

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
NOVEMBER 22, 2011
9:00 A.M. – 1:03 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	10	0
Howard Nelson, Vice Chair	P	9	1
Paul Dooley	A	9	1
Howard Elfman	P	9	1
Genia Ellis	P	9	1
Joan Hinton	P	6	4
Chad Thilborger	A	9	1
PJ Espinal [Alternate]	P	8	1
Joshua Miron [Alternate]	A	5	6
Robert Smith [Alternate]	P	9	0

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
Lori Grossfeld, Clerk III
Diana Cahill, Clerk III
Jorg Hruschka, Building Inspector
Burt Ford, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Jorge Maura, Detective [translator]
Junia Robinson, Haitian Programs Coordinator [translator]
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE10050006: Blendi Turku, owner
CE11041400: Diane Secor, owner
CE07031580: Richard Stalder, owner
CE11051122: Gloria Duque, contractor's representative; Maria Mazuera, owner
CE10110212: Jerry Corgnati, owner
CE11032680: Dale Dishaw, company employee
CE10070744: Thomas Coon Jr., attorney
CE10120005: Jason Duggar, bank representative; Robert Larson, owner
CE11061689: Jason Duggar, bank representative
CE11052281: David Poole, tenant
CE11032916; CE09040981: Camey Davidson, owner
CE09011970: Joey Partin, owner
CE10071162: Thomas Lanigan, manager
CE08080683: Tyler Tuchow, owner
CE10120909: Brian Ellis, owner's husband
CE09020070: Robert Keesler, general manager; Stephanie Toothaker, attorney
CE10091722: David Wagie, general contractor
CE09072550: Daniel Grant, owner; Dwayne Dickerson, attorney
CE06110697: Abe Borujerdi, engineer
CE10110947: Jessica Whatley, manager
CE10042732: Ross Edward Holdahl, owner's agent
CE05110587: Mark Doan, general contractor
CE11051359: Antonio Riviere, property manager
CE10021271: Warren Diener, attorney; Mark Doan, contractor
CE08040220: Anthony Miller, buyer; Danielle Fulco, owner
CE10111974: Paul Paolicelli, contractor
CE09091034: G. Vann Padgett, owner's representative
CE08050335: Jeffrey Walters, owner
CE09072678: Sonia Souffrant, owner
CE08121189: Annie Rosse, owner; Elmer Generotti, attorney
CE10031225: Ross Petras, owner
CE05060569: Joshua Theberge, property manager
CE10121677: Braden Keene, company representative
CE10071965: Bryan Koch, owner's manager
CE11052218: Michael Walkowski, architect; Peter Petrucci, owner
CE10082090: James Hurchalla, attorney
CE10060988: Dev Ramesh Motwani, owner
CE10120954: Osmanis Franqueiro, owner
CE10081013: Alireza Malek, owner

Chair Sheppard 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.

Case: CE08040220

308 Southwest 12 Avenue
FULCO, DANIELLE

This case was first heard on 8/26/08 to comply by 10/28/08. Violations were as noted in the agenda. The property was complied, fines had accrued to \$273,500 and the City was requesting a fine of \$520 for administrative costs. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

Ron Tetreault, Fire Inspector, confirmed that \$520 covered the administrative costs.

Anthony Miller, buyer, thanked the City for the fine reduction.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose a fine of \$520 for the days the property was out of compliance. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

Case: CE08121189

1525 Southeast 15 Street # 5
SOUTH EAST ISLANDER APARTMENTS INC
AND PESOLA, TAISTO A

This case was first heard on 4/26/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied.

Elmer Generotti, attorney, reported on the work that had been completed, and requested an additional 30 days.

Burt Ford, Building Inspector, said the inspection would be done after the tenant came back to the City.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11052218

2730 Northeast 30 Place
PETRUCCI, PETER D

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Michael Walkowski, architect, said he had been hired July 20 and plans had been submitted November 7.

Burt Ford, Building Inspector, confirmed the permit application had been submitted. He noted that the trade applications would need to be submitted for the permit to be issued. Inspector Ford said he had posted a stop work order on the property that the workers had ignored, but Mr. Walkowski had put the order back up and removed the workers. Inspector Ford suggested a 60-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. 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 and extensions were as noted in the agenda. The property was not complied.

Alireza Malek, owner, said permit applications had been submitted. He requested an extension.

George Oliva, Building Inspector, recommended a 126-day extension.

Motion made by Ms. Ellis, seconded by Mr. Elfman to grant a 126-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Case: CE09072550

2012 Northeast 19 Avenue
GRANT, DANIEL

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied.

Dwayne Dickerson, attorney, said the owner would go before the Board of Adjustment on January 11 to request a variance. He requested an extension.

Burt Ford, Building Inspector, recommended a 98-day extension.

Motion made by Ms. Ellis, seconded by Mr. Nelson to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10111974

410 Southeast 14 Court
VACA, MARIA ELENA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied.

Paul Paolicelli, contractor, requested an extension.

