

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
JANUARY 25, 2011
9:00 A.M. – 3:04 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	11	0
Howard Nelson, Vice Chair [9:03]	P	9	2
Howard Elfman	A	10	1
Genia Ellis	P	11	0
Joan Hinton	P	10	1
Jan Sheppard	P	10	1
Chad Thilborger	P	11	0
Paul Dooley [Alternate]	P	10	1
Joshua Miron [Alternate]	P	7	2

Staff Present

Bruce Jolly, Board Attorney
Ginger Wald, Assistant City Attorney
Brian McKelligett, Clerk /Code Enforcement Board Supervisor
Dee Paris, Administrative Aide
Yvette Ketor, Secretary, Code Enforcement Board
Deb Maxey, Clerk III
George Oliva, Building Inspector
Burt Ford, Building Inspector
Gerry Smilen, Building Inspector
Lori Grossfeld, Clerk III
Junia Robinson, Haitian Programs Coordinator [interpreter]
J. Opperee, Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE09011358:Andrew Simmons, contractor
CE09040981: Camey Davidson, owner
CE10062108; CE01010525: Goran Dragoslavac, owner; Constance Hersch, property manager
CE07071088; CE08021545: Jerome Petrisko, owner
CE10061265; CE10081762: Ida Moghimi-Kian, bank attorney

CE09072678: Karen Black-Barron, bank attorney
CE09060554: Jeffrey Yoham, owner
CE09050642: Damien Dominicis, owner
CE10060558: Dennis Nickolas, owner
CE07031444: Jared Anthony Flournoy, subcontractor; John Duffin, subcontractor;
Richard Maynard, contractor
CE08121202: Thomas Handy, court appointed receiver
CE09020197: Kulbeer Sanhera, bank representative
CE09060984: Mehrzad Amini, owner
CE09060371: Alan LaPort, new owner
CE08080683: Tyler Tuchow, owner
CE10050006: Blendi Turku, owner
CE09020950: Ominque Paul, owner
CE09111017: Jeffrey Mack, owner
CE10042849: Jeffrey Waters, owner
CE10020466: Alan Gordon, owner
CE09060387: Tal Hen, owner
CE09100760: Jonathan Braverman, contractor
CE06032073: John Allen, owner
CE10080897: Ricardo Monteiro, owner
CE10031191: Allen Blair, friend
CE09091388: Stephanie Toothaker, attorney
CE09010899: Edward Jennings, attorney
CE05111570: Anne Ginsburg, owner
CE10020032: Robert Symington, owner
CE10012193: Lilian Giralt, owner's daughter; Miriam Fernandez, owner
CE08121189: Anne Rosse, registered agent; Linda Wald Broer, board member; Joyce
Phillips, board president; Robert Kolaja, board member; Taisto Pesola, tenant
CE10080653: Ricky Pierce, owner
CE09120479: Paul Willis, property manager
CE10070285: Fredy Bonilla, nephew of owner
CE10081528: John Malec, owner
CE10040803: Patricia Dahl, owner's aid; Leon Ginsburg, owner
CE10040096: Uri Ostrovsky, uncle of owner; Jose Ramos, architect
CE10020688; CE10020689; CE10020690; CE10020691; CE10020692; CE10020693;
CE10020694; CE10020695; CE10020700; CE10020701; CE10020703; CE10020704;
CE10020705; CE10020706: Ronald Kaufman, attorney for unit owner; Steven Kates,
managing member of the LLC; Michael Prather, contractor
CE10052098: Michele Keaton, owner

Chair Mitchell called the meeting to order at 9:02 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.

Mr. Nelson arrived at 9:03

Case: CE10031191

1621 Southwest 5 Street
STURM, SHAWN A

This case was first heard on 4/27/10 to comply by 7/27/10. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Gerry Smilen, Building Inspector, stated great progress had been made and recommended a 56-day extension

Mr. Allen Blair, friend of the owner, said the electrician had applied for the permit to make those repairs and he had obtained the survey. He explained it had taken some time for the architect to communicate with the electrician. Mr. Blair requested an extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09011358

1040 Southwest 17 Street
MCKENNEY, KRISTOPHER J

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 the order had been recorded.

Gerry Smilen, Building Inspector, reported the plans had been returned for corrections on December 21, 2010. He recommended a 56-day extension.

Mr. Andrew Simmons, contractor, said he had resubmitted the information for the windows the previous day, and an electrician was handling the electrical issues.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09040981

921 Southwest 31 Avenue
DAVIDSON, CAMEY CHEBETER

This case was first heard on 8/24/10 to comply by 11/23/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,810 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/8/11. Ms. Paris noted violations on the agenda that were now complied.

George Oliva, Building Inspector, stated as of January 20, violations other than those related to the enclosed carport were complied. The owner must either get a permit or demolish the enclosure.

Ms. Camey Davidson, owner, reported the tenants in the house had moved out and some items had been stolen. She had obtained a survey and an architect was drawing plans. Ms. Davidson said she was only working part time and the building was in terrible condition. She said the carport had been enclosed over 25 years ago after she and her husband purchased the house. She stated it was not being used a rental apartment.

Inspector Oliva said two walls must be removed to comply the carport. He said the property was secure and clean, and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 91-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10062108

711 Southwest 15 Avenue
LUMAX USA LLC

This case was first heard on 11/23/10 to comply by 1/25/11. 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 1/26/11 and would continue to accrue until the property complied. Personal service was made to the manager on 1/5/11.

Gerry Smilen, Building Inspector, reported that permit 1101459 for vanity installations & permit 11011461 for sinks & hot water heater had been submitted on January 24.

Mr. Goran Dragoslavic, owner, said he had needed to hire a general contractor to pull the permits, which he had done.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 2/22/11, 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 and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,950 fine. Personal service was made to the manager on 1/5/11.

Mr. Goran Dragoslavic, owner, stated he had not done the work at the property. A prior owner had pulled the permit for the work and when Mr. Dragoslavic purchased the property, he had never done the work. He stated aside from the window, all of the other permits were dismissed after inspectors verified the work had never been done. Mr. Dragoslavic had needed to hire a general contractor in order to get a permit for the windows but had learned he also needed to install hurricane shutters.

George Oliva, Building Inspector, confirmed that the fines had accrued when extensions had not been granted between October and November 2010. He recommended reduction of the fines to administrative costs - \$332 – which did not include the cost for inspections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose a \$500 fine for the days the property was out of compliance. In a voice vote, motion failed 1 – 6 with only Mr. Nelson voting yes.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose a \$1,000 fine for the days the property was out of compliance. In a roll call vote, motion passed 5 – 2 with Mr. Dooley and Ms. Sheppard opposed.

Case: CE09060554

1121 Guava Isle
YOHAM, JEFFREY

This case was first heard on 9/28/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Gerry Smilen, Building Inspector, reported the permit application had been returned for corrections on 1/6/11 and recommended a 28-day extension.

Mr. Jeffrey Yoham, owner, stated he had hired an engineer and obtained a survey.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09100760

1490 Southwest 18 Terrace
BRAVERMAN, JOAN LYDIA

This case was first heard on 10/16/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied and the order had been recorded. Ms. Paris noted violations on the agenda that were now complied.

