

**CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
MARCH 22, 2011
9:00 A.M. – 1:10 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2011 through 1/2012	
		<u>Present</u>	<u>Absent</u>
Jan Sheppard, Chair	P	2	0
Howard Nelson, Vice Chair	P	2	0
Howard Elfman	P	2	0
Genia Ellis	P	1	1
Joan Hinton	A	1	1
Sam Mitchell	P	2	0
Chad Thilborger	P	2	0
Paul Dooley [Alternate]	P	2	0
Joshua Miron [Alternate]	A	1	1

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
 Jorg Hruschka, Building Inspector
 Steve Rogers, Fire Inspector
 Burt Ford, Building Inspector
 Gerry Smilen, Building Inspector
 Lori Grossfeld, Clerk III
 Junia Robinson, Haitian Programs Coordinator [interpreter]
 J. Opperlee, Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE10061265; CE10081762: Danielle Levin, attorney
 CE08021545: Jerome Petrisko, owner
 CE10040803: Leon Ginsburg, owner; Patricia Dahl, owner's assistant
 CE09120485: LittleQunya Long, owner
 CE07031444: Richard Maynard, contractor; Jared Flournoy, sub contractor

CE08020178: Idania Martin, owner
CE07080634: Claudette Grant, owner
CE09011358: Kristopher McKinney, owner
CE09072678: Wilky Dorelien, owner
CE09030895: Kent Chamberlain, owner; Juan Castellanos, architect
CE08080683: Tyler Tuchow, owner
CE05110901: Matthew McDermott, owner
CE09091388: Fernando Milanes, owner
CE10120236: Chris Wordell, personal representative; Steve Falconer, contractor
CE08071578: Todd Volpe, owner
CE10081013: Christopher Davall, seller's agent
CE07031580: Richard Stalder, owner
CE08110858: Mike Soueid, owner; Stephen Reiss, mortgage holder
CE09060554: Jeffrey Yoham, owner
CE09060387: Hen Tal, owner's representative
CE10031191: Allen Mikulec, part owner
CE09060371: Alan LaPorte, owner
CE09020070: Stephanie Toothaker, attorney; Robert Keesler, general manager
CE10050006: Blendi Turku, owner
CE10090609: Jerome Squadrito, owner's representative
CE10092111: Leslie Kanfer, bank representative
CE10100765: Michael Gottlieb, owner; Hilliard Moldof, owner
CE10020466: Alan Gordon, owner
CE10020708; CE10020709; CE10020711; CE10020712; CE10020714; CE10020715;
CE10020717; CE10020719; CE10020720; CE10020721; CE10020722; CE10020723;
CE10020688; CE10020689; CE10020690; CE10020691; CE10020692; CE10020693;
CE10020694; CE10020695; CE10020700; CE10020701; CE10020703; CE10020704;
CE10020705; CE10020706; Ronald Kaufman, attorney; Steven Kates, president of
association; Michael Prather, contractor
CE10062082: Emerson Allsworth, attorney; Barry Radanof, owner
CE10080653; CE10071991: Ricky Pierce, owner
CE09072550: Daniel Grant, owner; Mark Grant, owner's father; Dwayne Dickerson,
attorney
CE10062442: Faure Freeman, contractor
CE10021025: Denise Adamo, employee; Annette Albani, employee
CE10082096: Gustavo Pineiro, buyer

Chair Sheppard called the meeting to order at 9:01 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: CE07031444

2491 State Road 84
BILL RICHARDSON TR
RICHARDSON, BILL

This case was first heard on 11/25/08 to comply NFPA violations by 1/27/09 and FBC and NEC violations by 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11. Service was via posting on the property on 3/4/11 and at City Hall on 3/10/11.

George Hruschka, Building Inspector, stated the City was recommending the fines be imposed because of the length of time the violations had existed.

Steve Rogers, Fire Inspector, stated Fire Marshall Raines had recommended a 35-day extension because permits had been pulled and work was progressing.

Richard Maynard, contractor, said he had spoken with the owner, who wanted to move forward with the project. Mr. Maynard said the cost for the fire sprinklers and hydrants was very high and this would be a massive project. They had not originally anticipated the cost for a fire pump. He was researching less expensive options for the fire pump. Mr. Maynard anticipated a pump would be acquired within 35 days.

Mr. Nelson noted there were many violations that were not yet complied, not just the fire pump. Mr. Maynard said a lot of other work had been done but had not yet been inspected. Mr. Thilborger stated fines could be \$5,000 per day if the Board stopped granting extensions. Ms. Ellis suggested that inspections be performed before the Board's next meeting to confirm which items were complied and Mr. Maynard agreed.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

Case: CE07031580

209 Southwest 22 Street
US BANK NATIONAL ASSN
C/O FIDELITY/SELECT

This case was first heard on 11/23/10 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11. Ms. Paris announced the property had a new owner as of 11/29/10.

Mr. Richard Stalder, new owner, said he had closed on the property on 12/21/10. He had hired an engineer, had plans drawn and hired a contractor and planned to submit

permit applications soon. He requested 90 days. Mr. Stalder stated he had been informed he could re-open permits from the previous owner.

Gerry Smilen, Building Inspector, confirmed the previous owner had applied for permits, but the applications lacked detail for the new window framing. He supported the request for an extension.

Motion made by Ms. Ellis, seconded by Mr. Nelson, to grant a 98-day extension to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mitchell opposed.

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 fines would begin to accrue on 3/23/11. Ms. Paris announced the property had a new owner as of 12/7/10.