Gerry Smilen, Building Inspector, said there had been no progress. He had been unable to verify that the animal cage had been removed, but said there were structural integrity issues at the property. He confirmed that this was a rental property that had been occupied when he visited.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0 - 7.

Case: CE10120954

3105 Southwest 13 Street
CRESPO, ELBA

This case was first heard on 4/26/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/23/11. Certified mail sent to the owner was accepted on 11/8/11.

Detective Jorge Maura acted as translator for the owner.

George Oliva, Building Inspector, showed photos of the property and requested fines be imposed because work had continued and the addition had been completed after a stop work order had been posted on the property. He said the owner had applied for permits, but they did not reflect the work that was in progress at the property.

Osmanis Franqueiro, owner, said the inspectors had informed him he did not need to tear down work already done when they visited the property. He said he had turned in all permit applications he thought were needed and had been informed later that the permit applications had been lost. Mr. Franqueiro said he had been advised that "they didn't want to talk to him" when he tried to check on the status of his applications. He started Inspector Oliva had refused to talk to him when he tried to turn the applications for the water heater and electrical back in.

Mr. Franqueiro said he had turned in all necessary permit applications; four permits were under a contractor and the rest he could do on his own. He admitted he also

needed a roofing permit application. He said a permit application had been submitted for the concrete blocks for the walls, but he did not have a receipt. Mr. Franqueiro did not have a copy of plans that had been submitted.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Ms. Espinal 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 the City was requesting imposition of the fines, which would begin to accrue on 11/23/11 and would continue to accrue until the property complied. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

Junia Robinson, Haitian Programs Coordinator, acted as translator for the owner.

Sonia Souffrant, owner, admitted she was confused.

Gerry Smilen, Building Inspector, said he had been told that the water heater and security bars had been removed. On his inspection the previous day, the bars on the front room and bedroom windows were still present and padlocked. He had been unable to confirm that the water heater had been removed.

Ms. Souffrant said she had removed some of the security bars, and that there was only one water heater. She stated there were burglaries in the area and she had a teenager who sometimes let people in, and this was why she wanted to keep the security bars. Mr. Nelson informed Ms. Souffrant that all of the bars must be removed or she must get a permit. Ms. Ellis said this had been explained when the citation was first issued.

Inspector Smilen said Ms. Souffrant had applied for a permit for the bars but had determined it would be more economical to remove them.

Mr. Nelson said this was the last extension he would be willing to offer.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Smith, Ms. Espinal and Chair Sheppard opposed.

Case: CE10121677

1759 Northeast 12 Street
EASTFORTLAUDERDALERENTALS.COM LLC

This case was first heard on 8/23/11 to comply by 9/27/11. Violations and extensions were as noted in the agenda. The property was not complied.

Braden Keene, company representative, said the fire dampers had not been noted during the first inspection in August; this had been discovered during a November inspection. He requested an extension for the fire damper work.

Burt Ford, Building Inspector, said the permit application had failed and the damper issue had been discovered. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

Richard Stalder, owner, said most work had been completed. He said he had needed a new window permit, which was in the process. Mr. Stalder requested an extension.

Gerry Smilen, Building Inspector, confirmed he had met with the owner. He recommended an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE08050335

1061 Northwest 25 Avenue
LINDER, JERON F JR

This case was first heard on 2/24/09 to comply by 5/26/09. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said this was an active construction site, and recommended a 98-day extension to complete work.

Jeffrey Walters, owner, said they were working to get the window inspection.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 98-day extension to 2/28/12, during which time no fines would accrue. 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 and extensions were as noted in the agenda. The property was not complied.

Stephanie Toothaker, attorney, stated all of the electrical had been removed from the tent. She explained they now intended to go to the Planning and Zoning Board for a permanent approval, which would include a parking reduction study. The hotel would pull the tent down and build an addition. She said they would ask the Planning and Zoning Board to allow them to keep the tent while construction drawings were made. Ms. Toothaker requested a 60-day extension to get applications submitted.

Burt Ford, Building Inspector, said he did not oppose an extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Espinal 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.

Tyler Tuchow, owner, said the work was complete except for the hurricane panels that were the wrong size. He requested a 63-day extension.

Burt Ford, Building Inspector, recommended an extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE06110697

2231 Northeast 62 Street
GORMAN, CHRIS

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Abe Borujerdi, engineer, reported one electrical issue remained and he had submitted an application for a permit. He requested an extension.

Burt Ford, Building Inspector, confirmed that the last permit just needed to be picked up and the work inspected.

Motion made by Mr. Nelson, seconded by Ms. Espinal to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10071162

1223 Northeast 15 Avenue
1223 NORTHEAST 15TH AVENUE LLC
C/O CASEY WILLIAM COUGHLIN PA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied.