Gerry Smilen, Building Inspector, reported only the awning issue remained; it had been removed from the house but was lying in the front yard. The owner had informed him that he had taken the awning away and shown him photos depicting this.

Ms. Wald stated the violation was complied if the awning had been removed from the building.

The Board took no action.

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. Personal service was made to the owner on 1/6/11.

Gerry Smilen, Building Inspector, reported the "smart vents" had been installed, and the owner was dealing with FEMA regarding the flood elevation certificate.

Mr. Jerome Petrisko, owner, said he had spoken with Mr. Madden at the City and Mr. McLaughlin at the engineering firm. He explained the house was only partly in the flood zone and the elevation certificate had been turned down because the highest adjacent grade – the garage Mr. McLaughlin used – was approximately 12' 7" and the front door was 13' 4", which was 5" short of being one foot above the highest adjacent grade. Mr. Petrisko said Mr. McLaughlin was contacting FEMA because he wanted to use an adjacent (lower) grade different from the garage. Mr. Petrisko said Mr. McLaughlin was contacting FEMA regarding a variance. He confirmed that the other work had all been done.

Chair Mitchell felt this issue should have been addressed long ago.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 119-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Chair Mitchell opposed.

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 1/6/11.

Mr. Jerome Petrisko, owner, said he had learned he needed a general contractor. His general contractor had not yet applied for the permit. He requested an extension. Mr. Petrisko explained the insurance company had delayed and he had settled for a lesser amount in order to move on. He requested 91 days.

Burt Ford, Building Inspector, stated he opposed any extension. He said an electrical permit had been submitted 1/18/11 and he had explained to the owner a number of times that all permits must be submitted together. Mr. Petrisko explained to Chair Mitchell that the delays at this property were due to financing issues. He anticipated having the financing by the end of the week.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 28-day extension to 2/22/11, during which time no fines would accrue. 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.

Ms. Anne Ginsburg, owner, said the walk-in cooler was not in use.

Burt Ford, Building Inspector, said the owner needed a demolition permit. He acknowledged this owner was not at fault, because the previous owner had installed the cooler and gone back on his promise more than once to remove it. Ms. Ginsburg would now have it removed herself. Inspector Ford recommended an extension.

Ms. Ginsburg said she had reopened the property as a small restaurant. She had an estimate from the electrician to remove the cooler. Inspector Ford estimated it would take at least 56 days to demolish the cooler with a permit.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 91-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09060371

1800 Southwest 10 Court
BERNSTEIN, ROBERT
C/O SAAVEDRA PELOSI GOODWIN & HEMAN
(New owner: DNL Group LLC)

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, fines had accrued to \$2,040 and the order had been recorded.

Gerry Smilen, Building Inspector, stated he was in contact with the new owner, who had pulled electrical permits and re-energized the house. The owner informed him he had converted the garage back to a garage. Inspector Smilen recommended a 119-day extension.

Mr. Alan LaPort, the new owner, said he was making progress. He anticipated the final plumbing inspection by the end of the week.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a roll call vote, motion passed 5 – 2 with Ms. Ellis and Mr. Thilborger opposed.

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 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 to accrue on 1/26/11 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/11/11.

Ms. Mehrzad Amini, owner, stated only the parking area problem remained. She said landscaping issues were delaying the project. Mr. Nelson asked what progress had been made since July. Ms. Amini said the blacktop contractor had blamed the City for the delay and she had discovered a new plan was needed. She had hired an architect to draw a new plan, which also needed corrections.

Burt Ford, Building Inspector, said the plans had failed landscaping on 1/12 and building on 1/13. He said the architect must meet with the City to determine what must be done. He recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09020950

210 Southwest 29 Avenue
PAUL, OMINIGUE

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 the fine, which would begin to accrue on 1/26/11 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/13/11.

George Oliva, Building Inspector, said no permit had been issued for the air conditioning or electrical and the window and shutter permits had expired. He said he would support imposition of the fines. Ms. Wald clarified that the window and shutter violations had been complied in April when the permits were pulled, but no inspections had been done so the permits had expired.

Ms. Junia Robinson, Haitian Programs Coordinator acted as interpreter for the owner. Mr. Ominque Paul, owner, said he had pulled a permit and his contractor had taken it from him. Mr. Paul requested additional time.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 1/26/11 and would continue to accrue until the violations were corrected. 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 the order had been recorded.

Mr. Tyler Tuchow, owner, said he had the permits and work was in process. He requested a 91-day extension.

Burt Ford, Building Inspector, confirmed that the permits had been issued and all violations except 109.10 were complied. He did not oppose a 91-day extension. Inspector Ford confirmed the unit was vacant.

Mr. Tuchow said he had requested 91 days to make sure the work could be done in that time.

Motion made by Mr. Nelson, seconded by Ms. Sheppard to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE08121202

2721 E Oakland Park Boulevard
2727 E OAKLAND PARK BOULEVARD LLC

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 order had been recorded.

Mr. Thomas Handy, court appointed receiver, reported the mechanical units on the roof were cabled down and the testing had been performed. He had the change of contractor and formal submittal to take to the City to renew the permit. Mr. Handy had learned that the City did not have jurisdiction over the right-of-way and therefore, no Maintenance of Traffic (MOT) permit could be required by the City. The structural plan reviewer had indicated he considered this a concrete restoration permit and he required a special inspector agreement and a copy of the contract between the contractor and the bank. This had been forwarded to the bank. Mr. Handy requested a 28-day extension.

Ms. Ellis asked about the MOT permit and Mr. Handy explained that Engineering needed to confirm if an MOT was needed for the scaffolding on the sidewalk.

Burt Ford, Building Inspector, confirmed everything Mr. Handy had said, and stated he did not oppose an extension.

Mr. Handy explained to Chair Mitchell that a compromise had been worked out with the plans reviewer to submit a letter explaining how the scaffold would be erected and how personnel would be protected.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10060558

1372 Southwest 22 Avenue
NEFF, DENNIS N &
NEFF, DEBRA

This case was first heard on 11/23/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the roof permit application had been submitted and recommended a 28-day extension.

Mr. Dennis Nickolas, owner, confirmed his roofer had applied for the permit and requested for an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE07031444

2491 State Road 84
BILL RICHARDSON TR

This case was first heard on 11/25/08 to comply NFPA violations by 1/27/09 and FBC & NEC violations 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 the fine, which would begin to accrue on 1/26/11 and would continue to accrue until the property complied. Personal service was made on 1/11/11.

Mr. Richard Maynard, contractor, said they had three flow tests performed since the previous meeting. Once the results were obtained, the fire sprinkler contractors could move forward with the design. He said the fire alarm system was installed and running and electrical was moving forward. Mr. Maynard stated the last test had showed sufficient pressure. He requested a 56-day extension.

Ron Tetreault, Fire Inspector, reported they were waiting for the flow test to be completed so the design phase could continue. He stated the interim fire safety measures were adequate.

George Oliva, Building Inspector, said he had spoken with the electrical chief and some of the electrical violations had been removed and some were being worked on. He recommended an extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a roll call vote, motion passed 5 – 2 with Mr. Dooley and Ms. Sheppard opposed.