Mr. Hen Tal, the owner's representative, said he was working on complying the property and requested more time, at least 60 days. He stated the property was rented now.

Jorg Hruschka, Building Inspector, said the plans had been picked up for corrections on 12/28/10, but he would support a 63-day extension. Mr. Tal informed Mr. Mitchell that the applications should be re-submitted within two weeks. He explained that the contractor he originally hired had not performed on time and he was seeking a new contractor.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Dooley, Mr. Mitchell, Mr. Nelson and Chair Sheppard opposed.

Motion made by Mr. Nelson, seconded by Mr. Mitchell to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 fines would begin to accrue on 3/23/11.

Gerry Smilen, Building Inspector, said there had been an issue with the flood requirements regarding the garage, but he felt they were getting close to obtaining the permit. Inspector Smilen supported a 63-day extension. He said the owner had cleaned up the other issues on the property.

Mr. Allen Mikulec, part owner, said he had not realized there was another set of reviews for the plans when he had picked them up.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE08110858

1000 Northwest 52 Street
US PAVERS & SUPPLIERS INC

This case was first heard on 2/23/10 to comply by 4/27/10. 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 3/23/11 and would continue to accrue until the violations were corrected. Service was via posting on the property on 3/7/11 and at City Hall on 3/10/11.

Mr. Stephen Reiss, mortgage holder, said the foreclosure case was progressing. He reported the barbed wire had been removed from the fence and the property had been cleaned. Mr. Reiss requested 90 days to complete the foreclosure proceedings.

Burt Ford, Building Inspector, said the property was in the same condition; the fence and the dumpster remained.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension to 6/28/11, 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

This case was first heard on 3/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. Ms. Paris announced the property had a new owner as of 10/20/10. The property was not complied and fines had accrued to \$2,040. This was a request to amend the 5/25/10 Order compliance date from 6/22/10 to 7/27/10 and to amend the 7/27/10 Order compliance date from 8/24/10 to 9/28/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 5/25/10 Order compliance date from 6/22/10 to 7/27/10. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 7/27/10 Order compliance date from 8/24/10 to 9/28/10. In a voice vote, motion passed 7-0.

Gerry Smilen, Building Inspector, stated he had been working with the owner toward compliance and he supported a 98-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 City was requesting imposition of a \$270 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/3/11 and at City Hall on 3/10/11.

Mr. Jeffrey Yoham, owner, explained that his contractor's license had expired. He stated he had turned everything else in to the City and the County but had not heard anything back.

Gerry Smilen, Building Inspector, confirmed Mr. Yoham had everything he needed but he must go through the review process and have his contractor update his license. He recommended a 35 to 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE08020178

3621 Southwest 22 Street
MARTIN, IDANIA

This case was first heard on 9/23/08 to comply per stipulated agreement by 10/28/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$176,750 and the City was requesting no fines be imposed. Service was via posting on the property on 3/4/11 and at City Hall on 3/10/11.

Ms. Idania Martin, owner, stated her ex-husband had caused the violations.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to impose no fines. 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 \$1,890 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/9/11.

Mr. Jerome Petrisko, owner, stated the contractor had a permit, and his electrical contractor had informed him that the electrical permit had gone through as well. Mr. Petrisko said all permit applications had been submitted and requested an extension. He confirmed that the ground floor was not occupied.

Burt Ford, Building Inspector, stated no electrical permits had been issued. He said he needed to see a structural permit for the work that had been done, with associated plumbing, electrical and mechanical permits if necessary. Inspector Ford confirmed no permits had been applied for or issued and recommended imposition of the fines.

Motion made by Mr. Mitchell, seconded by Mr. Nelson, to find the violations were not complied by the Order date, and to impose the \$1,890 fine, which would continue to accrue until the violations were corrected and to record the order. In a voice vote, motion passed 7-0.

Case: CE09020070

2000 North Ocean Boulevard # HOTEL
URBANA PELICAN GRAND I LLC

This case was first heard on 2/22/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Ms. Stephanie Toothaker, attorney, said they were in the process of applying to the Board of Adjustment for a temporary use permit for the tent and were scheduled to appear on April 13. She stated they had applied for an electrical permit for the tent's power, but this was problematic, since the tent structure had not been approved yet by the Board of Adjustment. Ms. Toothaker requested an extension.

Burt Ford, Building Inspector, explained that the tent was outside the boundaries of the deck and there was a question of whether it could be permitted. He stated the administrative approval meant nothing to the Board or the Building Department; they

needed the structure to be permitted. Inspector Ford recommended denying the extension. Ms. Toothaker informed Ms. Ellis that Greg Brewton, Planning and Zoning Director, and Terry Burgess, Chief Zoning Examiner, had granted the administrative approval. Inspector Ford reminded the Board that this approval had been for a canopy, not a tent. He said the electrical issue had not been resolved.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10040803

1117 Northwest 2 Avenue
GINSBURG, LEON

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Gerry Smilen, Building Inspector, reported the rear wood fence had been removed but a section remained in the front of the building. The sheds also remained and there was not permit for the water heater.

At 9:49, Mr. Thilborger left the dais.

Mr. Leon Ginsburg, owner, stated he had left the post out front to mount a light fixture. He stated the sheds were not attached to anything. Mr. Ginsburg said the carpenter, plumber and electrician had installed a plate to collect water from the water heater. Ms. Patricia Dahl, owner's assistant, stated Lindstrom Plumbing had indicated they would apply for the permit and take care of the water heater.

