

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
MARCH 27, 2012
9:00 A.M. – 1:17 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2012 through 1/2013	
		<u>Present</u>	<u>Absent</u>
Jan Sheppard, Chair	P	2	0
Howard Elfman, Vice Chair	P	2	0
Paul Dooley	P	2	0
Genia Ellis	A	1	1
Joan Hinton	P	2	0
Howard Nelson [until noon]	P	2	0
Chad Thilborger	P	1	1
PJ Espinal [Alternate]	A	1	1
Joshua Miron [Alternate]	A	0	2
Robert Smith [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
 Erin Peck, Clerk III
 Diana Cahill, Clerk III
 Jorg Hruschka, Building Inspector
 Burt Ford, Building Inspector
 George Oliva, Building Inspector
 Gerry Smilen, Building Inspector
 Mario Sotolongo, Code Enforcement Officer [interpreter]
 Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE11090060: Aidan G. Maguire, owner; Clint Lee Gordon, property manager
 CE11080869: Jeff Beal, property manager
 CE11060605: Herman William Eilberg, contractor
 CE10062202: Kamel Fereg, tenant

CE11020460: Salim Khoury, owner
CE11070749: Thomas Ackold, owner
CE11060534: Ryan Matthew Emmer, owner
CE11101366: Sardis Canela, owner
CE10110743: Ghassan Ahmed Alhindi, owner
CE11030291: Todd Pierre Beauregard, owner
CE11031086: Courtney Crush, attorney
CE11070513: Jonathan Bruce Frank, leasee
CE10091199: George Makhoul, owner
CE10082089: Janna Lhota, attorney
CE11041459: Eyal Eli Halali, manager
CE11040239: Radosav Adzic, owner; James Payne, general manager; Danica Adzic, owner
CE11051749; CE11071834: Constantin Foca, owner
CE07110906: Odessa Graham, owner; Johnny McCullough, owner
CE11071877: Augustin Pujols, engineer
CE10071162: Thomas Patrick Lanigan, manager
CE11040071: Yoav Asher Peretz, property representative
CE09030895: Kent Chamberlain, owner
CE11060786: Mario Mejia, owner
CE10111908: Fernando Javier Gonzalez, registered agent
CE08061524: Joseph Quaratella, owner
CE10082026: Aron Echols, owner
CE10081676: Jeffrey Ray Ballantine, owner
CE11020063: Christopher Boland, owner
CE11071479: Shardel Cook, owner; Daniel Maurice Tiggs, owner's son
CE09020070: Stephanie Toothaker, attorney; Robert Warren Keesler, general manager; Gary Sieger, neighbor; Anthony Ennco Conetta, neighbor; Jiro Yates, architect
CE10080653; CE10071991: Ricky Pierce, owner
CE11091444: Jehezkel Solomon, owner's representative
CE10091351: Mary Serna Christi, owner; Christopher Robert Vincent, contractor
CE11012060: William Hickman, owner
CE11092214: Daniel Robert Morrison, Commodore of the Yacht club
CE11051035: Sander Kagan, owner's representative
CE11070723: Thomas Eugene Peden, contractor
CE11052218: Michael William Walkowski, architect
CE11081401: Bryan Edward Koch, owner

CE11040786: Anthony Joseph Balma, owner's representative
CE09070822: Jason Lindsey Dugger, bank representative; Gary Joseph, owner
CE10082090: James Joseph Hurchalla, owner
CE10021271: Warren Donald Diener, attorney
CE09060479: Carlos Eduardo, owner; Espin Guerrero, owner; Erick Torres, architect
CE11041294: Steven Baggiero, property manager; Daniel Riveros, architect
CE10081013: Alireza Malek, owner
CE10111974: Paul Paolicelli, contractor; Maria Vaca, owner
CE11091217: Martha Christy, owner; Mitchell Evert, owner
CE11100374, Benjamin Bugarin, 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: 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.

Michael William Walkowski, architect, requested a 30-day extension and explained as soon as they had the permits they could call for inspections.

Burt Ford, Building Inspector, confirmed the permit package had been resubmitted on 3/14 and he did not oppose an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE10111908

1413 Northwest 3 Avenue
1413 Northwest 3 Avenue LLC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda.

Fernando Javier Gonzalez, registered agent, explained that the electrician needed to submit the detail to the City. He believed the property was occupied.

George Oliva, Building Inspector, said the owner was asking for additional time because she did not have the finances to have the work done. He said the electrician had picked up the electrical drawings for revision but nothing was moving forward. Inspector Oliva stated the electrical inspector did not know if the amperage drawn by the units with the central air conditioning was within the load previously approved when the building had only wall units.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion **failed** 1 -5 with only Ms. Hinton voting yes.