Thomas Lanigan, manager, said work was progressing and the contractor had pulled a permit. He stated the water heater issue would be addressed after the air conditioning problem was taken care of. He requested a 63-day extension.

Burt Ford, Building Inspector, said he had not entered the property to confirm compliance of any items. He stated a window air conditioning unit had been installed in a non-operating door. Mr. Lanigan explained that the air conditioner had been installed in an auxiliary door. He noted there was still an escape route from the apartment. Mr. Nelson was displeased that no progress had been made, and Mr. Lanigan said the windows had been fixed. He stated he was waiting because he hoped to have all inspections done at once.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Nelson, Ms. Ellis and Chair Sheppard opposed.

Case: CE11041400

205 Northeast 14 Avenue
SECOR, DIANE

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Diane Secor, owner, said an engineer had inspected the property and issued a report, which she presented. She requested an extension to make the repair.

Mr. Nelson described the engineer's finding that one floor joist required "sistering" to be structurally sound. Ms. Secor wanted to wait until after the holidays to perform the work and Mr. Nelson pointed out that one of the joists was not sound and the repairs should not wait.

Gerry Smilen, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11051359

2950 Northwest 62 Street
2950 CYPRESS CREEK REALTY LLC

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Antonio Riviere, property manager, said they had a permit and had performed most of the work but had failed inspection. He requested an extension.

Gerry Smilen, Building Inspector, confirmed the failed inspection on November 14. He recommended at least a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10071965

2308 Northwest 14 Court
AMSTAR ACQUISITIONS LLC

This was a request to vacate the Order Imposing a Fine dated 3/22/11 and to re-hear the case for fine imposition. The City was recommending no fine be imposed. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

Motion made by Mr. Nelson, seconded by Ms. Hinton to vacate the Order Imposing a Fine dated 3/22/11. In a voice vote, motion passed 7-0.

Ms. Paris stated the fine had accrued to \$13,100 and the City was recommending no fine be imposed.

Bryan Koch, the owner's manager, requested no fine be imposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis to impose no fine. 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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,160 fine, which would continue to accrue until the property complied. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

Camey Davidson, owner, said the tenant had left tree debris on the property. She said she intended to donate furniture from the house. Ms. Davidson stated her family was experiencing serious medical issues. She said the contractor had not completed the demolition and she could not rent the property so she might consider a short sale.

Jorg Hruschka, Building Inspector, confirmed there was significant debris on the property and the carport was still there.

Ms. Davidson said she wanted to get the property into compliance but could not afford it. Mr. Elfman confirmed that the property was currently for sale.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 2-5 with Ms. Espinal, Ms. Hinton, Mr. Elfman, Ms. Ellis and Chair Sheppard opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$6,160 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

Case: CE10110212

340 Sunset Drive # 310
CORGNATI, JERRY

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Jerry Corgnati, owner, reported the architect had sent him a permit application number.

Burt Ford, Building Inspector, said a permit had failed reviews in July but had not been picked up for corrections until November 1. The plans had not yet been returned with corrections. Mr. Corgnati did not know why the corrections were taking so long.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

Case: CE10082090

2824 Northeast 26 Street
WILSON, MARJORIE
WILSON, MICHAEL

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

James Hurchalla, attorney, explained that his clients had purchased the property after the building had been demolished and they needed to obtain an after-the-fact demolition permit. He requested an extension.

Burt Ford, Building Inspector, said there were no applications on file. He said the lot was clean and empty.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10070744

515 W Sunrise Blvd
SOBOLEVSKY, ELLA

This case was first heard on 8/23/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/23/11. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

Thomas Coon, attorney, explained that the master tenant had been responsible, per the lease, to bring the property into compliance. He said the owners were in the process of cleaning up this and adjacent properties they own. Mr. Coon said the permit application filed by the tenant had been rejected and he had been unable to contact the tenant. He stated he would meet with Inspector Smilen to determine what must be done to comply. Mr. Coon requested an extension.

Gerry Smilen, Building Inspector, explained that four disciplines had rejected the permit application and the plans had been out for correction since 8/12/11. He recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10021271

3100 Northeast 29 Street # 106
ELLIS, KALEEL M III

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied.

Warren Diener, attorney, said they had the drawings the contractor would submit for a permit. He requested a 63-day extension.

Mark Doan, contractor, informed Mr. Nelson that the plans addressed all issues.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10031225

1605 Southwest 10 Court
PETRAS, KRISTEN &
PETRAS, ROSS

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Ross Petras, owner, said they were removing the carport structure pursuant to the outcome of the variance request process. He requested an extension.

Jorg Hruschka, Building Inspector, confirmed the carport structure had been removed and Mr. Petras needed to renew the permit for the fence and permit the roof. He recommended a 63-day extension. Mr. Petras requested more than 63 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE05110587

2710 Southwest 12 Terrace
PONSARD, JONATHAN

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied.