Inspector Smilen stated no permit applications had been submitted for the water heater and the sheds must be permitted or removed. The fence section and its electrical work must also be removed. Inspector Smilen stated he must inspect the interior to confirm that the 220 outlet had been disconnected. Ms. Dahl said Inspector Smilen could contact the tenant for access to the property.

At 9:53, Mr. Thilborger returned to the dais.

Mr. Ginsburg stated at the previous meeting, the Board had indicated that the unoccupied apartment could be used to store the sink and cabinets, but Inspector Smilen had told him they must be removed. Mr. Ginsburg informed Mr. Mitchell that the property had been for sale since last year.

Motion made by Mr. Mitchell to grant a 35-day extension to 4/26/11, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a roll call vote, motion failed 2-5 with Mr. Dooley, Mr. Elfman, Ms. Ellis, Mr. Mitchell and Chair Sheppard 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 fines had accrued to \$540.

Junia Robinson, Haitian Programs Coordinator, acted as interpreter for the owner. Mr. Dorelien stated he had done everything he was supposed to do. The architect had indicated everything had been reviewed. Mr. Dorelien was unsure of the contents of the package.

Gerry Smilen, Building Inspector, confirmed that the permit had been issued. Mr. Nelson said inspection was still needed and a Certificate of Occupancy must be issued. Inspector Smilen recommended a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Nelson to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Ms. Paris requested the Board amend the 6/22/10 Order compliance date from 7/27/10 to 8/24/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 6/22/10 Order compliance date from 7/27/10 to 8/24/10. In a voice vote, motion passed 7-0.

Case: CE10081013

3340 Southwest 18 Street
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 2/22/11 to comply by 3/22/11. 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 3/23/11 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/7/11.

Mr. Christopher Davall, the seller's agent, said the previous owner had done the renovations without permits. He stated they had hired a contractor and the permit applications had been rejected. Mr. Davall said they were seeking documents from Fannie Mae for the City, but he noted things moved slowly with Fannie Mae.

Mr. Nelson disclosed that his firm represented Fannie Mae on some foreclosure matters, but not this one.

Mr. Davall requested a 90-day extension. He said there was a contract on the house and they must extend the closing date. The purchaser was aware of the violations, but Fannie Mae intended to comply the violations prior to the sale.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mitchell opposed.

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 3/23/11.

Mr. Tyler Tuchow, owner, reported he was in the final stages of completing the house and he anticipated everything would be finalized in three to four months.

Burt Ford, Building Inspector, explained work was progressing and recommended a minimum of a 126-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Nelson to grant a 126-day extension to 7/26/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE09091388

1629 Northwest 7 Avenue
CAPITAL HOMES & INVESTMENTS INC

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Mr. Fernando Milanes, owner, requested a 30-day extension. He hoped the contractor would have everything in to the City by the end of the month.

Jorg Hruschka, Building Inspector, displayed a letter from the contractor stating the permit package should be submitted by the end of the month. Inspector Hruschka recommended 35-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Nelson to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10081762

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

This case was first heard on 1/25/11 to comply by 2/22/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/7/11.

Ms. Danielle Levin, attorney, stated her client, Bank of America, was aware of the severity of the violations. She reported the bank had certificate of title.

Jorg Hruschka, Building Inspector, said Inspector Oliva had recommended imposition of fines if no plans were presented at the meeting.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,240 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/7/11.

Ms. Danielle Levin, attorney, stated Fannie Mae had certificate of title and was aware of severity of the issue.

Burt Ford, Building Inspector, said no progress had been made and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the \$3,240 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

The following 12 cases at the same address were heard together:

Case: CE10020708

1400 Northeast 56 Street # 213
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

Mr. Jolly confirmed that the 12 cases could be heard together, provided the facts were the same, the City was seeking the same penalty and the respondent was agreeable.

Mr. Steven Kates, president of association, agreed to consolidate the cases for the Board to hear.

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 RESTRIPEDED.
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 noted this was a condo conversion and submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He described the status of the applications and permits and informed the Board that a permit application was still needed for the railings and driveway. Inspector Ford recommended ordering compliance within 98 days or a fine of \$25 per day, per violation, per unit.

Mr. Kates said the project had progressed significantly and he had set timelines for all of the vendors. He reported the fence and paving permits would be filed by the following Monday. The railing contractor was performing engineering now in the absence of product approvals, and this should be completed by Friday March 25. Mr. Kates hoped the project would be complete in 90 days and requested a 98-day extension.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020709

1400 Northeast 56 Street # 214

ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020711

1400 Northeast 56 Street # 302

ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020712

1400 Northeast 56 Street # 303
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020714

1400 Northeast 56 Street # 305
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020715

1400 Northeast 56 Street # 306
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020717

1400 Northeast 56 Street # 308
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020719

1400 Northeast 56 Street # 310
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020720

1400 Northeast 56 Street # 311
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020721

1400 Northeast 56 Street # 312
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020722

1400 Northeast 56 Street # 313
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10020723

1400 Northeast 56 Street # 314
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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 98 days, by 6/28/11 or a fine of \$25 per day, per violation, per case 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 were heard together:

Case: CE10020688

1400 Northeast 56 Street # 105
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Mr. Kates agreed to consolidate the 14 cases for the Board to hear at once.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020689

1400 Northeast 56 Street # 106
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020690

1400 Northeast 56 Street # 109
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020691

1400 Northeast 56 Street # 110
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020692

1400 Northeast 56 Street # 111
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020693

1400 Northeast 56 Street # 112
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020694

1400 Northeast 56 Street # 113
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020695

1400 Northeast 56 Street # 114
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020700

1400 Northeast 56 Street # 205
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020701

1400 Northeast 56 Street # 206
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020703

1400 Northeast 56 Street # 208
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020704

1400 Northeast 56 Street # 209
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020705

1400 Northeast 56 Street # 210
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10020706

1400 Northeast 56 Street # 211
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension for all cases to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09030895

1369 Southeast 14 Street
CHAMBERLAIN, KENT T

This case was first heard on 8/24/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Mr. Kent Chamberlain, owner, said his request for a variance had been approved approximately one week ago and he had permits in process.