Case: CE10071162

1223 Northeast 15 Avenue
1223 Northeast 15TH AVENUE LLC
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 and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Thomas Patrick Lanigan, manager, stated they had the air conditioning permit and the inspections would be held during the week. The water heater issue had been resolved. Mr. Lanigan said he had hired a contractor to address the exterior doors.

Burt Ford, Building Inspector, confirmed the AC permit had been issued but pointed out access was needed for final inspection. He believed the property owner was trying to move forward but was experiencing problems with the contractor.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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. Ms. Paris noted that as of 10/10/11, the owner was Alireza Malek.

Alireza Malek, owner, stated permits had been approved in February and the roof, electrical and plumbing had passed inspection. He hoped work would be complete in two months.

George Oliva, Building Inspector, said there had been significant progress at the property and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11031086

725 N Birch Road
BLUE DOLPHIN VILLAS LLC

This case was first heard on 10/25/11 to comply by 3/27/12. Violations were as noted in the agenda.

Courtney Crush, attorney, reported her client had filed for a variance but the Zoning Administrator and Director of the Planning and Zoning Department had reviewed the application and determined this should be treated as a repair and a permit should be pulled to ensure the structure was structurally sound and met Florida Building Code. Ms. Crush stated the application had been submitted and was still being reviewed. She requested a 60-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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.

Stephanie Toothaker, attorney, said plans had been submitted and been reviewed by the DRC the previous week and they were responding to comments. She pointed out that the electrical issues had been addressed and requested an extension.

Burt Ford, Building Inspector, said Mario Sotolongo, Code Enforcement Officer, had inspected the property and found the electrical had been removed. He did not object to an extension for the property to complete the DRC process.

Ms. Toothaker confirmed for Mr. Nelson that there was no electric in the tent.

Gary Sieger, neighbor, said there were ways to modify the interior of the hotel so the tent was not needed. He stated he opposed an extension. Mr. Sieger was glad the hotel was going through the DRC process, which he felt would address the issues.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE07110906

1132 Northwest 5 Court
MCCULLOUGH, JOHNNY
HALL, ODESSA

This case was first heard on 11/24/09 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

Johnny McCullough, owner, stated the permits had expired and must be renewed for inspection. He said they would collect money from a tenant on the first of the month and use that to renew the permits.

George Oliva, Building Inspector, confirmed that the permits must be renewed and final inspections passed to comply the case.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070749

519 Southeast 32 Court # A
C-EAGLE REEL ESTATE LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reminded the Board that the owner had hired architect Bill Osborne, who had passed away. He recommended a 90-day extension.

Thomas Ackold, owner, said he had already started working with a new architect.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11090060

2 Isle of Venice
CADVIL LLC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reported that the slab permit for the fountain, which was now a planter, was out for corrections and would be resubmitted later in the day. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE09070822
2810 Southwest 2 Street
JOSEPH, GARY

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

Gerry Smilen, Building Inspector, reported no permit applications have been submitted.

Gary Joseph, owner, said he had the architectural drawings, which he would submit later that day.

Jason Lindsey Dugger, bank representative, stated a foreclosure sale was scheduled for June 26.

Mr. Joseph said there was a hard lender ready to refinance the property; he said he only owed \$15,000 - \$20,000 on the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11020460
417 Northwest 14 Way
DEVONTURE HOLDINGS LLC

This case was first heard on 6/28/11 to comply by 9/27/11. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, said many violations had been complied.

Salim Khoury, owner, said he had concentrated on the big issues, such as the windows. He stated the engineer had addressed the remaining items in his letter and Mr. Khoury requested 30 days.

Inspector Smilen recommended at least a 56-day inspection.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11060534

540 Arizona Avenue
RIPROCK HOMES INC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Certified mail sent to the owner was accepted on 3/13/12.

Ryan Matthew Emmer, owner, said the plans had been submitted on March 23 and were waiting for review. He stated there was a tenant in the property. Mr. Emmer explained that he had moved in a tenant to prevent squatters, which had been an issue. Prior to moving in the tenant, he had his engineer certify that the building was safe.

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

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 3-3 with Mr. Dooley, Mr. Elfman and Mr. Thilborger opposed.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE10082089

935 Intracoastal Drive
JAMES ROBERT MCKEE TR
MCKEE, DAVID TRSTEE ETAL

This case was first heard on 5/24/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda. Ms. Paris stated the owner was now shown as James Robert McKee Trust et al, C/O SunTrust Bank MC2032.