Mark Doan, general contractor, reported there had been a problem with the elevation on a survey and they had ordered a corrected survey. The survey had been completed and the architect should have plans the following week. Mr. Doan said the fence would be kept, so they would address that violation and re-install the fence correctly.

Motion made by Mr. Nelson, seconded by Ms. Espinal to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09011970

1133 Southwest 5 Place
ACREE, BARBARA

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

Joey Partin, owner, said the plans were ready to be picked up for revisions. He explained he had thought the window and door permit would be sufficient, but Inspector Smilen had informed him that he needed additional permits for the other work done. Mr. Partin requested additional time.

Gerry Smilen, Building Inspector, confirmed what Mr. Partin had said.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10120909

1631 North Andrews Sq
PERKINS, DEBRA J

This case was first heard on 7/26/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied.

Brian Ellis, the owner's husband, said he had tried to scheduled inspections but health issues had delayed this.

Gerry Smilen, Building Inspector, said he had received photos from the owner, but could not confirm it was the owner's bathroom in the photo.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE10091722
2011 Northeast 31 Avenue
MCDEVITT, MICHAEL

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied.

David Wagie, general contractor, requested a 63-day extension. He said he was awaiting final inspections.

Burt Ford, Building Inspector, agreed inspections were ongoing.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. 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.

Blendi Turku, owner, said they were making progress. Plans had been returned for revisions and inspector Oliva had suggested the engineer meet with building inspector to clarify the revisions. Mr. Turku requested a 126-day extension.

George Oliva, Building Inspector, agreed progress was being made and recommended a 126-day extension.

Motion made by Mr. Nelson, seconded by Ms. Espinal to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE05060569

1726 Northwest 7 Avenue
LOUIS CALLAWAY PROPERTIES LLC

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

George Oliva, Building Inspector, testified to the following violations:
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 TWO CENTRAL A/C'S WITH 7.5 KW ELECTRICAL HEATERS THAT REQUIRE A 220V RUN, 50 AMPS SERVICE EXTRA FOR EACH UNIT. BY HIS ACTIONS THE OWNER IS INCREASING THE AMPERAGE LOADS IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT IS PERMITTED AND IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 105.4.11

THE BUILDING WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING THE REQUIRED PERMIT:
1. TWO CENTRAL A/C UNITS WERE INSTALLED WITH DUCT WORK AND ELECTRICAL HEATERS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had met with the owner in April regarding a timetable for compliance and the only remaining issue was the air conditioner. Inspector Oliva recommended ordering compliance within 98 days or a fine of \$10 per day, per violation.

Joshua Theberge, property manager, said they were seeking an air conditioning contractor.

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 98 days, by 2/28/12 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: CE11032680

431 Arizona Avenue
LANSDOWNE MORTGAGE FUNDING LLC

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

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. THE KITCHEN HAS BEEN REMODELED.
2. THE BATHROOM(S) HAVE BEEN REMODELED.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. NEW DOOR(S) HAVE BEEN INSTALLED.
5. REPLACEMENT JOISTS HAVE BEEN INSTALLED IN THE CARPORT BETWEEN THE HOME AND THE GARAGE.
6. STUCCO WORK HAS BEEN DONE.
7. THE GARAGE IS BEING CONVERTED INTO LIVING SPACE.

FBC(2007) 105.4.4

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

1. PIPING AND FIXTURES HAVE BEEN REPLACED DURING THE KITCHEN REMODELING.
2. PIPING AND FIXTURES HAVE BEEN REPLACED DURING THE BATHROOM REMODELING.

FBC(2007) 105.4.5

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

1. ELECTRICAL CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE INTERIOR REMODELING.
2. ELECTRICAL WIRING HAS BEEN INSTALLED FROM THE MAIN HOUSE INTO THE GARAGE CONVERSION.
3. ELECTRICAL CIRCUITS HAVE BEEN ALTERED TO POWER THE NEW A/C UNIT.

FBC(2007) 105.4.11

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

1. A NEW A/C CONDENSING UNIT HAS BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND/OR COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS, EXTERIOR DOORS, ROOF JOISTS, AND THE AIR CONDITIONING UNIT(S) 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 submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained the case had been brought to the Code Enforcement Board in 2008 and there had been a finding of fact and fines accrued, but the bank had taken the property back and a new case had been started. Inspector Ford recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Dale Dishaw, company employee, said the company had received two estimates and he added that plans would be submitted. He did not believe work could be completed in 63 days. Inspector Ford said the first notice had been sent to Lansdowne on 3/29 and a final notice had been sent on 4/26. He had checked the property in August and September and seen no progress, and he had then initiated bringing the property in front of the Board.

Mr. Dishaw said there were people in the property who were not paying rent. He requested additional time. Inspector Ford said Lansdowne had taken the property back March 1, 2011.