Burt Ford, Building Inspector, confirmed that the Board of Adjustment had approved the variance request. Permit applications had been submitted for the porch, carport, electrical work and paving.

Mr. Chamberlain requested a 90-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Nelson, to grant a 98-day extension to 6/28/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10120236

1717 Southwest 17 Street
HOUCK, STEVE

This case was first heard on 2/22/11 to comply by 3/22/11. 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 3/23/11. Service was via posting on the property on 3/4/11 and at City Hall on 3/10/11.

Mr. Chris Wordell, personal representative, said the permits had been taken away when the owner added the carport to the plans. He stated the owner had experienced problems with his first general contractor and the original architect had passed away.

Mr. Nelson pointed out that there was an open, unprotected footer located "next to the sidewalk with rebar sticking out in a neighborhood full of children."

Mr. Steve Falconer, contractor, said mistakes had been made on the plans and he requested a 60-day extension to continue the work. He promised to install orange construction fencing around the site the following day.

Gerry Smilen, Building Inspector, said there was nothing new to report. He stated the work had been started without permits and was eroding properties on either side. A neighbor had complained that his daughter had been injured playing at the site. Inspector Smilen said this was a safety issue and action was required. He showed the Board photos of the property that had been entered into evidence when the case was first heard.

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 3/23/11 and would continue to accrue until the violations were corrected. 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 fines would begin to accrue on 3/23/11.

Mr. Kristopher McKinney, owner, said they had made corrections to the window permit application and resubmitted it. He had also applied for the shutter and electrical permits. Mr. McKinney requested an extension.

Gerry Smilen, Building Inspector, confirmed the window and shutter permits were in the plan review process. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09120485

2450 Southwest 7 Street
LONG, LITTLEQUNYA

This case was first heard on 11/23/10 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Ms. LittleQunya Long, owner, said she had pulled permits on 12/23/10 and done the roof work. She said she was now addressing the other issues and all the applications had been submitted.

Jorg Hruschka, Building Inspector, confirmed that the owner had applied for or pulled permits. He stated Inspector Oliva had not been able to inspect to determine if the additional unit had been removed.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE08071578

1731 Northeast 3 Avenue
VOLPE, TODD D

This case was first heard on 4/27/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. This was a request to amend 11/23/10 Order compliance date from 2/22/11 to 3/22/11.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to amend the 11/23/10 Order compliance date from 2/22/11 to 3/22/11. In a voice vote, motion passed 7-0.

Ms. Paris stated the Board's motion changed the total fine amount to \$770.

Mr. Todd Volpe, owner, requested an extension. He presented an inspection report he stated he needed to discuss with Zoning for clarification.

Burt Ford, Building Inspector, did not object to a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Thilborger to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Ms. Paris asked the Board to amend 4/27/10 Order compliance date from 6/22/10 to 7/27/10.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend 4/27/10 Order compliance date from 6/22/10 to 7/27/10. In a voice vote, motion passed 7-0. Ms. Paris noted this would remove the accrued fine.

Case: CE07080634

430 Arizona Avenue
GRANT, CLAUDETTE B H/E
GRANT, DONALD

This case was first heard on 5/27/08 to comply per stipulated agreement by 9/23/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$318,150 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/7/11 and at City Hall on 3/10/11.

Ms. Claudette Grant, owner, said they had hired a contractor in 2008 who had not pulled permits. Her husband had recently returned to the state after an absence and applied for the permits. Ms. Grant requested an extension.

Burt Ford, Building Inspector, presented a copy of the 2008 stipulated agreement. He said the window and shutter permit applications had been submitted, but interior work, electrical and plumbing had been done as well. Inspector Ford said he would not object to an extension.

Motion made by Mr. Mitchell to find the violations were not complied by the Order date, and to impose the \$318,150 fine, which would continue to accrue until the violations were corrected and to record the order. Motion died for lack of a second.

Motion made by Mr. Mitchell, seconded by Mr. Nelson to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Mr. Mitchell and Chair Sheppard opposed.

Case: CE05110901

1629 Northeast 12 Street
MCDERMOTT DEVELOPMENT LLC

This case was first heard on 10/26/10 to comply by 1/25/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$810 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/7/11 and at City Hall on 3/19/11.

Mr. Matthew McDermott, owner, stated he had hired a contractor who had gone out of business in January. He had hired a general contractor who would submit the permit application the following day. Mr. McDermott requested a 30-day extension.

Burt Ford, Building Inspector, did not object to a 35-day extension, as progress was being made.

Motion made by Mr. Nelson, seconded by Mr. Mitchell to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Ms. Paris requested the Board amend the 10/26/10 Order compliance date from 1/25/11 to 2/22/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 10/26/10 Order compliance date from 1/25/11 to 2/22/11. In a voice vote, motion passed 7-0.