Janna Lhota, bank attorney, said they had obtained the building permits in early March and numerous inspections had been held and were scheduled. She stated work was ongoing and requested an extension. Ms. Lhota explained this was a pain management clinic.

Burt Ford, Building Inspector, confirmed that the permits had been issued and some inspections had already been passed. None of the sub-permits had been closed out but some were due for inspection. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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. Fines had accrued to \$6,200.

Gerry Smilen, Building Inspector, said corrections to the plans had been submitted the previous day and he anticipated the permit would be issued within 28 days.

Paul Paolicelli, contractor, agreed with Inspector Smilen.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 10/25/11 Order compliance date from 11/22/11 to 1/24/12 to eliminate the fines. In a voice vote, motion passed 6-0.

Case: CE11041294

3216 Northeast 42 Court
TESOLIN, BRUNO &
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,720 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Steven Baggiero, property manager, said he was working with the tenant, the architect and the contractor. Daniel Riveros, architect, said the plans had been submitted the previous week.

Burt Ford, Building Inspector, stated the permit application had been submitted on 3/22 with multiple sub-permits. He stated this application did not cover all of the violations, such as the boat lift, the roof and the pavers. Mr. Riveros said the contractor should fix the exterior issues and he had submitted a structural repair for the roof, which the owner intended to repair in August. Inspector Ford agreed that the structural plans for the roof truss system was on the plans, but the issue of the tiles sliding off the roof was not addressed.

Mr. Nelson said within 28 days he wanted to see the rest of the permits applied for and also movement regarding the roof repair.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Sheppard opposed.

Case: CE11051749

1120 Northeast 9 Avenue
FOCA, CONSTANTIN & VIORICA
C/O NORTHDAL & FAIRMONT APTS

This case was first heard on 1/24/12 to comply by 2/28/12. Violations 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 3/9/12 and at City Hall on 3/15/12.

Constantin Foca, owner, said he had applied for the permits.

Burt Ford, Building Inspector, confirmed the permit applications had been submitted. He recommended an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11071834

1120 Northeast 9 Avenue
FOCA, CONSTANTIN & VIORICA
C/O NORTHDAL & FAIRMONT APTS

This case was first heard on 1/24/12 to comply by 2/28/12. Violations 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 3/13/12 and at City Hall on 3/15/12.

Burt Ford, Building Inspector, said a permit application had been submitted but had failed and required corrections.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Warren Donald Diener, attorney, said the revised plans had been submitted to the City and the Broward County Department of Environmental Protection had approved them. Broward County also wanted an asbestos survey but the property had already been demolished and they were waiting to hear if they would be assessed a fine and for the plans to be released by Broward County.

Burt Ford, Building Inspector, said he had not heard of anything being held up by the County. He stated this was extremely simple demolition permit application and the City had already agreed to help by not requiring a full package showing what would go on the property next. Inspector Ford opposed any extension due to the lack of progress.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 3-3 with Mr. Dooley, Mr. Elfman 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 fine, which would begin to accrue on 3/28/12 and would continue to accrue until the violations were corrected. In a roll call vote, motion passed 4-2 with Mr. Nelson and Mr. Thilborger opposed.

Case: CE10081676

1720 Southwest 20 Street
1720 SOUTHWEST 20 STREET LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reported the plumbing permit had been out for corrections since 2/13/12 and there had been no progress. He explained the shed would be for storage with a bath; there was no occupancy allowed.

Jeffrey Ray Ballantine, owner, said the people he had hired had informed him that the permit had been issued. He stated all of the plumbing work had been done and the City had signed off on the electrical work.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE09060479

3100 Southwest 16 Street
ESPIN, CARLOS

This case was first heard on 6/28/11 to comply by 9/27/11. Violations and extensions were as noted in the agenda.

Erick Torres, architect, said the plans had been corrected and the owner was obtaining estimates for the work that he could afford. Once the owner hired a contractor, the plans would be resubmitted.

George Oliva, Building Inspector, recommended a 56-day extension. He said the plans had failed zoning review, which would require a new survey. Mr. Torres said the owner was waiting for the contractor's proposal before getting a survey. At the present time, the owner did not have the money to pay the contractor.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-6.

Case: CE10091199

844 Northwest 10 Terrace
MAKHOUL, GEORGE

This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,075 and the City was recommending no fine be imposed. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

Motion made by Mr. Nelson, seconded by Mr. Elfman to impose no fine. In a voice vote, motion passed 6-0.