Case: CE10042849

1122 Northwest 23 Terrace
1122 NORTHWEST 23 TERRACE TR
SWANEY, DANIEL TRSTEE

This case was first heard on 10/26/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

George Oliva, Building Inspector, reported the master permit application had been returned for corrections. He supported a 56-day extension.

Mr. Jeffrey Waters, owner, said he was making progress and requested 56 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09050642

1301 Northeast 17 Avenue
DOMINICIS, MARIA LE
DOMINICIS, LUIS, DOMINICIS, D

This case was first heard on 8/24/10 to comply by 10/26/10. 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 to accrue on 1/26/11 and would continue to accrue until the property complied. Service was via posting on the property on 1/7/11 and at City Hall on 1/13/11.

Mr. Damien Dominicis, owner, stated he had been unaware that the contractor had allowed the demolition permits to expire. He had reinstated the permits and some inspections had passed. He had additional permits that required inspections.

Burt Ford, Building Inspector, confirmed that only two violations remained. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10080897

1524 Northeast 15 Avenue
MONTEIRO, RICARDO

This case was first heard on 10/26/10 to comply by 11/23/10. Violations were as noted in the agenda. The property was not complied. This was a request to vacate the Order Imposing a Fine dated 11/23/10 and amend the Final Order comply by date from 11/23/10 to 1/25/11. Certified mail sent to the owner was accepted on 1/8/11.

Motion made by Mr. Nelson, seconded by Ms. Ellis to vacate the Order Imposing a Fine dated 11/23/10. In a voice vote, motion passed 7 – 0.

Motion made by Mr. Nelson, seconded by Ms. Ellis to amend the Final Order comply by date from 11/23/10 to 1/25/11. In a voice vote, motion passed 7 – 0.

Gerry Smilen, Building Inspector, said nothing had been done at the property and the permits were expired. The addition remained incomplete and there were people living at the property. He recommended imposition of the fines. Inspector Smilen showed photos of the property and reported there was electrical work and appliances that were exposed to the elements on the property.

Mr. Ricardo Monteiro, owner, stated he had moved from the house four years ago and signed foreclosure papers. He had abandoned the property and did not know who was inhabiting the property now.

Ms. Wald stated a lis pendens had been filed in 2008 but Deutsche Bank had not moved forward with the final judgment.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 1/26/11 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 – 1 with Mr. Dooley opposed.

Case: CE10061265

536 W Melrose Cir
FEDERAL NATIONAL MORTGAGE ASSN
C/O MARSHALL C WATSON PA

This case was first heard on 9/28/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Nelson recused himself from this case and Mr. Miron took his place on the dais.

Ms. Ida Moghimi-Kian, bank attorney, said she had discussed an extension with Inspector Ford to get plans drawn and have the illegal addition removed. She said the bank had obtained title to the property in 2010. She requested 91 days.

Burt Ford, Building Inspector, clarified that the bank had taken possession in May 2010. He recommended a 56-day extension. He noted the previous architect had indicated the work could not be permitted as it stood. He stated the property was being maintained.

Chair Mitchell asked if the bank intended to renovate the property and comply the violations. Ms. Moghimi-Kian stated the bank hoped to resell the property, and since there was no contract pending, it would be Fannie Mae's responsibility.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 6 – 1 with Mr. Dooley opposed.

Mr. Nelson returned to the dais.

Case: CE09060387

1408 Northwest 9 Avenue
B & H REAL ESTATE MANAGEMENT LLC

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded. Ms. Paris noted that there was a new owner as of 12/7/10.

George Oliva, Building Inspector, said the master permit application had been submitted on 12/10/10, had failed review on 12/16/10 and had been picked up for corrections on 12/28/10. He recommended a 56-day extension. The new owner had taken possession on 12/7/10.

Mr. Tal Hen, owner, said they were in the permit process and he thought all of the applications would be in within the next two weeks. He requested additional time.

Motion made by Mr. Thilborger, seconded by Mr. Nelson to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE10020032

6795 Northwest 17 Avenue
CABO 6795 LLC

This case was first heard on 10/26/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Robert Symington, owner, said the former contractor had not helped him and he intended to research the microfiche and meet with Inspector Oliva. He had also engaged a contractor.

George Oliva, Building Inspector, said the owner needed to renew the permit and pass inspection. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09020197

2917 Northeast 33 Avenue # 3A
HSBC BANK USA NAT'L ASSN TRSTEE

This case was first heard on 11/23/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Kulbeer Sanhera, bank representative, stated the permits had been issued and requested time to close them out.

Burt Ford, Building Inspector, confirmed what Mr. Sanhera said.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE06032073

1518 Northeast 17 Terrace
ALLEN, JOHN S

This case was first heard on 11/23/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied.

Mr. John Allen, owner, said he could not afford to have the work done. He stated he was owed child support and had been unemployed for a couple of years.

Burt Ford, Building Inspector, reported there had been no progress at the property. He stated the rental property was occupied.

Mr. Allen stated he had \$410,000 in mortgages on this house and the house he lived in because of his divorce settlement. He could not sell this house because it was mortgaged to family members.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a roll call vote, motion failed 2 – 5 with Ms. Ellis, Ms. Sheppard, Mr. Thilborger, Mr. Nelson and Chair Mitchell opposed.

Case: CE09072678

1109 Northwest 19 Street
SOUFFRANT, SONIA H/E
DORELIEN, WILKY

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 1/5/11.

Gerry Smilen, Building Inspector, reported the plans had been picked up for correction on 1/14/11.

Ms. Karen Black-Barron, bank attorney, stated the foreclosure was pending. Ms. Paris said the lis pendens had been recorded on 1/5/10 but there had been no summary final judgment.

Inspector Smilen said an architect had drawn up plans, but an updated survey was needed, along with the other corrections.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a roll call vote, motion passed 5 – 2 with Ms. Ellis and Ms. Hinton opposed.

Case: CE09010899

2864 Northeast 24 Place
SMALL, GREG M

This case was first heard on 7/27/10 to comply by 9/28/10. 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 to accrue on 1/26/11 and would continue to accrue until the property complied. Service was via posting on the property on 1/7/11 and at City Hall on 1/13/11.

Mr. Edward Jennings, attorney, said he had submitted the revised plans, and three more items required revision. He had submitted more revision the previous week. He reminded the Board that his client had used out-of-state professionals on the job. Mr. Jennings said it became obvious to him that the engineer would not be able to do the job and he had hired a local engineer. Mr. Jennings stated there had been 33 issues when he became involved and they were now down to one.

Burt Ford, Building Inspector, stated he opposed any extension. He said the permits had been resubmitted last week, three months after the second hearing. He remarked that the plans had failed electrical review for the same issues they had previously failed.

Mr. Jennings explained to Chair Mitchell that his client had hired people with whom he was familiar.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 1/26/11 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7 - 0.

Case: CE10050006

204 Northwest 16 Street
LARA & BLENDI LLC

This case was first heard on 11/23/10 to comply by 1/25/11. Violations were as noted in the agenda. The property was not complied and the order had been recorded. Ms. Paris noted that one violation on the agenda had been complied.