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 1/24/12 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: CE10042732

2400 E Oakland Park Boulevard # 101
SEA GRAPE OF SOUTH FLORIDA LLC

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

Burt Ford, Building Inspector, testified to the following violation:
FBC 105.1

DURING A BUSINESS TAX INSPECTION ON 4/29/2010 I FOUND THAT A STOREFRONT AND 2 DOORS HAVE BEEN REPLACED. I WAS NOT ABLE TO FIND PERMITS IN PERMIT INFORMATION FOR THIS WORK.

Inspector Ford submitted photos of the property and recommended ordering compliance within 63 days or a fine of \$20 per day.

Ross Edward Holdahl, the owner's agent, requested an extension to obtain the after-the-fact permit.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/12 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10120005

525 Northeast 1 Avenue
LARSEN, ROBERT H JR

Personal service was made to the owner on 11/8/11.

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

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

1. A SLIDING DOOR HAS BEEN INSTALLED IN THE GARAGE.
2. A TRIPLE WINDOW HAS BEEN INSTALLED IN THE GARAGE.
3. WOODEN OVERHANGS HAVE BEEN INSTALLED. **Complied**
4. A BAMBOO TUB ENCLOSURE HAS BEEN CONSTRUCTED OUTSIDE. **Complied**
5. A WOOD TOILET ENCLOSURE HAS BEEN ERECTED OUTSIDE. **Complied**

FBC(2007) 105.4.4

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

1. A WATER HEATER WAS INSTALLED OUTSIDE.
2. WASHING MACHINE CONNECTIONS HAVE BEEN INSTALLED. **Complied**
3. LAVATORIES HAVE BEEN INSTALLED IN THE GARAGES. **Complied**
4. AN OUTDOOR SHOWER HAS BEEN INSTALLED. **Complied**
5. AN OUTDOOR TOILET HAS BEEN INSTALLED. **Complied**

FBC(2007) 105.4.5

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

1. A WATER HEATER HAS BEEN CONNECTED.

2. A 220 VOLT DRYER OUTLET HAS BEEN INSTALLED OUTSIDE.
3. EXTERIOR LIGHTING HAS BEEN INSTALLED.
4. OUTLETS AND SWITCHES HAVE BEEN ADDED TO THE GARAGES.

FBC(2007) 105.4.11

A WALL A/C UNIT HAS BEEN INSTALLED IN A MASONRY WALL WITHOUT OBTAINING A PERMIT.

Complied:

9-279(d)(3)

FBC(2007) 110.1.1

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had met with the owner on 5/25/11 to review the violations and again on 6/9/11. Inspector Smilen said progress was being made on the property and recommended ordering compliance within 98 days or a fine of \$10 per day, per violation.

Robert Larson, owner, said he had the drawings and a plumber would install a tankless system.

Jason Duggar, bank representative, said the property was in the process of foreclosure. Mr. Larson said he was pursuing loan modification.

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 98 days, by 2/28/12 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: CE11061689

839 Southwest 13 Street

RICHARDS, EVELYN

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

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

FBC(2007) 105.1

THE DUPLEX PROPERTY HAS BEEN ALTERED WITH THE CONSTRUCTION OF A SHED IN THE REAR WITHOUT A PERMIT.

FBC(2007) 105.4.5

ELECTRICAL POWER AND WIRING HAS BEEN COMPLETED AND CONNECTED TO THE SHED WITHOUT A PERMIT.

FBC(2007) 105.4.11

A WALL A/C UNIT HAS BEEN INSTALLED WITHOUT A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and reported he had discovered the owner's brother living in the shed on 9/8/11. Inspector Smilen said there had been no effort to comply and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation. Inspector Smilen confirmed the shed was an illegal structure, occupied or not.

Jason Duggar, bank representative, reported the property was in foreclosure and he anticipated a summary judgment to be filed after the holidays. He said whoever purchased the property would correct the issues.

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 98 days, by 2/28/12 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: CE09091034

600 Southeast 2 Court
PAWACQCO HOLDINGS 5 LLC
C/O MORRIS BROWN

Certified mail sent to the registered agent was accepted on 11/9/11.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC 105.1

THE TWO STORY COMMERCIAL BUILDING WAS ALTERED WITH THE INSTALLATION OF A SEALOFLEX ROOF SYSTEM WITHOUT OBTAINING A PERMIT. PERMIT APPLICATION 08071906 FOR A SEALOFLEX COATING WAS SUBMITTED ON 7/24/08 AND WAS NEVER ISSUED.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had inspected the property on 6/3/11 with Building Inspector Dan Rincus, and they had confirmed the Sealoflex roof installation. He stated a permit had been pulled but voided. Inspector Smilen recommended ordering compliance within 63 days or a fine of \$20 per day.

G. Vann Padgett, the owner's representative, reported the roof permit was in process. She said they were replacing the roof and requested more than 63 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 98 days, by 2/28/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10110947

2323 Northwest 12 Court
BAKSH, AZIM

Service was via posting on the property on 11/9/11 and at City Hall on 11/10/11.