Case: CE08061524

1650 Northeast 60 Street
QUARATELLA, JOSEPH F

This case was first heard on 6/22/10 to comply by 9/28/10. Violations and extensions were as noted in the agenda.

Joseph Quaratella, owner, said he was removing the building now and his electrician and plumber were supposed to get the permit sometime that week.

Burt Ford, Building Inspector, confirmed the building was being demolished. He said an electrician and a plumber must address those items. Inspector Ford did not oppose an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11041459

1000 West Las Olas Boulevard
ERLICH INVESTMENTS OF SO FL LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reported corrections had been resubmitted the previous day.

Eyal Eli Halali, manager, said the plans had been submitted for permits and they were waiting for approval.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

Case: CE11040071

1345 Northeast 5 Terrace
SPIRIT INVESTMENT LLC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda.

Yoav Asher Peretz, property representative, said they had approvals for everything.

Burt Ford, Building Inspector, said the permits had been issued but the property must pass all inspections. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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.

Kent Chamberlain, owner, said the roofing and fence permits were closed and he still needed final inspections for other permits.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070723

2700 Davie Blvd
LA SEGUNDA REALTY CORP

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda.

Thomas Eugene Peden, contractor, said the architect had recently produced the drawings and Mr. Peden would submit the permit applications later that week.

Jorg Hruschka, Building Inspector, confirmed that issuance of the permits would comply the violations.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Sheppard opposed.

Case: CE11080869

215 Southwest 28 Street
AIRMARK COMPONENTS INC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, said the plans had been out for corrections since 2/6/12.

Jeff Beal, property manager, said their engineer had inspected and determined the work that must be re-done. All that remained was to pay the new contractor and have the work done.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11012060

2554 Tortugas Ln
HICKMAN, WILLIAM

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 and the City was requesting imposition of a \$1,080 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

William Hickman, owner, went through the violations and explained the status of each. He said he needed to hire someone to pull a paver permit, and he had an engineer creating drawings for the windows.

George Oliva, Building Inspector, said there had been progress. The air conditioning contractor had indicated they would take care of the permit within 10 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 the City was requesting imposition of a \$540 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/13/12.

Ricky Pierce, owner, said he needed a permit for the front door, and requested 28 days.

George Oliva, Building Inspector, said the permits were ready to be picked up and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE10071991

2600 Northwest 20 Court
PIERCE, RICKY

This case was first heard on 3/22/11 to comply by 5/24/11. Violations and extensions were as noted in the agenda.

Ricky Pierce, owner, said he had only the mechanical permits left and requested 28 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE10062202

321 Southwest 24 Street
PRESTIGE ONE INVESTMENTS LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Certified mail sent to the owner was accepted on 3/13/12.

Kamel Fereg, tenant, said he had decided to remove the carport. He presented a photo of the demolition.

Gerry Smilen, Building Inspector, said he needed to reinspect the property to confirm compliance.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE10091351

2512 Northeast 11 Court
CHRISTI, MARY C

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Burt Ford, Building Inspector, testified to the following violations:
47-34.1.A.1.

THE DUPLEX HAS BEEN CONVERTED INTO A 7 UNIT
APARTMENT.

9-279(b)(2)

ALL DWELLING UNITS MUST BE EQUIPPED WITH AN APPROVED TYPE KITCHEN SINK.

9-279(e)

ALL KITCHEN SINKS MUST HAVE HOT AND COLD WATER.

9-279(i)

ALL DWELLING UNITS MUST HAVE COOKING FACILITIES WITH A STOVE THAT HAS A MINIMUM OF TWO BURNERS.

FBC(2007) 105.1

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

UNIT #1

1. THE INTERIOR DOOR LEADING TO THE HALLWAY HAS BEEN BLOCKED TO ISOLATE AS A SEPARATE UNIT.

UNIT #2

1. AN INTERIOR WALL HAS BEEN BUILT TO SPLIT UP THE BACK BEDROOM INTO TWO UNITS.

UNIT #3

1. AN INTERIOR WALL HAS BEEN BUILT TO SPLIT UP THE BACK BEDROOM INTO TWO UNITS.

2. THE FLORIDA PATIO HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE. A KITCHEN HAS BEEN INSTALLED HERE.

3. A BATHROOM HAS BEEN INSTALLED.

UNIT #4

1. THE CARPORT AND UTILITY ROOM HAVE BEEN CONVERTED INTO A SEPARATE APARTMENT.

2. A GRID CEILING HAS BEEN INSTALLED.

3. A BATHROOM HAS BEEN INSTALLED.

4. AN EXTERIOR DOOR HAS BEEN INSTALLED.

5. WINDOWS HAVE BEEN INSTALLED.

UNIT #5

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE AN EXISTING BEDROOM INTO AN APARTMENT.