Mr. Nelson left the dais and Mr. Miron took his place.

George Oliva, Building Inspector, said the owner had removed many of the violations. Inspector Oliva had reviewed the violations with the owner and the owner had a general contractor who would submit the permit applications to comply the remaining violations. Inspector Oliva recommended a 56-day extension.

Mr. Blendi Turku, owner, agreed they were moving forward. He said he had documents ready to be submitted for the permits.

Motion made by Mr. Miron, seconded by Ms. Ellis to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Mr. Nelson returned to the dais.

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 and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

George Oliva, Building Inspector, said the owner's contractor had submitted the permit application but the contractor had been red flagged and could not retrieve the permits. The owner might need to file a change of contractor to get the permit.

Mr. Alan Gordon, owner, said if this was not taken care of soon, he would find another contractor. His current contractor had informed him he would address the issue within 30 days.

Motion made by Mr. Thilborger, seconded by Mr. Nelson to grant a 56-day extension to 3/22/11, 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 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 to accrue on 1/26/11 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/11/11.

George Oliva, Building Inspector, stated the contractor had been red flagged. The permit application had been submitted on 1/20/11 and the red flag was removed on 1/21/11. He recommended a 56-day extension.

Mr. Jeffrey Mack, owner, stated it had been difficult to collect the funds, but work was progressing. He requested 56 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 3/22/11, during which time no fines would accrue. In a voice vote, motion passed 7 - 0.

Case: CE09120479

3710 Southwest 18 Street
DIOR MIRABELLA SMANJAK IRREV TR
C/O JARVIS & KRLEGER PC

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. This was a request to vacate the Order Imposing a Fine dated 11/23/10 and to amend the Final Order comply by date from 11/23/10 to 1/25/11. Certified mail sent to the owner was accepted on 1/10/11.

Motion made by Ms. Ellis, seconded by Mr. Nelson, to vacate the Order Imposing a Fine dated 11/23/10. In a voice vote, motion passed 7 – 0.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to amend the Final Order comply by date from 11/23/10 to 1/25/11. In a voice vote, motion passed 7 – 0.

George Oliva, Building Inspector, reported there was no compliance on the property.

Mr. Paul Willis, property manager, said he had found a contractor to provide the owner an estimate. He said work should begin within a week. Mr. Willis stated the previous tenant had not allowed access to the property and had vacated in mid-December.

Motion made by Mr. Nelson to grant a 56-day extension to 3/22/11, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Ms. Sheppard, seconded by Mr. Nelson to grant a 28-day extension to 2/22/11, during which time no fines would accrue. In a roll call vote, motion failed 3 – 4 with Ms. Ellis, Ms. Sheppard, Mr. Thilborger and Chair Mitchell opposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the fine, which would begin on 1/26/11 and would continue to accrue until the property was in compliance. In a voice vote, motion passed 7 – 0.

The Board took a brief break.

Case: CE10081762

2000 Northwest 13 Avenue
BAC HOME LOANS SERVICING LP
C/O MARSHALL C WATSON PA

Certified mail sent to the owner was accepted on 1/11/11.

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. A WOOD FENCE WAS INSTALLED WITH AN ISSUED
PERMIT FROM DECEMBER 12, 1997 AND WAS VOIDED BY
THE OWNER AFTER THE WORK WAS DONE WITHOUT
INSPECTION.
2. DRIVEWAY PAVERS WORK WAS DONE WITH AN APPLIED
PERMIT FROM JULY 25, 2005.
3. THE ELECTRICAL SERVICE WAS UPGRADED WITH A
PERMIT THAT WAS ISSUED MARCH 29, 2005 AND WAS
ALLOWED TO EXPIRE WITHOUT INSPECTIONS.
4. A STORAGE SHED WAS PLACED AT THE REAR OF THE
PROPERTY.
5. THE KITCHEN AREA WAS REMODELED WITH NEW
CABINETS AND FIXTURES.

FBC(2007) 105.10.3.1

THERE IS A BUILDING PERMIT WHICH FAILED INSPECTION
AND/OR WAS LEFT TO EXPIRE FOR THE ELECTRICAL
UPGRADE:

1. PERMIT #05032883 ISSUED JULY 27, 2005. NO

INSPECTIONS.

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. KITCHEN WAS REMODELED WITH NEW CABINETS. THE PLUMBING FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL SERVICE AND BREAKERS PANEL WAS UPGRADED.
2. THE 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 AND INSPECTION PROCESS.

FBC(2007) 109.10

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation and to record the order.

Ms. Ida Moghimi-Kian, bank attorney, said the bank had obtained title on 7/7/10. Inspector Oliva informed Ms. Moghimi-Kian that the electrical permit must be renewed. The fence, the shed and the paver permit applications had been submitted but never issued for the work that had been done. Inspector Oliva said the owner must hire a contractor to address the permit issues. He stated there was a tenant on the property and Ms. Moghimi-Kian confirmed this. Ms. Moghimi-Kian requested 56 days to comply.

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 2/22/11 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: CE09091388

1629 Northwest 7 Avenue
CAPITAL HOMES & INVESTMENTS INC

Certified mail sent to the owner was accepted on 12/18/10.

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

FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING WAY :

1. ELECTRICAL, MECHANICAL, STRUCTURAL, AND PLUMBING WORK WITHOUT PERMITS.
STOP WORK ORDER HAS BEEN ISSUED.
2. NEW WINDOWS AND DOORS WERE INSTALLED.
3. KITCHEN AND BATHROOMS WERE REMODELED.
4. ONE WINDOW HAS BEEN REMOVED AND THE OPENING WAS BLOCKED UP.

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 UNIT WAS INSTALLED WITH DUCT WORK AND AN ELECTRICAL HEATER.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER:

1. THE INSTALLATION OF PVC PIPING ON THE NORTH WALL FOR THE VENTILATION WASTE STACK.
2. SUPPLY WATER PIPING CONNECTED TO THE KITCHEN AND BATH REMODEL.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE INSTALLATION OF NEW CIRCUITS WITHOUT PERMITS IN THE FOLLOWING MANNER:

1. NEW ELECTRICAL PANEL HAS BEEN INSTALLED TO UPGRADE THE SERVICE.
2. NEW FLOOD LIGHTS WERE INSTALLED.
3. NEW ELECTRICAL CIRCUITS WERE INSTALLED FOR THE A/C SYSTEM.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND SHUTTER 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 56 days or a fine of \$10 per day, per violation and to record the order. Inspector Oliva noted that the replaced electrical panel had already experienced a fire. The property was currently occupied. He stated Capital Homes and Investment had taken over the property in 2009. The owner had hired a contractor to do the work and had experienced a problem with the contractor and the permits had never been issued. Inspector Oliva said the alterations had occurred prior to Capital owning the property. Capital's president, Fernando Milenez, had held the mortgage and foreclosed on the property.