The Board took a break for lunch from 10:56 – 11:11.

Regarding case CE09072550, Mr. Nelson disclosed he had spoken with the respondent's father, Mr. Grant, but noted the conversation was not dispositive on how he would rule on the case. He explained that Mr. Grant had called to find out the procedures of the hearing.

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 fines would begin to accrue on 3/23/11.

Mr. Alan Gordon, owner, said the permit was ready, but he could not pick it up because his contractor's insurance was not up to date. Mr. Gordon had informed the contractor that he might need to file a change of contractor.

Jorg Hruschka, Building Inspector, confirmed the permits had been ready since December 17. He reported that Mr. Gordon's contractor's license was inactive due to a disciplinary issue. Mr. Gordon's roofer, who was also a general contractor, had indicated Mr. Gordon could make him the contractor on the permit. Mr. Gordon requested an extension to do this.

Motion made by Mr. Nelson, seconded by Mr. Mitchell, to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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

Case: CE10080653

2001 Northwest 28 Avenue
PIERCE, RICKY

This case was first heard on 1/25/11 to comply by 3/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Mr. Ricky Pierce, owner, reported the permit applications had been submitted and requested an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 4/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10071991

2600 Northwest 20 Court
PIERCE, RICKY

Certified mail sent to the owner was accepted on 3/5/11.

Jorg Hruschka, 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 ADDITION ON THE WEST SIDE OF THE DWELLING WAS DONE WITH A CANCELLED PERMIT FROM BROWARD COUNTY FOR THE FOLLOWING STRUCTURAL WORK:
 - A. A NEW BATHROOM AND BEDROOM.
 - B. INTERIOR REMODELING OF KITCHEN AND THE EXISTING BATHROOM.
 - C. THE INSTALLATION OF A CENTRAL A/C WITH DUCT WORK.
2. WORK CONTINUED WITHOUT A PERMIT AS NEW WINDOWS WERE INSTALLED, STUCCOED THE OUTSIDE WALLS OF THE BUILDING, AND FINISHING THE INTERIOR REMODELING WORK.

FBC(2007) 105.10.3.1

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

1. CANCELLED MASTER PERMIT 04-12587 FOR THE INTERIOR REMODELING WORK AND THE ADDITION ON

THE WEST SIDE THAT FAILED REVIEW. THE JOB WAS FINISHED AS WORK WITHOUT PERMIT.

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. THE ADDITION OF AN EXTRA BATHROOM.
2. THE REMODELING OF THE EXISTING BATHROOM AND 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 A CENTRAL A/C WITH ELECTRIC HEATER AND ADDITIONAL LIGHTS AND WALL OUTLETS FOR THE ILLEGAL ADDITION THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

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

Mr. Ricky Pierce, owner, said the previous owner had applied for a County permit but then cancelled it. When he purchased the house, he had removed the boards, cleaned the interior and stuccoed the exterior. Mr. Pierce said he had hired an architect to draw plans and an engineer to submit a letter with the plans regarding the carport. He added that he had not done electrical work or air conditioning, nor had he remodeled the kitchen or bath. He had submitted a permit application to address the violations.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 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: CE10090609

216 Southeast 8 Street
COURT PARK INC

Certified mail sent to the owner was accepted on 3/10/11.

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

FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED ON THE OFFICE BUILDING WITHOUT PERMITS:

1. HURRICANE SHUTTERS HAVE BEEN INSTALLED.
2. THE ROOF MANSARD HAS BEEN REPLACED.
3. A REROOF HAS BEEN COMPLETED.

FBC(2007) 105.4.8

A FREE STANDING AWNING HAS BEEN ERECTED IN THE REAR PARKING LOT AS A CAR SHELTER WITHOUT OBTAINING A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. Inspector Smilen referred to the photos and explained that the awning was freestanding.

Mr. Jerome Squadrito, owner's representative, stated the owner had applied for permits, and they now needed to submit soil sample tests for the area where the awning was installed, a site plan for the awning and sign-off from an engineer regarding the roof work. Mr. Squadrito said he would submit these items after the meeting and requested a 60-day extension.

Motion made by Mr. Mitchell to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 or a fine of \$20 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Motion made by Mr. Mitchell to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 or a fine of \$25 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

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 63 days, by 5/24/11 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mitchell opposed.

Case: CE10100765

1311 Southeast 2 Avenue
GOTTLIEB, MICHAEL & GEORGIA &
MOLDOF, HILLIARD & ZEENA

Personal service was made to the owner on 3/3/11.

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

FBC(2007) 105.1

THE HANDICAP RAMP LOCATED IN THE REAR OF THE PROPERTY WAS ALTERED BY THE INSTALLATION OF NEW RAILINGS WITHOUT A PERMIT.

FBC(2007) 105.4.8

AN AWNING HAS BEEN INSTALLED OVER THE HANDICAP RAMP LOCATED ON THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen stated this case had begun as the result of a complaint. 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. Hilliard Moldof, owner, stated the building had been converted from a house to a law office in 1982 by the previous owner. He stated he had installed the awning for rain protection and when the next-door neighbor had installed a fence, she discovered that the wheelchair ramp on Mr. Moldof's property was actually encroaching onto her property.

Mr. Michael Gottlieb, owner, said everything was existing as Mr. Moldof had stated.