UNIT #6

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE THE EXISTING APARTMENT FROM ONE OF ITS BEDROOMS.

2. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.

UNIT #7

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE THE EXISTING APARTMENT FROM ONE OF ITS BEDROOMS.

2. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN

ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN INSTALLED WHEN BATHROOMS WERE INSTALLED IN UNITS 3 AND 4.
2. PIPING AND FIXTURES HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATH REMODELINGS IN UNITS 6 AND 7.
3. PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE KITCHEN THAT WAS INSTALLED IN APARTMENT #3, IN THE ENCLOSED PATIO.

FBC(2007) 105.4.5

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

1. HI-HAT LIGHT FIXTURES HAVE BEEN INSTALLED IN APARTMENT SEVEN.
2. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATHROOM REMODELINGS IN UNITS 6 AND 7.
3. CIRCUITS HAVE BEEN ADDED DURING THE ENCLOSURE OF THE BACK PATIO WHICH IS NOW APARTMENT 3.
4. CIRCUITS HAVE BEEN ADDED DURING THE ENCLOSURE OF THE CARPORT.

FBC(2007) 708.1 1.

THE REQUIRED FIRE SEPARATION HAS NOT BEEN PROVEN BY THE ISSUANCE OF BUILDING PERMITS DURING THE CONVERSION OF THE DUPLEX INTO A SEVEN UNIT APARTMENT.

Inspector Ford said the property was supposed to be a duplex but he had found seven units there. The original duplex had been permitted for a room addition on one side. Inspector Ford submitted photos of the property and described how the property had been divided up. He also showed the plans, with the later addition, that were on file with the City.

Inspector Ford said he had visited the property 10 or twelve times since his first inspection in September 2010 and there had been no progress. He recommended ordering compliance within 56 days or a fine of \$15 per day, per violation.

Mary Serna Christi, owner, said she wanted to make the property right. She said the changes had been made in the 1960s before her father purchased the property. Eventually, her father had deeded the property to herself and her ex-husband, who had been managing the property. Ms. Christi stated she had a contractor and building plans.

Christopher Robert Vincent, contractor, said the tenants would need to relocate to have the work done. He requested time to remove the tenants and then another 30 to 60 days to do the work. Mr. Vincent informed Mr. Nelson that they had plans to make the property a legal tri-plex. He felt it would take two weeks to submit a permit application.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE10082026

1650 Southwest 27 Avenue
ECHOLS, AARON

This case was first heard on 2/22/11 to comply by 4/26/11. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reported plans had been ready to pick up for corrections since 3/14/12.

Aron Echols, owner, agreed to pick up the plans.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11040786

2804 North Ocean Boulevard
FRISBEE, MICHELLE

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

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

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

1. A STRUCTURAL STEEL BEAM AND STEEL COLUMN HAVE
BEEN INSTALLED TO SUPPORT THE CARPORT ROOF.

FBC(2007) 1612.1.2

THE STRUCTURAL BEAM AND COLUMN 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 said the owner was working toward compliance but no permit application had been submitted. He recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Anthony Joseph Balma, owner's representative, said he awaiting the specifications for the steel to submit with the permit application.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11051035

2640 Northwest 21 Street
ILAN PROFESSIONAL DESIGN INC

Certified mail sent to the owner was accepted on 3/13/12.

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:

REMODELING AFTER FIRE DAMAGES WITHOUT PERMITS. A SECOND STOP WORK ORDER WAS ISSUED ON OCTOBER 12, 2011.

1. THE WINDOWS AND EXTERIOR DOORS WERE REPLACED.
2. THE INTERIOR OF THE DWELLING IS BEING RE-BUILT AFTER THE DAMAGES CAUSED BY THE FIRE. THE OWNER IS DOING THE WORK WITHOUT THE PROPER ENGINEERS' LETTER STATING THAT THE ROOF TRUSS CAN BE SAVED AND IT IS SAFE TO TURN THE ELECTRICAL POWER ON.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION 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 stated the case was begun as the result of a complaint from the Fire Department. In May 2011, he had inspected the property and posted a Stop Work Order, but in October 2011 the Police Department reported work was being done on the property. Inspector Oliva had posted another Stop Work Order. The property had also been posted as an Unsafe Structure by Inspector Smilen. Inspector Oliva submitted photos of the property into evidence, and recommended ordering compliance within 58 days for the owner to have an inspection for the demolition permit and to apply for a building permit for the interior, or a fine of \$50 per day, per violation.