Ms. Stephanie Toothaker, attorney, stated the general contractor who had submitted applications for Mr. Milenez had "completely disappeared" and they must start over. The owner had hired a new contractor and would meet with Inspector Oliva to discuss the violations. Ms. Toothaker requested an extension. She explained to Chair Mitchell that Capital became aware of the violations upon taking over the property and had hired the first contractor immediately. Ms. Toothaker said the owner and general contractor acknowledged the seriousness of having a tenant in the building with the illegally installed electrical box and this must be corrected as soon as possible. Ms. Toothaker requested 91 days.

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 56 days, by 3/22/11 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: CE08121189

1525 Southeast 15 Street # 5
SOUTH EAST ISLANDER APARTMENTS INC
TENANT: TAISTO A PESOLA

Certified mail sent to the owner was accepted on 1/15/11.

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. AN AWNING HAS BEEN INSTALLED ON THE BACK OF THE
BUILDING SHADING A FRENCH DOOR. **WITHDRAWN**

2. NEW WINDOWS HAVE BEEN INSTALLED.
3. NEW DOORS HAVE BEEN INSTALLED.
4. A DOOR HAS BEEN REMOVED AND THE OPENING HAS BEEN CLOSED IN.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS, DOORS AND AWNING 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.

Withdrawn:

FBC(2007) 105.4.5

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 56 days or a fine of \$10 per day, per violation.

Mr. Taisto Pesola, tenant, said he had purchased a leasehold in the building and then discovered the board had allowed the work to be done on his unit. He stated he had nothing to do with any of the violations. Mr. Pesola said he intended "to do absolutely nothing." He noted the by-laws specified that all work must be approved by the board and must be permitted. Mr. Pesola said he had purchased the property approximately five years ago. He said he had never received notice of the violations.

Mr. Pesola explained that this was a co-op; he was a shareholder and a tenant, not an owner.

Ms. Paris informed Mr. Jolly that both the corporation and Mr. Pesola were noticed. Ms. Wald said the property was listed in Broward County with Mr. Pesola as the owner, but he was not. She had performed a title search and determined this was a co-op and Mr. Pesola was a lessee as of 2006. South East Islander Apartments Inc. was the owner and original lessor. Ms. Wald explained that the City was able to bring a case against a tenant when the tenant caused the violation. This case had been made against South East Islander Apartments Inc. as the proper owner. Mr. Jolly felt it was the responsibility of the co-op to solve the problem. Ms. Wald agreed.

Ms. Joyce Phillips, president of the corporation, said she had been president for approximately two years; she had replaced Mr. Pesola, who had been board president

for approximately three years. Ms. Phillips said the proprietary lease stated the interiors of the units were the tenants' responsibility. She said they were aware of the violations and had provided copies of the documents showing "that the owner of the proprietary lease was responsible for those repairs." Mr. Nelson said there were potentially two separate actions or two separate defendants. Ms. Phillips informed Mr. Nelson that she had no defense for the violations. Ms. Phillips said this was the first time the board was made aware that they were responsible for the violations. Ms. Phillips said the board had been aware of the violations for more than a year.

Mr. Nelson stated, "The interrelationship between the association and its shareholders and the tenancy created by that isn't really our issue except to the point where the board may be unable to expeditiously move in and fix the problem on their own." Mr. Jolly confirmed that the Code Enforcement Board's action would be against the corporation, not the tenant.

Mr. Pesola said he had only been chairman of the board for approximately one year and he had quit. He said he intended to "pursue this to the ultimate." He was upset that the board had approve the sale of the unit after they had been "in on the construction of the ...repairs." Mr. Nelson said this was not the Code Enforcement Board's issue.

Chair Mitchell asked Mr. Pesola if he would work with the corporation to correct the violations. Mr. Pesola said he would cooperate but he would not contribute monetarily.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/11 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.

The Board took a brief break.

Case: CE10040803

1117 Northwest 2 Avenue
GINSBURG, LEON

Certified mail sent to the owner was accepted on 12/17/10.

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

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

1. A SHED HAS BEEN INSTALLED ON THE REAR OF THE
PROPERTY.
2. A BATHROOM HAS BEEN REMODELED.
3. A KITCHEN HAS BEEN ADDED.

4. A KITCHEN HAS BEEN REMODELED.
5. A WOOD FENCE HAS BEEN INSTALLED.
6. THE CARPORT WAS CONVERTED TO AN ILLEGAL EFFICIENCY UNIT.

FBC(2007) 105.4.4

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

1. A NEW WATER HEATER WAS INSTALLED.
2. PIPING AND FIXTURE INSTALLATIONS FOR A BATHROOM.
3. PLUMBING FOR A KITCHEN REMODEL.
4. PLUMBING FOR AN ADDED KITCHEN.

FBC(2007) 105.4.5

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

1. ELECTRICAL CONNECTION FOR THE WATER HEATER.
2. NEW WIRING FOR THE KITCHEN REMODEL.
3. NEW WIRING FOR THE ADDED KITCHEN.
4. NEW WIRING FOR THE BATHROOM REMODEL.

FBC(2007) 708.1 1.

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

Inspector Smilen said the owner had removed the cabinets and appliances but left them in the unit. He had told the unit to cut the pipes and patch the walls and to disconnect the 220 line from the electrical box, but this had not been done. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$20 per day, per violation. Inspector Smilen stated the unit that had been illegally inhabited was now vacant.

Mr. Leon Ginsburg, owner, said Inspector had told him to remove the sink, cabinets and electrical in the second apartment and he had complied. Regarding the fence, Mr. Ginsburg said his carpenter had applied for the permit but could not obtain one. Mr. Ginsburg had found a fencing contractor, but she informed him the fence was 15-25 years old. Mr. Ginsburg stated he had only owned the property for four years. Mr. Nelson advised Mr. Ginsburg that he could take down the fence to comply.

Ms. Patricia Dahl, the owner's aid, stated they thought they had complied with the electrical and the pipe violations. Mr. Ginsburg said the only thing they had not done was get the fence permit. Inspector Smilen said Mr. Ginsburg had not wanted to get a permit for or remove the sheds. He had explained that the wiring must be removed and the removal covered up. Inspector Smilen said a permit was still needed for the water

heater. He stated some work was partially complied.

Mr. Dooley asked if the owner could use the space for storage. Inspector Smilen said the plumbing had been patched over properly but the electrical wiring was coming out of the wall and was still connected and the 220 line still existed.

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 56 days, by 3/22/11 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: CE10012193

1181 Southwest 25 Avenue
GIRALT, ELIO &
FERNANDEZ, MIRIAM

Personal service was made to the owner on 12/17/10.

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. ILLEGAL ADDITION TO THE PROPERTY ACROSS THE
REAR OF THE DWELLING.
2. CHICKENS COOPS WERE BUILT ALONG THE SOUTH
SETBACK LINE. **WITHDRAWN**
3. A STORAGE SHED WAS BUILT BY THE N.W. SETBACK
LINE. **WITHDRAWN**
4. AN ILLEGAL ADDITION AT THE FRONT BY THE OPEN
CARPORT MADE OUT OF 2X4S GOES ALL THE WAY TO
THE SWALE PENETRATING THE SETBACK. **WITHDRAWN**
5. A CHAIN LINK FENCE WAS INSTALLED WITH A EXPIRED
PERMIT FROM 2002.