Ms. Ellis informed Mr. Moldof and Mr. Gottlieb that the property must be in compliance, regardless of who caused the violations. Mr. Nelson advised that a permit must be pulled before installing the railing. Inspector Smilen confirmed that replacement of the awning required a permit. Alternately, it could be removed.

Motion made by Mr. Nelson, seconded by Mr. Dooley to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 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: CE10062082

1536 Southwest 19 Avenue
RADANOF, BARRY ROBERT

Personal service was made to the owner on 3/1/11.

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

FBC(2007) 105.4.18

A CHAIN LINK FENCE WITH GATES HAS BEEN INSTALLED ON THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violation and corrective action to evidence, and recommended ordering compliance within 126 days or a fine of \$5 per day.

Mr. Emerson Allsworth, attorney, stated Mr. Radanof's father had purchased the house in 1961 with the fence already installed. He produced photos from years ago showing Mr. Radanof as a child in the yard and the fence installed. Mr. Allsworth had met with Terry Burgess, Chief Zoning Examiner and Bob Dunckel, Assistant City Attorney, to discuss a remedy, since it could not be proven whether or not a permit had ever been issued. Mr. Allsworth stated the remedy was for the City to issue a revocable license agreement to allow the fence to remain. He planned to appear before the Right-of-Way Committee in May for the revocable license and then to the Board of Adjustment for a variance. Mr. Allsworth requested the Board not find the violation existed until he had made his appeals to the Right-of-Way Committee and the Board of Adjustment.

Ms. Wald informed the Board that the Florida Building Code did not exist in 1962, neither did the South Florida Building Code and she did not know if there had been any City Code regarding chain link fences. She recommended continuing the case for 63 days to research this.

Ms. Wald withdrew the case from the agenda.

Case: CE09072550

2012 Northeast 19 Avenue
GRANT, DANIEL

Certified mail sent to the owner was accepted on 3/7/11.

Burt Ford, Building Inspector, testified to the following violations:
47-5.31.

THE AWNING STRUCTURE HAS BEEN BUILT WITHIN THE
FRONT SETBACK OF 25 FEET.

FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A LARGE SQUARE AWNING STRUCTURE HAS BEEN BUILT
IN THE DRIVEWAY.

COFBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE AWNING STRUCTURE HAS 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 submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 98 days or a fine of \$10 per day, per violation.

Mr. Dwayne Dickerson, attorney, stated they did not believe this was a structure because it could be taken down, the canvas could be removed, and the awning was not attached to the house. Mr. Dickerson showed photos of several other such awnings in use in the neighborhood. Mr. Dickerson read a definition of a structure from City Code Section 47-35 and remarked that it was extremely vague. He reiterated that they did not believe the awning fit the definition of a structure. Mr. Dickerson informed Mr. Mitchell that the awning could be moved.

Mr. Nelson asked Inspector Ford for a definition of a structure from the Building Code. Inspector Ford said the Florida Building Code definition was more broad: "That which is built or constructed." He noted there was no such thing as a temporary structure. Inspector Ford said in his and the Building Official's opinion, this was a structure.

Motion made by Mr. Mitchell to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/11 or a fine of \$10 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Mr. Nelson said he had difficulty finding this to be a structure. Mr. Mitchell remarked that the support system made it very difficult to move. Ms. Ellis noted that some car shade support systems telescoped like flagpoles. Mr. Grant could not say what the support structure was made of.

Chair Sheppard passed the gavel to Mr. Nelson.

Motion made by Chair Sheppard, seconded by Mr. Mitchell to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/11 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Ms. Ellis, Mr. Nelson and Mr. Thilborger opposed.

Mr. Nelson passed the gavel back to Chair Sheppard.

Case: CE10062442
2440 Northwest 31 Avenue
HANOY HOLDINGS 8 INC

Certified mail sent to the owner was accepted on 2/28/11.

Jorg Hruschka, 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. KITCHEN AND BATHROOMS WERE REMODELED WITH NEW FIXTURES AND CABINETS.
2. THE WINDOWS FACING THE SOUTH SIDE ON THE DWELLING WERE REPLACED WITH SOME TYPE OF HOMEMADE WINDOWS THAT DO NOT MEET THE FLORIDA BUILDING CODE.
3. THE PROPERTY IS BEING OFFERED FOR RENT AS A 4/3. BCPA HAS IT LISTED AS A 3/2. THE FLOOR PLAN HAS BEEN CHANGED.

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 ELECTRIC HEATER AND DUCT WORK.

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. REMODELING OF THE KITCHEN AND BATHROOMS WITH NEW PLUMBING FIXTURES.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH ELECTRIC 7.5 HEATERS AND ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE WINDOWS THAT WERE BUILT FACING THE SOUTH SIDE 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 AND THE CONSTRUCTION IS UNDERDESIGNED.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

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

The contractor who had signed in to represent the owner could not be located and the Board agreed to hear other cases. The Board returned to the case later on in the meeting, after Ms. Ellis had left, but the contractor had not returned.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis having left the meeting, motion passed 6-0.

Case: CE10092111

1018 Northwest 2 Avenue
COUNTRYWIDE HOME LOANS INC

Certified mail sent to the owner was accepted on 2/28/11.

Jorg Hruschka, 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 FOUR GAS WATER HEATERS WERE REPLACED WITH FOUR ELECTRIC HEATERS.

FBC(2007) 105.10.3.1

THERE IS A BUILDING PERMIT, WHICH FAILED INSPECTION AND/OR WAS LEFT TO EXPIRE, FOR REROOFING, #07032323 ISSUED 3/27/07 AND IS MISSING A FINAL INSPECTION.