Sander Kagan, owner's representative, presented an engineer's letter and said they would pull a permit. He felt two months was sufficient time.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11030291

708 Northeast 2 Avenue
BEAUREGARD, LORI

Certified mail sent to the owner was accepted on 3/15/12.

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

FBC(2007) 105.4.11

A CENTRAL A/C SYSTEM HAS BEEN INSTALLED WITHOUT PERMITS.

Inspector Smilen stated the case had been opened as the result of a complaint. He submitted photos of the property into evidence and recommended ordering compliance within 56 days or a fine of \$10 per day. Inspector Smilen said All Year Heating and Cooling had done the work and had begun the permit process.

Todd Pierre Beauregard, owner, stated All Year Cooling was pulling the permits.

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 56 days, by 5/22/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11101366

541 Southwest 22 Avenue
CANELA, SARDIS J

Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

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

THIS VIOLATION GOES BACK TO JULY 2, 1996 WHEN INSP. WYGANT OPENED CASE# CE96070150 FOR THE CARPORT BEING ENCLOSED WITHOUT A PERMIT. AS OF TODAY THIS VIOLATION REMAINS AS WORK WITHOUT A PERMIT AS FOLLOWS:

1. THE CARPORT WAS ENCLOSED AND IS BEING USED AS A RENTAL APARTMENT.
2. THERE IS A KITCHEN AND A BATHROOM THAT WERE BUILT INSIDE THE RENTAL APARTMENT.
3. WINDOWS AND ENTRANCE DOORS WERE REPLACED ON THE MAIN BUILDING AND ADDED TO THE ENCLOSED CARPORT.

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 THAT WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES 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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE RENTAL APARTMENT WITH NEW CIRCUITS TO THE WINDOW A/C, LIGHTS AND WALL OUTLETS AND THE POWER SUPPLY TO THE NEW KITCHEN AREA WITH THE 220V RUN FOR THE RANGE OUTLET. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE

LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND PERMITS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ENCLOSED CARPORT 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 THE WINDS UPLIFT.

FBC(2007) 1612.1.2

ALL THE NEW 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 said the case was begun as the result of a complaint from the Fire Department. He stated a permit had been issued to comply the carport enclosure in 1998 but it had expired. Inspector Oliva submitted photos of the property into evidence, and recommended ordering compliance within 58 days or a fine of \$10 per day, per violation.

Sardis Canela, owner, said there had been a fire in November. She said she was not aware that the carport had never been inspected and she would renew the permit. She also agreed to remove the kitchen.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11020063

1721 Southwest 14 Street
BOLAND, CHRISTOPHER

This case was first heard on 1/24/12 to comply by 3/27/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Personal service was made to the owner on 3/13/12.

Gerry Smilen, Building Inspector, reported there had been no progress. The trellis permit had been out for corrections since 4/8/11. He said the trellis encroached into the front setback and could not stay there.

Christopher Boland, owner, stated he had researched the Code and determined that the trellis was in compliance with the setback. Inspector Smilen said a survey was needed to prove this. Once the owner had the survey, he could apply for a permit. Mr. Boland said the documents had already been submitted for the permit. Inspector Smilen stated the plans had been taken out for corrections, so someone knew what was needed for the permit. Mr. Boland stated he had not picked up the plans for corrections. Ms. Wald stated the plans had been picked up on 3/31/11, not 4/8/11. Inspector Smilen said according to the comments, the trellis was at 20.5 feet and the setback was 25 feet. Ms. Wald advised Mr. Boland to make an appointment with Phil Booker at the Building Department.

Inspector Smilen said the owner could remove the trellis, apply for a variance or cut it back five feet to meet the setback requirement.

Motion made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11040239

1020 Northeast 16 Terrace
ADZIC, RADOSAV & DANICA

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

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

THE PROPERTY HAS BEEN ALTERED WITH MAJOR
STRUCTURAL REPAIRS OF A MASONRY PERIMETER WALL

WITHOUT A PERMIT.

FBC(2007) 1604.1

THE REPAIRS ON THE MASONRY WALL HAVE NOT BEEN
PROVEN TO WITHSTAND THE WIND LOAD REQUIREMENTS
THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated he had posted a Stop Work Order on the property on 4/5/11. Inspector Smilen recommended ordering compliance within 56 days or a fine of \$15 per day, per violation.

James Payne, general manager, said he had gotten involved late last summer. He said the owner had tried to repair his wall when a tree damaged it. He said the plans were almost complete and should be submitted for a permit in five or six days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11071479

1824 Northwest 25 Terrace
BRUMFIELD, SELENA LAFON
COOK, SHARDEL

Certified mail sent to the owner was accepted on 3/14/12.