FBC(2007) 105.10.3.1

THERE IS A BUILDING PERMIT, WHICH FAILED
INSPECTION AND/OR WAS LEFT TO EXPIRE:

1. A CHAIN LINK FENCE WAS INSTALLED WITH A EXPIRED
PERMIT #02060181 FROM 2002. IT FAILED FINAL
INSPECTION ON JULY 3, 2002.

FBC(2007) 1604.1

THE STRUCTURES FOR THE REAR ADDITION, SHED,
CHICKEN COOPS AND THE CARPORT EXTENSION DO NOT
MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT
BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND

LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE. THE CONSTRUCTION IS UNDERDESIGNED AND WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT FOR WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THESE STRUCTURES MAY BECOME. THEY MUST BE REMOVED.

Inspector Oliva stated the carport addition had been removed, and the owner had promised to remove the rear violation as well. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation and to record the order.

Ms. Lilian Giralt, owner's daughter, said they intended to get a permit for the fence and all the other violations would be removed.

Motion made by Ms. Sheppard, 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 56 days, by 3/22/11 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: CE10080653

2001 Northwest 28 Avenue
PIERCE, RICKY

Certified mail sent to the owner was accepted on 1/12/11.

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. FRONT ENTRANCE DOOR WAS REPLACED.
2. EXTERIOR WALLS WERE STUCCOED.
3. INTERIOR REMODELING IN THE KITCHEN AND BATHROOM WITH NEW FIXTURES AND CABINETS.
4. A CHAIN LINK FENCE WAS INSTALLED WITH A DOUBLE GATE AT THE WEST SIDE OF THE PROPERTY AND A 36 INCH DOOR WAS INSTALLED ON THE EAST SIDE.

WITHDRAWN.

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.

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 IN THE KITCHEN AND BATHROOM AREAS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

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

Inspector Oliva said the case was opened in response to a letter from a neighbor and displayed this to the Board. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation and to record the order.

Mr. Ricky Pierce, owner, stated Code Enforcement Officer Ingrid Gottlieb had visited his property and called a building inspector to inspect the property. Mr. Pierce said he had purchased the house in August 2009 and had not replaced the cabinets, water heater or tub. Mr. Pierce said he had done the work shown in the photos such as flooring and baseboards.

Inspector Oliva referred to photos showing there were no cabinets in the kitchen and explained that if cabinets were taken down and plumbing and electrical were touched, a permit for the electrical and plumbing was required. He said Mr. Pierce must pull a permit showing the remodeling in the kitchen. He noted that electrical outlets had been removed. Mr. Pierce said he had replaced a switch in the den.

Mr. Pierce said Inspector Oliva had informed him that he had been inside the property, but "the tenant that I have in there won't even let you park in the driveway, so I know you haven't been inside the property. So when he tells me that, that makes me think that, well, if you're going to tell me that you've been in there and I know that you haven't been in there, ain't no way we can resolve this problem."

Chair Mitchell suggested Mr. Pierce work with Inspector Oliva and Mr. Pierce agreed. Inspector Oliva offered to visit Mr. Pierce's property with another inspector as a witness.

Mr. Pierce said he had taken the cabinets down to have a new finish put on the walls and then reinstalled the same cabinets. Inspector Oliva confirmed that the owner needed a permit to remove the kitchen cabinets and remodel the kitchen area.

Ms. Wald explained that this case was originally brought as a complaint to Code Enforcement for something else and when Officer Gottlieb visited the property, she had been invited in the building and indicated a building inspector must inspect 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 56 days, by 3/22/11 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.

The following 14 cases at the same address with identical violations were heard together:

Case: CE10020688

1400 Northeast 56 Street # 105

ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

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. WOODEN FENCES HAVE BEEN INSTALLED.
2. THE DOCK HAS BEEN REBUILT.
3. EXTERIOR DOORS HAVE BEEN REPLACED.
4. THE POOL BATHROOMS HAVE BEEN REMODELED.
5. THE PARKING LOT HAS BEEN REPAVED AND RESTRIPE.
6. RAILINGS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

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

1. PIPING AND FIXTURES HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELINGS, INCLUDING THE BATHS LOCATED AT THE COMMUNITY POOL.
2. AN EXTERIOR SHOWER WAS INSTALLED/REPLACED ON THE WALL OF THE POOL BATHROOM BUILDING.

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN ALTERED/ADDED DURING ALL OF THE KITCHEN AND BATH REMODELINGS, INCLUDING THE POOL BATHS.
2. MISCELLANEOUS EXTERIOR LIGHTING HAS BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE EXTERIOR DOORS, DOCK, WOOD FENCES, AND RAILINGS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford explained the case had been brought before the Board as CE06081807 and was begun in 2006 for work done to the units' interiors. Permits for the interior work had been pulled. This case related to common area work. Inspector Ford said the previous inspector had worked with the owner and communicated frequently but progress had not been made and a case had been brought in November 2008. The case was transferred to Inspector Ford in April 2009 and he had opened cases against 40 individual units. He had tried to work with the owner but progress had not been made. Inspector Ford said these cases constituted what the developer owned and he had not cited individual owners who had unknowingly purchased units with unpermitted work. He was asking the developer to pull permits for all of the work.

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 56 days or a fine of \$25 per day, per violation.

Mr. Jolly asked why the violations had not been brought against the association, since it dealt with common areas. Ms. Wald stated the case was originally brought against the association, but it was determined that the association could not be liened because it did not own the common areas; they were owned by individual unit owners as a percentage.

Mr. Steve Kates, managing member of the LLC, said the work had been done previous to the LLC's acquisition of the property. He said they were buying back units and had taken control of the association. Mr. Kates was also the president of the condo association.

Mr. Kates noted the numerous violations that had existed at the property, and noted that it had been a challenge and they decided to prioritize. Mr. Kates said to date, they had pulled approximately 90 permits for the interior work and many of these were closed out. Mr. Kates referred to the change in the fire codes for condos that required them to install sprinklers, hard-wired smoke detectors and a pull station, and said they had installed everything but sprinklers. He described other work done at the property and the funding situation and stated their goal was to buy back all of the units and convert the building back to an apartment complex. Mr. Kates felt that 56 days was a good start, and he would have permits by then, but work would not be complete by then. He felt it would take 120 days to complete work.

Chair Mitchell was concerned that Mr. Kates had become aware of the violations in 2008 and they were just acting now. Mr. Kates explained that the financial situation had affected the delays.

Mr. Nelson remarked that the difference in the property when it was converted to condos had been very noticeable. He said reasonable due diligence in 2006 should have led Mr. Kates to believe that significant work had been done without permits. Mr. Nelson said there were still life safety issues such as electrical and railings at the property and this troubled him. Mr. Kates described the section of railing that had been replaced and said they had secured all railings with brackets. He stated they kept the bathrooms by the pool locked.

Mr. Ronald Kaufman, attorney for unit 307's owner, said the state of the complex made it impossible to sell the units. He felt this might be intentional on the part of the developer to force the unit owners to sell back to the developer at a better price. Mr. Kaufman asked the Board to "keep them on a short leash."