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 STORAGE ROOM WAS BUILT AT THE REAR OF THE PROPERTY TO HOUSE THE WATER HEATER WITH ALL THE ELECTRICAL AND PLUMBING HOOK-UPS.

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 WATER HEATER WAS RELOCATED TO A ROOM THAT WAS BUILT TO HOUSE THE WATER HEATER WITH ALL THE WATER PIPING CONNECTIONS.

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 220V POWER SUPPLY TO THE WATER HEATER WAS REROUTED TO ITS NEW LOCATION INSIDE THE STORAGE ROOM.

FBC(2007) 1604.1

THE ADDITION ON THE NORTHWEST CORNER OF THE BUILDING WHICH HOUSES A WATER HEATER IS NOT BUILT STRONG ENOUGH TO RESIST THE WIND AND GRAVITY LOADS THAT MAY BE IMPOSED. THE CONSTRUCTION METHODS AND MATERIALS DO NOT CONFORM TO ANY CODE, PAST OR PRESENT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He pointed out the room that was housing the water heater in the rear of the property on an aerial photo. Inspector Oliva

recommended ordering compliance within 126 days or a fine of \$10 per day, per violation. He stated the new owner had taken the property on 4/29/11.

Jessica Whatley, manager, said Mr. Azim, the owner, was coming into the country that week to get the structure permitted or removed. She said the property was currently occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/12 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: CE11051122

212 Southwest 9 Avenue
AVENTIN CAPITAL FUND LLC

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

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

THE FOLLOWING WORK HAS BEEN PERFORMED ON THE
DUPLEX BUILDING WITHOUT OBTAINING THE REQUIRED
PERMITS:

1. NEW EXTERIOR DOORS HAVE BEEN INSTALLED. **Withdrawn**
2. NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
3. NEW COUNTERTOPS AND BACKSPLASHES HAVE BEEN
INSTALLED.

FBC(2007) 105.4.4

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

1. NEW KITCHEN FIXTURES HAVE BEEN INSTALLED.
2. NEW HOSE BIBS AND PIPING HAVE BEEN INSTALLED.
3. NEW WASHING MACHINE CONNECTIONS HAVE BEEN
INSTALLED.
4. BATHROOM FIXTURES HAVE BEEN REMOVED.
5. NEW BATHTUBS HAVE BEEN INSTALLED.
6. NEW WATER MAIN SHUT OFF VALVES HAVE BEEN
INSTALLED.

FBC(2007) 105.4.5

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

1. ELECTRICAL OUTLETS AND SWITCHES IN THE KITCHENS AND BATHROOMS.
2. THE WEATHER HEAD FOR THE ELECTRICAL SERVICE.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated the owner had received approval from the Historic Preservation Board for the exterior door permit but the kitchen and baths did not have permits. Inspector Smilen recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

Maria Mazuera, owner, said they had permits for the roof and doors and there had been some miscommunication regarding the other permits, but these applications would be expedited immediately. Ms. Mazuera said one side of the property was occupied and the tenant was aware of the violations.

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 1/24/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE11010983

1320 Mango Isle
SANTIAGO, JOEL H/E
SANTIAGO, FRANCISCO & ALEJANDRA

This case was first heard on 6/28/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said work was progressing, and recommended a 63 or 98-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 98-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10051025

3001 East Commercial Boulevard
ANTIMUCCI, F& ANTIMUCCI, LINDA &
DAVERIO, GIANPIERO

This case was first heard on 9/27/11 to comply by 10/25/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$405 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 11/9/11.

Burt Ford, Building Inspector, said someone had contacted him and stated he would apply for permits, but he had never heard from this person again.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$405 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11011965

1729 Southwest 14 Street
YAKOV HOLDING INC

This case was first heard on 9/27/11 to comply by 10/25/11. Violations were as noted in the agenda. The property was complied and fines had accrued to \$150. Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11.

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

Case: CE10080653

2001 Northwest 28 Avenue
PIERCE, RICKY

This case was first heard on 1/25/11 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 11/23/11. Certified mail sent to the owner was accepted on 11/8/11.

George Oliva, Building Inspector, reported Mr. Pierce had paid for the master permit. He still needed a sub-contractor for the kitchen electrical and plumbing and a front door permit. He said every application had been submitted and was ready to be issued, but Mr. Pierce had financial issues. Inspector Oliva reminded the Board that there was a tenant on the property.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11020851

2300 Northwest 15 Court
WELLS FARGO BANK NA TRSTEE
C/O GLADSTONE LAW GROUP PA

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/23/11. Certified mail sent to the owner was accepted on 11/8/11.

George Oliva, Building Inspector, said the bank's contractor had indicated he would apply for the permit, but this had not been done.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 11/23/11 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE10052019

1119 Northeast 15 Avenue
1119 Northeast 15 Avenue LLC

This case was first heard on 7/26/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied.