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

FBC(2007) 105.1

WORKING WITHOUT THE REQUIRED PERMITS FOR REPLACING
TWO OF THE ENTRANCE DOORS AND REMODELING OF THE
BATHROOM WITH NEW FIXTURES.

FBC(2007) 105.3.4

WORKING BEYOND THE SCOPE OF THE ISSUED BUILDING
PERMIT FOR RE-ROOFING AND INTERIOR RENOVATING AND
EXTERIOR DOOR REPLACEMENT.

FBC(2007) 105.4.4

A PLUMBING PERMIT MUST BE OBTAINED TO REMODEL THE
BATHROOM WITH NEW FIXTURES AND CABINET.

Inspector Oliva said the case was begun as the result of a complaint from a Code Enforcement Officer. He had posted a Stop Work Order on the property on 7/21/11. 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 58 days or a fine of \$10 per day, per violation.

Shardel Cook, owner, said the property had belonged to her parents, who were deceased, and had been vacant for years. The house had been vandalized while it was vacant and the roofer had installed doors to keep it more secure. Ms. Cook said her son would oversee the work now.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/22/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11071877

1200 Northeast 5 Avenue
LA FLAMME REV TR
LAFLAMME, THOMAS & K TRUSTEES

Service was via posting on the property on 3/6/12 and at City Hall on 3/15/12.

Jorg Hruschka, Building Inspector, testified to the following violations:
FBC(2007) 105.1

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

1. A FENCE WAS INSTALLED. PERMIT 06080447 WAS
APPLIED FOR, BUT NEVER ISSUED.
2. THE ROOF WAS REPAIRED. PERMIT 06080001 DID NOT
OBTAIN FINAL INSPECTION APPROVALS AND IS NOW
EXPIRED.
3. THE INTERIORS WERE REMODELED, INCLUDING DRYWALL
AND KITCHEN REPLACEMENTS. REPAIR PERMIT
06072991 WAS APPLIED FOR, BUT NEVER ISSUED.
4. THE WINDOWS WERE REPLACED.
5. THE DUPLEX WAS ILLEGALLY CONVERTED INTO A
FOURPLEX.

FBC(2007) 105.4.4

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

1. PLUMBING FIXTURES WERE REPLACED AND NEW ONES
ADDED.

FBC(2007) 105.4.5

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

FOLLOWING MANNER:

1. THE ELECTRICAL CIRCUITRY WAS CHANGED. CIRCUITS FOR KITCHENS AND A/C UNITS WERE ADDED AND/OR ALTERED.

FBC(2007) 105.4.11

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

1. NEW A/CS WERE INSTALLED.

FBC(2007) 110.1.1

THE DUPLEX WAS ILLEGALLY CONVERTED INTO A FOURPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS NOT PASSED FINAL INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND VOID:

1. PERMIT 06080001 TO EDGES OF LOW SLOPE ROOF.

Inspector Hruschka said there had been a previous case on the property for illegal interior renovations but the house had been boarded up in 1999. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained the owner's brother, who is an architect, had sent a letter stating he would take responsibility for the violations but he had not followed through. Inspector Hruschka recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Augustin Pujols, engineer, said the owner was bringing the house up to standards. He said the owner had submitted plans to the City and requested 90 days to comply. Mr. Pujols confirmed that the owner was a general contractor and his family were electrical contractors.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11060786

1413 Northeast 2 Avenue
MEJIA, MARIO

Certified mail sent to the owner was accepted on 3/15/12.

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. WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

THE WINDOWS AND DOORS 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, and recommended ordering compliance within 28 days or a fine of \$15 per day, per violation.

Inspector Oliva interpreted for Mario Mejia, owner. Mr. Mejia said he had not known a permit was needed to replace the windows. Inspector Oliva explained to him that he could apply for the window and doors permits as the homeowner.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/26/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Nelson left the meeting at noon.

Case: CE11060605

221 Southwest 31 Avenue
RND HOLDINGS LLC

Certified mail sent to the owner was accepted on 3/13/12.

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 STOP WORK ORDER HAS BEEN ISSUED FOR A
COMPLETE INTERIOR DEMOLITION OF THE DWELLING.
THE INSIDE HAS BEEN GUTTED. ALL THE PLUMBING
AND ELECTRICAL CIRCUITS IN THE WALLS WERE
REMOVED.
2. IN 2008, A RE-ROOF OF THE PROPERTY WAS BEING
DONE WITHOUT OBTAINING A BUILDING PERMIT. THE

WORK HAS BEEN ABANDONED SINCE 2009 AND TODAY
IT REMAINS AN EYESORE.