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. THE EXISTING WATER HEATERS WERE REPLACED AND NEW PIPES WERE INSTALLED FOR THE WATER SUPPLY LINES.
2. THE GAS LINES WERE DISCONNECTED AND SEALED.

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 THE ADDITIONAL FOUR WATER HEATERS. THEY HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ROOF 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.

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

Ms. Leslie Kanfer, bank representative, reported they had several contractors inspect the property, but none was willing to work on the property due to the gas-to-electric conversion. She stated there was an investor willing to take the property in its current state and pull all permits. Ms. Kanfer said they were also seeking someone to clean out the units because tenants had left belongings and food in the units when they were boarded up. They were also determining what could be done with prescription medications that were left in the units. Mr. Mitchell believed this constituted a health concern for nearby residents. Ms. Kanfer stated once a health department was involved, Bank of America and Countrywide took over. Inspector Hruschka said he had visited the property the previous day; the property was secure and he did not detect any foul odors.

Motion made by Mr. Mitchell, seconded by Mr. Dooley to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 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 roll call vote, motion failed 2-5 with Mr. Elfman, Ms. Ellis, Mr. Nelson, Mr. Thilborger and Chair Sheppard opposed.

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 35 days, by 4/26/11 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Elfman opposed.

Case: CE10021025

2666 E Oakland Park Boulevard
EAST OAKLAND PARK ASSOCIATES LLC

Service was via posting on the property on 3/1/11 and at City Hall on 3/10/11.

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

9-280(g)

COVERS ARE MISSING IN THE OLD INTERIOR BREAKER
PANEL ON SOME OF THE SPARES EXPOSING WIRES.

FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. INTERIOR WALLS HAVE BEEN REMOVED AND NEW WALLS
HAVE BEEN BUILT TO PARTITION THE AREA FOR A
SALON.
2. A RECEPTION AREA HAS BEEN BUILT AT THE FRONT OF
THE UNIT.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. FIXTURES HAVE BEEN INSTALLED IN THE INDIVIDUAL
WORK AREAS.
2. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. CIRCUITS HAVE BEEN ADDED FOR THE INTERIOR BUILD
OUT AND LIGHTING.
2. AN INTERIOR BREAKER PANEL HAS BEEN INSTALLED
EXPANDING THE SERVICE TO THE UNIT.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 98 days or a fine of \$15 per day, per violation.

Chair Sheppard asked if there was a fire safety issue at the property. Inspector Ford said, "Fire is always involved in a commercial build-out" but said he had not witnessed any life safety issues when he visited the property.

Ms. Annette Albani, employee, explained that the business owner had left the business to another employee and herself. Mr. Jolly noted that the Board could listen to the employees' testimony, but the employees could not have a binding agreement with the Board.

Ms. Albani said they did not know what needed to be done and Chair Sheppard advised her to speak with Inspector Ford. Mr. Nelson advised her that all of the improvements made to create the salon must be permitted.

Mr. Elfman recused himself because his realty company was selling the building where the salon was located.

Motion made by Mr. Nelson, seconded by Mr. Mitchell to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/11 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Elfman recusing himself, motion passed 6-0.

Case: CE10082096

2705 Northwest 20 Street
BANK OF AMERICA
C/O LAW OFFICES OF DAVID STERN PA

Certified mail sent to the owner was accepted on 3/2/11.

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

FBC(2007) 105.1

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

1. A FRONT PORCH OVERHANG HAS BEEN ADDED.
2. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
3. A CARPORT AND STORAGE ROOM HAVE BEEN ADDED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN INSTALLED WITHOUT PERMITS:

1. EXTERIOR SECURITY LIGHTING.
2. PREMISE WIRING FOR THE STORAGE ROOM.
3. WASHER AND DRYER OUTLETS.

FBC(2007) 1626.1

THE CONSTRUCTION OF THE CARPORT, STORAGE ROOM AND FRONT PORCH DO NOT MEET THE IMPACT TEST CRITERIA IN A HIGH VELOCITY HURRICANE ZONE.

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 98 days or a fine of \$10 per day, per violation. Inspector Smilen stated the prospective buyer was present.

Mr. Gustavo Pineiro, buyer, said he hoped to close on the property within the week. He stated he was aware of the violations and had spoken with Inspector Smilen to clarify what needed to be done. Inspector Smilen stated he would not object to a 126-day extension.

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 126 days, by 7/26/11 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.

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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/23/11.

Mr. Nelson left the dais at 12:44.

Mr. Blendi Turku, owner, said work was progressing. He stated he had hired a structural engineer to determine what needed to be done. The report was not complete yet, but Mr. Turku presented a copy of the proposal and requested an extension.

Jorg Hruschka, Building Inspector, stated he would support a 35 or 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 63-day extension to 5/24/11, during which time no fines would accrue. In a voice vote, with Mr. Nelson absent from the dais, motion passed 6-0.

At 12: 47, Mr. Nelson returned to the dais and Ms. Ellis left the meeting.

Case: CE10040725

2675 Southwest 6 Court
RODRIGUEZ, MANUEL & SELVA CALVO

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

Jorg Hruschka, Building Inspector, testified to the following violations:
25-100(a)

EXCEPT AS OTHERWISE PROVIDED IN THE CODE, NO PERSON MAY CONSTRUCT IN ANY RIGHTS-OF-WAY WITHOUT FIRST HAVING OBTAINED A PERMIT FROM THE OFFICE OF THE CITY ENGINEER.
PART OF THE SWALE IS BLOCKED BY A CHAIN BETWEEN TWO POLES.