Mr. Michael Prather, contractor, stated he was working diligently with the engineer regarding the violations but it would take time because of the scope of work.

Inspector Ford said he had suggested 56 days because of the period of time this had been going on and he anticipated an update in 56 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged at all 14 properties and to order the property owner to come into compliance within 56 days, by 3/22/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the orders. In a voice vote, motion passed 7 – 0.

Case: CE10020689

1400 Northeast 56 Street # 106
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020690

1400 Northeast 56 Street # 109
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020691

1400 Northeast 56 Street # 110
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020692

1400 Northeast 56 Street # 111
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020693

1400 Northeast 56 Street # 112
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020694

1400 Northeast 56 Street # 113
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020695

1400 Northeast 56 Street # 114
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020700

1400 Northeast 56 Street # 205
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020701

1400 Northeast 56 Street # 206
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020703

1400 Northeast 56 Street # 208
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 1/4/11 and at City Hall on 1/13/11.

Case: CE10020704

1400 Northeast 56 Street # 209
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020705

1400 Northeast 56 Street # 210
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

Case: CE10020706

1400 Northeast 56 Street # 211
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 12/21/10.

The Board took a brief break.

Case: CE10040096

1213 Northeast 13 Street
MCCUE, JONATHAN J & HADAS F

Certified mail sent to the owner was accepted on 12/23/10.

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. THE GARAGE/CARPORT HAS BEEN ENCLOSED.
2. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
3. THE FLORIDA ROOM IN FRONT OF THE BUILDING HAS BEEN TURNED INTO LIVING SPACE. A SLIDING GLASS DOOR HAS BEEN INSTALLED.
4. THE KITCHEN HAS BEEN REMODELED.
5. NEW WINDOWS HAVE BEEN INSTALLED.
6. A WOOD FENCE HAS BEEN INSTALLED.
7. THE BACK PORCH HAS BEEN ENCLOSED AND CONVERTED INTO A LAUNDRY ROOM.

FBC(2007) 105.10.3.1

FENCE PERMIT 01052308 HAS EXPIRED WITH NO INSPECTIONS.

FBC(2007) 105.4.11

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

1. TWO AIR CONDITIONING SYSTEMS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

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

1. INSTALLED A BATHROOM IN THE GARAGE/CARPORT CONVERSION.
2. LAUNDRY ROOM PIPING HAS BEEN INSTALLED.
3. WATER HEATER HAS BEEN INSTALLED.
4. PIPING AND FIXTURES HAVE BEEN ALTERED/ADDED DURING THE KITCHEN REMODELING.
5. A SPRINKLER SYSTEM 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 DURING THE ILLEGAL GARAGE/CARPORT ENCLOSURE.
2. CIRCUITS HAVE BEEN ADDED DURING THE INSTALLATION OF THE AIR CONDITIONING SYSTEMS.
3. CIRCUITS HAVE BEEN ADDED TO POWER THE APPLIANCES IN THE LAUNDRY ROOM ENCLOSURE.

4. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN REMODELING.
5. THE WATER HEATER IS CONNECTED WITH A PIGTAIL.
6. MISC EXTERIOR LIGHTING HAS BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE FENCE, GARAGE/CARPORT ENCLOSURE, LAUNDRY ENCLOSURE, EXTERIOR DOORS, WINDOWS, AND AIR CONDITIONING UNITS 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 remarked that this was a rental property that he believed was occupied. Inspector Ford recommended ordering compliance within 91 days or a fine of \$5 per day, per violation.

Ms. Paris confirmed that the power of attorney from the owner's uncle was notarized.

Mr. Jose Ramos, architect, explained he had been hired by Mr. Uri Ostrovsky, uncle of owner. He had met with Inspector Ford regarding the violations and submitted plans, but had encountered a problem because the build was non-conforming. He had therefore applied for a variance, which should be heard by the Board of Adjustment in February. After the variance was approved, Mr. Ramos would resubmit the plans.

Inspector Ford said he had scheduled the case to be heard in November 2010 but had learned that they were appealing to the Board of Adjustment, but Deborah Rutkowski in the Zoning Department had informed him that there was a chance the Board of Adjustment appeal would need to wait until March. Mr. Ostrovsky stated the shed and its wiring had been removed.

Inspector Ford explained to Ms. Sheppard that there were electrical issues at the property, but he was unsure about the wiring in the yard.

Motion made by Mr. Nelson, seconded by Mr. Thilborger 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 4/26/11 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: CE10081528

1008 Avocado Isle
MALEC, JOHN

Service was via posting on the property on 12/16/10 and at City Hall on 1/13/11.

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

FBC(2007) 105.1

THE FOLLOWING WORK HAS COMMENCED WITHOUT OBTAINING
THE REQUIRED PERMITS:

1. A FLORIDA ROOM HAS BEEN ENCLOSED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. AN ALUMINUM ROOF HAS BEEN PARTIALLY REMOVED.

FBC(2007) 105.4.13

NEW POOL EQUIPMENT HAS BEEN INSTALLED WITHOUT
OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE
FOLLOWING WAY :

1. NEW FIXTURES HAVE BEEN INSTALLED.
2. COPPER PIPING HAS BEEN ALTERED.
3. WASTE LINES HAVE BEEN ALTERED.
4. NEW GAS LINES HAVE BEEN ADDED.
5. NEW HOSE BIBS AND WATER SUPPLY LINES HAVE BEEN
ADDED.

FBC(2007) 105.4.5

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

1. EXTERIOR LIGHT FIXTURES HAVE BEEN REMOVED.
2. EXTERIOR BOXES HAVE BEEN ADDED.
3. PREMISE WIRING HAS BEEN ADDED.
4. ELECTRICAL CONNECTION FOR NEW POOL EQUIPMENT.

Inspector Smilen said he had issued a stop work order to the property on 8/23/10. The owner had claimed he would apply for permits but this had not been done until 1/24/11. 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 91 days or a fine of \$20 per day, per violation.

Mr. John Malec, owner, said he had applied for the permits. He said he had remediated the pool problem and the roof and was doing his best, considering what he could afford.

Mr. Malec said work had not continued after the stop work order. He stated the plumbing and electrical permits had been turned down until he obtained the window schedules.

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 91 days, by 4/26/11 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: CE10070285

1032 Northeast 16 Avenue
FLORES, CARLOS &
RUBI, SANTOS

Service was via posting on the property on 12/16/10 and at City Hall on 1/13/11.

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

THE FOLLOWING WORK WAS DONE WITHOUT OBTAINING THE
REQUIRED PERMITS:

1. A PVC FENCE AND GATE WAS INSTALLED. **WITHDRAWN.**
2. ALUMINUM DOUBLE FRENCH DOORS WERE INSTALLED AT
THE REAR BUILDING.
3. A SPRINKLER SYSTEM WAS INSTALLED.
4. INTERIOR ALTERATIONS WERE DONE TO SEPARATE
UNITS. **WITHDRAWN.**
5. THERE HAVE BEEN REPAIRS MADE TO A LARGE PORTION
OF THE ROOF OF THE REAR BUILDING. **WITHDRAWN.**

FBC(2007) 105.4.11

A CENTRAL AIR CONDITIONING SYSTEM WAS INSTALLED.