Burt Ford, Building Inspector, said the permit application was ready to be picked up for corrections.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10090641

4140 North Federal Highway
ABCD RESORT PARTNERS LTD

This case was first heard on 6/28/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda. The property was not complied.

Burt Ford, Building Inspector, reported a permit had been issued to repair water damaged framing and stucco, but there were other items that required a permit. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11071188

1316 Northwest 1 Avenue
EIFE, ERIC

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

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:

A STOP WORK ORDER WAS ISSUED ON JULY 15, 2011 FOR WORK IN PROGRESS WITHOUT A PERMIT:

1. WINDOWS AND EXTERIOR DOORS HAVE BEEN REPLACED.
2. A WOOD FENCE WAS BUILT ON THE SOUTH SIDE OF THE PROPERTY LOT.

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 WELL PUMP FOR THE SPRINKLER SYSTEM WAS REPLACED.

FBC(2007) 105.4.11

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

1. THE PREVIOUS OWNER INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated there was a tenant on the property and the owner had promised to pull a permit but never had. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$20 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 63 days, by 1/24/12 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: CE10091242

950 Southwest 39 Avenue
BANK OF AMERICA NA

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

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. THE PROPERTY WAS REROOFED WITH BARREL TILES.
2. THE WINDOWS, THE EXTERIOR DOORS AND THE GARAGE DOOR WERE REPLACED.
3. STUCCO WORK HAS BEEN DONE ON THE OUTSIDE WALLS.
4. INTERIOR REMODELING OF THE KITCHEN AND BATHROOMS.

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 ALTERATIONS WERE DONE TO REMODEL THE KITCHEN AND BATHROOM WITH NEW WASTE AND HOT AND COLD WATER PIPES. THEY WERE HOOKED UP TO THE 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 COUNTERTOPS BACK SPLASH WAS REPLACED.
2. THE ELECTRICAL OUTLETS MUST MEET THE N.E.C. 210.8 REQUIREMENTS.

FBC(2007) 1604.1

THE NEW GARAGE DOOR THAT WAS INSTALLED AND THE STRUCTURE FOR THE NEW BARREL ROOF DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2007) 1609.1.2

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said Bank of America had finished work on the property, all without permits. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

Mr. Elfman said the property had closed in May with new owners. Inspector Oliva said they were supposed to close, but he had never been notified of the closing by the new owner, and Broward County still showed Bank of America as the owner. Mr. Nelson noted it could take months to record conveyances. Mr. Elfman said he could see the property had been transferred to a new owner.

The City withdrew this case.

Case: CE11010478

2701 Northwest 21 Street
RIVERS, AGNES

Service was via posting on the property on 11/9/11 and at City Hall on 11/10/11.

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:

A STOP WORK ORDER WAS ISSUED FOR REPLACING THE FRONT DOOR, THE WEST SIDE DOOR, AND THE DOOR OPENING THAT WAS ENCLOSED WITH WOOD AND STUCCO. ALL THE WORK IS BEING DONE OUTSIDE THE SCOPE OF THE PERMIT THAT WAS ISSUED TO HAVE ONLY THE WINDOWS REPLACED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained that the owner had a permit issue with the City; the contractor had exceeded the scope of work on the permit by replacing the front door and frame and enclosing another door. The owner had not applied for a permit for this additional work. Inspector Oliva recommended ordering compliance within 98 days or a fine of \$10 per day.

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 98 days, by 2/28/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11042219

1559 Northwest 10 Place
ARCO PROPERTY MANAGEMENT LLC

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

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. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
Complied 11/10/11.
2. THE EXTERIOR WALLS HAVE BEEN RE-SURFACED WITH STUCCO.
3. THE BUILDING HAS BEEN RE-ROOFED. **Complied 6/15/11.**
4. FOUND AN ILLEGAL ADDITION IN THE REAR OF THE PROPERTY MADE OUT OF 2X4 AND PLYWOOD.
5. CENTRAL A/C WAS INSTALLED.
6. ELECTRICAL PERMIT #05030362 (SERVICE CHANGE), BUILDING PERMIT #06053683 (WINDOWS) & #06053685 (HURRICANE SHUTTERS) ARE EXPIRED. THIS IS NOW WORK WITHOUT A PERMIT.

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 SERVICE TO THE PROPERTY WAS UPGRADED WITH A PERMIT THAT WAS ALLOWED TO EXPIRE.
2. THE KITCHEN WAS REMODELED WITH A PERMIT THAT WAS VOIDED AFTER THE WORK WAS DONE.

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 ALL THE DUCT WORK AND AN ELECTRICAL HEATER.