FBC 708.3

1. FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS ARE NOT MAINTAINED.
2. THE ORIGINAL FLOOR PLAN LAYOUT OF THIS SIX APARTMENT BUILDING WAS CHANGED INTO EIGHT APARTMENTS WITHOUT PROVIDING THE REQUIRED FIRE WALLS.

FBC(2007) 105.1

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

1. SOME OF THE PROPERTY WINDOWS WERE REPLACED.
2. ENTRANCE DOORS WERE INSTALLED.
3. THE APPROVED FLOOR PLAN FOR THE BUILDING WAS CHANGED FROM SIX APARTMENTS TO EIGHT RENTAL UNITS.

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. A PLUMBING PERMIT TO INSTALL TWO EXTRA WATER HEATERS MUST BE OBTAINED.
2. FIXTURES WERE REPLACED IN THE APARTMENT BATHROOMS AND 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 TWO ADDITIONAL APARTMENTS TO THE SIX EXISTING

ELECTRICAL METERS. WALL A/C UNITS, ELECTRICAL OUTLETS FOR THE COOK-TOPS AND REFRIGERATORS ARE PART OF THE EXTRA LOAD THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

2. THE ELECTRIC FOR THE TWO WATER HEATERS WAS DONE WITH A PERMIT ISSUED JUNE 24,2010 P#10061870, BUT ALLOWED TO EXPIRE JAN. 2, 2011 WITHOUT ANY INSPECTIONS.

FBC(2007) 110.1.1

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

THE CERTIFICATE OF OCCUPANCY #8906 ISSUED MARCH 11, 1970 WAS FOR SIX RENTALS APARTMENT, NOT EIGHT APARTMENTS AS THEY EXIST TODAY.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

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

Mr. Elfman stated the property was for sale as a short sale.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 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 6-0.

Case: CE10092090

1125 Northwest 16 Court
PHD DEVELOPMENT LLC

Certified mail sent to the owner was accepted on 2/24/11.

Jorg Hruschka, Building Inspector, testified to the following violations:

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. WASTE PIPES, COLD AND HOT WATER SUPPLY LINES WERE INSTALLED IN THE ILLEGAL APARTMENT KITCHEN AND BATHROOM AREAS.

FBC(2007) 105.4.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS INSIDE THE ILLEGAL ENCLOSURE THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 105.1

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

1. THE LEGAL OPEN PORCH WAS ENCLOSED AND CONVERTED INTO AN ILLEGAL APARTMENT WITH A BATHROOM AND KITCHEN AREA.
2. THE SINGLE FAMILY HOME WAS CONVERTED INTO A DUPLEX WHICH IS A PROHIBITED LAND USE IN THIS RS-8 ZONING DISTRICT.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ILLEGAL ENCLOSED PORCH 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 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

Inspector Hruschka 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, by 5/24/11, or a fine of \$10 per day, per violation.

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 35 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 6-0.

Case: CE10110921

115 Southwest 19 Avenue
HUSBAND, DANIEL

Certified mail sent to the owner was accepted on 3/9/11.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN REMOVED AND REPLACED WITH A
NEW WOOD FENCE WITHOUT A PERMIT.

Inspector Smilen reported the permit application was in the plan review process. He submitted photos of the property and the Notice of Violation detailing the violation and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Motion made by Mr. Dooley, seconded by Mr. Mitchell 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 5/24/11 or a fine of \$5 per day would begin to accrue and to record the order. In a roll call vote, motion failed 3-3 with Mr. Elfman, Mr. Nelson and Mr. Thilborger opposed.

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 5/24/11 or a fine of \$25 per day would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Mr. Dooley and Mr. Mitchell opposed.

Case: CE09051930

3513 Southwest 12 Court
FL ATTAINABLE HOME CO LLC

Ms. Paris noted that an extension had been granted from 8/25/10 to 2/22/11. 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 had accrued to \$3,240. This was a request to amend the 8/25/10 Order compliance date from 2/22/11 to 3/22/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 8/25/10 Order compliance date from 2/22/11 to 3/22/11. In a voice vote, motion passed 6-0.

Jorg Hruschka, Building Inspector, requested a 180-day extension. Mr. McKelligett reported the Master Permit was sent back for correction on 3/3/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 189-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE08010523

2251 Southwest 27 LANE
BRIGHT, RICKEY DEAN

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 City was requesting imposition of a \$1,620 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/7/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the \$1,620 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE10071965

2308 Northwest 14 Court
AMSTAR ACQUISITIONS LLC

This case was first heard on 2/22/11 to comply by 3/22/11. 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 3/23/11 and would continue to accrue until the property complied. Service was via posting on the property on 3/4/11 and at City Hall on 3/10/11.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/23/11 and 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 corrections to the minutes.

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

Communication to the City Commission

None.

For the Good of the City

Mr. Mitchell asked for an update on the property at SW 7th Avenue and 2nd Street. Mr. McKelligett said the demolition should take place soon.

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:

CE10070020 CE11010558 CE10012193 CE10090682

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:

CE08080979 CE08080981 CE08080992 CE10050973

There being no further business to come before the Board, the meeting adjourned at 1:10 P.M.

Chair, Code Enforcement Board

ATTEST:

Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperlee, ProtoType Inc.