FBC(2007) 109.10

WORK WAS COVERED UP WITHOUT FIRST OBTAINING THE
REQUIRED APPROVED INSPECTIONS.

Withdrawn:

FBC(2007) 110.1.

FBC(2007) 708.1 1.

Inspector Smilen stated the property had a new owner as of October 7, 2010. He 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. Inspector Smilen noted the new owner was working to correct the violations.

Mr. Fredy Bonilla, nephew of owner, requested 91 days. Inspector Smilen said a permit was needed for the air conditioner and the French doors. Mr. Bonilla said his relatives were made aware of the violations by the bank before the property was purchased.

Motion made by Mr. Nelson, seconded by Mr. Thilborger 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 4/26/11 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.

Mr. Nelson left the dais.

Case: CE05060464

301 Northwest 12 Avenue
LITTLE BOSS HOLDINGS LLC

Service was via posting on the property on 12/17/10 and at City Hall on 1/13/11.

George Oliva, Building Inspector, testified to the following violation:
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 IN BOTH
APARTMENTS. **WITHDRAWN**
2. INTERIOR REMODELING WORK. **WITHDRAWN**
3. PERMIT #08010684 EXPIRED FOR WINDOWS AND
REMODELING. **WITHDRAWN**
4. ELECTRICAL APPLICATION FOR A PERMIT P#09040045
EXPIRED.

Withdrawn
FBC(2007) 1612.1.
FBC(2007) 1626.1

Inspector Oliva stated only the electrical issue remained and the contractor had applied for the permit. He 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 and to record the order.

Motion made by Mr. Thilborger, 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 2/22/11 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 6 – 0.

Case: CE10031005

1033 North Andrews Avenue
SBC 2010-1 LLC

Certified mail sent to the owner was accepted on 12/20/10.

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. NEW WINDOWS AND SHUTTERS WERE INSTALLED WITH APPLIED PERMITS.
2. A CENTRAL A/C WAS INSTALLED WITHOUT A PERMIT.

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 AN ELECTRICAL HEATER WAS INSTALLED.

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 A 7.5 KW HEATER THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

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 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 remarked there had been no compliance whatsoever, despite his having spoken with the property manager. He recommended ordering compliance within 28 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 violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/22/11 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 6 – 0.

Mr. Nelson returned to the dais.

Case: CE10052098

3505 Southwest 12 Court
DIVINE AUTHORITY INC

Certified mail sent to the owner was accepted on 1/11/11.

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 AT THE PROPERTY.
2. THE GARAGE DOOR WAS REMOVED AND A DOUBLE WINDOW WITH AN ENTRANCE DOOR WAS INSTALLED.
3. INTERIOR REMODELING WORK.
4. BATHROOM AND KITCHEN CABINETS WERE REPLACED WITH ALL THE 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. NEW PLUMBING FIXTURES WERE INSTALLED IN THE KITCHEN AND BATHROOM.

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.

FBC(2007) 109.10

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

Inspector Oliva stated he had learned of the work without permits from a neighbor while he was inspecting a nearby property. He said church a representative had been present earlier and informed him that they would remove the tenant and demolish the property. 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 \$25 per day, per violation.

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 91 days, by 4/26/11 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: CE10062102

1745 West Las Olas Boulevard
DER OVANESIAN, MARY
MARY DER OVANESIAN REV LIV TR

Certified mail sent to the owner was accepted on 1/4/11.

Gerry Smilen, Building Inspector, testified to the following violations:
9-279(f)

THE WASTE LINES FOR THE KITCHEN SINK HAVE BEEN
CAPPED OFF RESULTING IN THE DISCONNECTION OF THE
KITCHEN SINK TO THE SEWER SYSTEM.

FBC(2007) 301.3

THE DRAIN LINE FOR THE KITCHEN SINK IS NOT
CONNECTED TO THE SANITARY DRAIN SYSTEM OF THE
BUILDING.

Inspector Smilen said this case was in response to a complaint that grey water was being dumped into a canal from the property. He had seen a pool hose leading from the house to the canal. Inspector Smilen had left two voice mail messages for the owner. He reported that the owner's sewer connection permit had expired 7/27/10. Inspector Smilen had spoken with the plumber listed on the sewer permit, who informed him he had capped the kitchen sink and washing machine lines due to a work order discrepancy with the owner. Inspector Smilen said the owner had phoned and threatened him with a lawsuit, and he displayed an email he had received from the owner. He also displayed a letter from the plumber stating he was canceling the permit and the owner did not have the money to finish the plumbing job. Inspector Smilen said he had not witnessed water being dumped into the canal through the pool hose.

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 56 days or a fine of \$10 per day, per violation.

Motion made by Ms. Sheppard, 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 2/22/11 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 – 1 with Chair Mitchell opposed.

At 2:55 Ms. Ellis left the meeting

Case: CE10050436
2153 Northeast 62 St
INDYMAC FEDERAL BANK

This was a request to vacate the Final Order dated 8/24/10 and the Order Imposing a Fine dated 10/26/10.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to vacate the Final Order dated 8/24/10 and the Order Imposing a Fine dated 10/26/10. In a voice vote, motion passed 6 – 0.

Case: CE09010920
1904 Southwest 4 Avenue
FORT LAUDERDALE LEARNING CENTER LLC

This case was first heard on 6/23/09 to comply by 9/22/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Gerry Smilen, Building Inspector, reported the plumbing permit application had been submitted, and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

Case: CE04090572
201 Northwest 20 Avenue
FRIONA FAMILY REAL ESTATE HOLDINGS LLC

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 the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/8/11.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose the \$3,400 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 - 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 the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied. Service was via posting on the property on 1/6/11 and at City Hall on 1/13/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the \$3,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 - 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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,680 fine, which would continue to accrue until the property complied. Service was via posting on the property on 1/11/11 and at City Hall on 1/13/11.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose the \$8,680 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 - 0.

Approval of Meeting Minutes

[This item was heard out of order]

The Board noted a correction to the minutes.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to approve the minutes of the Board's November meeting as amended. In a voice vote, motion passed 7 - 0.

Election of Officers

[This item was heard out of order]

Mr. Mitchell nominated Ms. Sheppard for Chair, seconded by Mr. Nelson. In a voice vote, motion passed 6 – 1 with Ms. Sheppard opposed.

Ms. Ellis nominated Mr. Nelson for Vice Chair, seconded by Ms. Sheppard. In a voice vote, motion passed 7 – 0.

Communication to the City Commission

None.

For the Good of the City

None.

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:

CE09101675

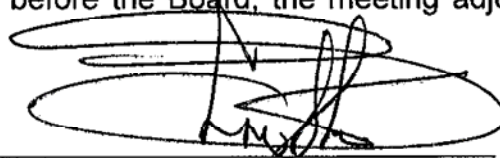
Cases Withdrawn

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

CE05110901

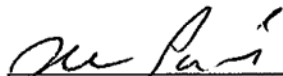
CE10020398

There being no further business to come before the Board, the meeting adjourned at
3:04 P.M.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperee, ProtoType Inc.