FBC(2007) 105.10.3.1

THERE ARE BUILDING PERMITS, WHICH FAILED INSPECTION AND/OR WERE LEFT TO EXPIRE:
1. ELECTRICAL PERMIT #05030362 (SERVICE CHANGE).
2. BUILDING PERMIT #06053683 (WINDOWS). **Complied 11/10/11.**
3. PERMIT #06053685 (HURRICANE SHUTTERS). **Complied 11/10/11.**

FBC(2007) 1604.1

THE STRUCTURE FOR THE ADDITION IN THE REAR DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT AND WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM WHICH THIS STRUCTURE MAY BECOME. THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained that the electrical had not passed final inspection and this was one of his biggest concerns. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/12 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: CE11050748

1389 Southwest 24 Avenue
BLANC, CLAUD

Service was via posting on the property on 11/9/11 and at City Hall on 11/10/11.

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. THE LEGAL ADDITION OF 680 SQ.FT. BUILT BACK IN 1996 FOR A FAMILY ROOM AND PORCH WAS CONVERTED INTO A RENTAL APARTMENT #B WITH A KITCHEN AREA SINK DRAINING INTO THE GROUND IN THE BACKYARD.
2. THE WINDOWS AND FRONT DOOR WERE REPLACED WITH AN APPLIED PERMIT ONLY.
3. THERE ARE TWO ILLEGAL WOOD STRUCTURES THAT WERE BUILT IN THE REAR OF THE PROPERTY. ONE IS USED AS A CHICKEN HUT AND THE OTHER AS A STORAGE SHED.

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 PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AREA WITH DRAINAGE PIPES INTO THE BACKYARD AND HOT AND COLD WATER SUPPLIED LINES TO THE NEW 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 OUTLETS, SWITCHES AND LAMPS THAT WERE INSTALLED IN THE NEW KITCHEN AREA MUST MEET THE NEC 210.8 REQUIREMENTS.

FBC(2007) 109.10

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

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION, SINGLE FAMILY TO MULTI-FAMILY,

WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND PERMITS FROM THE CITY OF FORT LAUDERDALE.

FBC(2007) 1604.1

THE STRUCTURES FOR THE TWO WOOD SHEDS 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. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM WHICH THIS STRUCTURE MAY BECOME. SO THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Espinal 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 1/24/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10081853

100 Southeast 15 Avenue
COLEE HAMMOCK MEDICAL
CENTER HOLDINGS LLC

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

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

FBC(2007) 105.4.11

NEW A/C EQUIPMENT HAS BEEN INSTALLED WITHOUT
OBTAINING THE REQUIRED PERMITS.

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 \$15 per day. He noted there were tenants in the building.

Motion made by Mr. Nelson, seconded by Ms. Espinal 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 1/24/12 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11033008

927 North Andrews Avenue
JOHN MAR III LLC

Service was via posting on the property on 11/8/11 and at City Hall on 11/10/11. Ms. Paris stated she had received an email from the owner.

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

FBC(2007) 11-4.6.3

THE HANDICAP PARKING SPACE DOES NOT MEET THE
REQUIREMENTS OF THE ADA OR FLORIDA BUILDING CODE.

FBC(2007) 11-4.6.4

THE SIGNAGE FOR THE HANDICAP PARKING SPACE DOES
NOT MEET THE REQUIREMENTS OF THE ADA OR THE
FLORIDA BUILDING CODE.

Withdrawn:

FBC(2007) 105.1

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated in April, he had spoken with the owner, who informed him she had hired a contractor. A permit for paving had been picked up November 18, 2011. Inspector Smilen said the work remained to be done, and the violations would not be complied until work was done and inspected. Inspector Smilen recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

Ms. Paris read the email from the owner, indicating her husband was experiencing medical issues. The owner stated paving work would soon be done.

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 1/24/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

[This item was heard out of order]

Motion made by Ms. Ellis, seconded by Mr. Nelson, to approve the minutes of the Board's October meeting. 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:

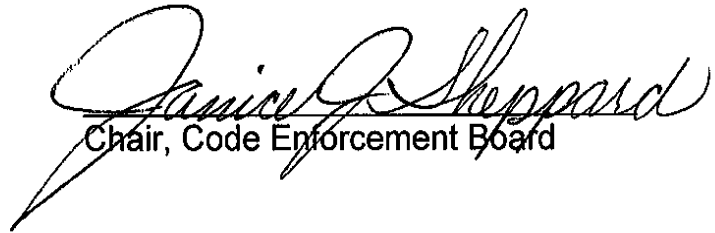
CE10011075	CE11051290	CE11032916	CE10120602
CE11010418	CE10100487	CE10010191	CE10061969
CE10060988			

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:

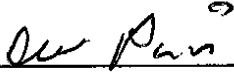
CE08061524	CE10091199	CE10100508	CE10070297
CE11020100	CE11020582	CE11040152	CE11050309
CE11052398	CE10021056	CE11052281	

There being no further business to come before the Board, the meeting adjourned at 1:03 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: Jamie Opperlee, ProtoType Inc.