.

Motion made by Mr. Thilborger, 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 10/26/10 or a fine of \$25 per day, per violation would begin to accrue, and to record the order. In a voice vote, motion passed 6 – 0. (Mr. Nelson did not vote because he had been absent from the dais for most of Inspector Oliva's presentation.)

Case: CE09060387

1408 Northwest 9 Avenue
B & H Real Estate Management LLC

Service was via posting on the property on 8/3/10 and at City Hall on 8/12/10.

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 SCREEN WAS REMOVED FROM THE REAR PORCH AND
ENCLOSED WITH WINDOWS.
2. SOME WINDOWS WERE REPLACED AROUND THE PROPERTY
AND THE OPENINGS WERE ENCLOSED TO FIX THE NEW
WINDOWS.
3. KITCHEN AND BATHROOMS WERE REMODELED WITH NEW
CABINETS AND FIXTURES.
4. DRYWALL WAS REPLACED ON SOME AREAS OF THE
CEILING AND WALLS TO REPAIR WATER DAMAGE.

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 WAS INSTALLED WITH DUCT WORK AND
AN ELECTRICAL HEATER.

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. FIXTURES IN THE KITCHEN AND BATHROOMS WERE REPLACED.

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

FBC(2007) 109.10

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

Inspector Oliva submitted photos of the property and recommended ordering compliance within 63 days or a fine of \$25 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 violation existed as alleged and to order the property owner to come into compliance within 35 days, by 9/28/10 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: CE05111159

1117 Northeast 11 Avenue
Stephens, James L

Service was via posting on the property on 8/4/10 and at City Hall on 8/12/10.

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 WOOD FENCE HAS BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

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

Ms. Paris read an email from the owner requesting to be excused from the hearing, and stating he had met the previous day with Inspector Ford, who had guided him through the permit process. The owner also provided the permit application number.

Inspector Ford stated this was a 2005 case, and confirmed he had helped the owner to complete the paperwork. He submitted photos of the property into evidence, and recommended ordering compliance within 63 days or a fine of \$5 per day, per violation.

Motion made by Mr. Nelson, seconded by Mr. Thilborger 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 10/26/10 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: CE10050436

2153 Northeast 62 Street
Indymac Federal Bank

Certified mail sent to the owner was accepted on 8/2/10. Ms. Paris said the certified mail had been stamped upon receipt. She said the property had been posted as well.

Mr. Elfman said there was a pending sale on the property and it was vacant.

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. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. THE KITCHEN HAS BEEN REMODELED.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1. REMODEL PERMIT 05041695.
2. PLUMBING PERMIT 0605194.
3. ELECTRICAL PERMIT 05060024 WAS VOIDED, BUT HAD
BEEN APPROVED TO BE ISSUED.

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 HAVE BEEN REPLACED DURING
THE KITCHEN REMODELING.

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 ALTERED/ADDED DURING THE

KITCHEN REMODELING.

2. NEW ELECTRICAL SERVICE HAS BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

Inspector Ford stated the case had been brought to the Board and they had made a finding of fact, but the property had been foreclosed upon, so he had brought it back under the bank's ownership. Ms. Paris said the old case had been liened and this lien was recorded on the property.

Inspector Ford submitted photos of the property into evidence, and recommended ordering compliance within 35 days or a fine of \$20 per day, per violation.

Motion made by Mr. Elfman, 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 35 days, by 9/28/10 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: CE09011955

1440 Southwest 30 Street
Kirkland, Syndle

This case was first heard on 2/23/10 to comply by 3/23/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,160 fine, which would continue to accrue until the property complied. Personal service was made to the owner on 8/9/10.

Mr. Elfman reported the property was for sale.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose the \$2,160 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Case: CE08011531

1564 Southwest 28 Avenue
Jimenez, Juan & Suzanne

This case was first heard on 6/22/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 8/25/10. Service was via posting on the property on 8/10/10 and at City Hall on 8/12/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the fine, which would begin on 8/25/10 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Case: CE09120500

1308 Southwest 17 Avenue
Upton, Gertrude

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 8/25/10. Service was via posting on the property on 8/9/10 and at City Hall on 8/12/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the fine, which would begin on 8/25/10 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Case: CE10010451

1673 Southwest 29 Terrace
Herman, Rudolph Charles III
Herman, Tammy Maria

This case was first heard on 7/27/10 to comply by 8/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/25/10. Service was via posting on the property on 8/10/10 and at City Hall on 8/12/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 8/25/10 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Case: CE08060101

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

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 City was requesting imposition of an \$8,500 fine, which would continue to accrue until the property complied. Personal service was made to the owner on 8/9/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose a fine of \$50 per day, per violation, which

would begin on 8/25/10 and would continue to accrue until the violations were corrected and not to impose the \$8,500 fine that had accrued between 3/24/10 and 4/26/10. In a voice vote, motion passed 6 – 1 with Mr. Dooley opposed.

Case: CE08120473

1029 West Broward Blvd
Baker, Jamie R &
Baker, John H

This case was first heard on 5/25/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 8/25/10 and would continue to accrue until the property complied. Service was via posting on the property on 8/9/10 and at City Hall on 8/12/10.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose the fine, which would begin on 8/25/10 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Approval of Meeting Minutes

[This item was heard out of order]

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

Communication to the City Commission

None

For the Good of the City

Mr. Nelson reminded Board members to submit their Board volunteer hours for the Mayor's Volunteer Challenge, and advised them to include prep time. Ms. Paris offered to send Mr. Nelson the figures and he agreed to post the data.

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:

CE02100379	CE05081482	CE09081198	CE09040458
CE09030886	CE10041838	CE09031097	

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:

CE08071153

CE09021699

There being no further business to come before the Board, the meeting adjourned at **1:00 P.M.**


Chair, Code Enforcement Board

ATTEST:


Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperee, ProtoType Inc.