FBC(2007) 1604.1

THE STRUCTURE FOR THE ROOF DOES NOT MEET THE
STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS. ALL THE
STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO
BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED,
AND WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO
UPLIFT.

Inspector Oliva said the case was the result of a complaint from the homeowners association. He had inspected the property and posted a Stop Work Order on 6/9/11. Inspector Oliva said a new owner had taken possession of the property in September 2011 and another complaint had come from the homeowners association in November. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He showed aerial photos of the property showing the roof work in progress and completed. He recommended ordering compliance within 58 days or a fine of \$10 per day, per violation.

Herman William Eilberg, contractor, said they had applied for all interior permits and they would apply for a roof permit.

Motion made by Mr. Dooley, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/26/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11091444

2150 Northwest 28 Avenue
W CAPITAL GROUP 2150 LLC

Certified mail sent to the owner was accepted on 3/13/12.

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 PERMIT,
INSPECTIONS AND THE C.O FROM THE BUILDING
DEPARTMENT:

WORK IN PROGRESS WITHOUT PERMITS. RECEIVED CALL
FROM FLPD OFCR. Q. MATTHEWS. A STOP WORK WAS
ISSUED BY THE CITY.

1. DIGGING UP YARDS SUPPOSEDLY TO CONNECT SEWER BY AN UNLICENSED CONTRACTOR.
2. ILLEGAL INTERIOR REMODELING WORK.
3. A BATHROOM WAS BUILT INSIDE THE HOUSE.
4. CENTRAL A/C (PACKAGE'S STYLE) INSTALLED AT THE SOUTHSIDE OF THE PROPERTY.
5. ACCORDION SHUTTERS WERE INSTALLED OVER THE WINDOW OPENINGS. **CMP 3/21/12.**

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 PROPERTY SEWER LINE WAS CONNECTED TO BROWARD COUNTY SEWER SYSTEM AND WORK HAS BEEN DONE TO THE MAIN WATER SUPPLY LINE METER.

CMP 1/18/12.

2. THE PLUMBING ALTERATIONS THAT WERE DONE TO BUILD THE NEW BATHROOM INSIDE THE DWELLING, WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2007) 105.4.11

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

1. THE CENTRAL A/C WAS REPLACED WITH A NEW PACKAGE UNIT.

Inspector Oliva said the case was begun as the result of a complaint from the Police Department. Inspector Oliva had inspected the property on 9/20/11 and posted a Stop Work Order. He submitted photos of the property into evidence, and described work already completed. The only violations outstanding were the air conditioning and the bathroom that had been added. Inspector Oliva recommended ordering compliance within 58 days or a fine of \$10 per day, per violation.

Jehezkel Solomon, owner's representative, said they would work to comply the remaining violations.

Motion made by Mr. Thilborger, 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 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

The Board took a brief break.

Case: CE11070513

727 North Federal Highway
FORT LAUDERDALE US 1 LLC

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

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

FBC(2007) 105.1

THE COMMERCIAL PROPERTY HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT A PERMIT:

1. THE PARKING LOT HAS BEEN RESURFACED.
2. THE PARKING LOT HAS BEEN RESTRIPE.
3. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
4. INTERIOR FRAMING HAS BEEN COMPLETED.

FBC(2007) 105.4.5

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

1. AIR HANDLER CONNECTION.
2. LIGHTING.
3. OUTLETS AND SWITCHES ALTERED.
4. EXTERIOR LIGHTING.

FBC(2007) 105.4.11

THE A/C SYSTEM HAS BEEN ALTERED WITH REROUTED DUCT WORK, NEW DROPS AND AN AIR HANDLER REPLACED WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen stated the case was begun as the result of a complaint. He submitted photos of the property into evidence, and recommended ordering compliance within 56 days or a fine of \$20 per day, per violation.

Jonathan Bruce Frank, leasee, said he thought the person he had hired had applied for the permits but he had not. Mr. Frank had hired a new contractor, who would apply for all needed permits. Inspector Smilen said the only permits issued were for signs, and Mr. Frank said they would void the permits for the banner sign and canopies. They had applied for a new paving permit and would apply for air conditioning and electrical permits.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/26/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11092214

2637 Whale Harbor Ln

LAUDERDALE ISLES YACHT & TENNIS

LAUDERDALE ISLES YACHT CLUB

Certified mail sent to the owner was accepted on 3/8/12.

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 PERMIT OR INSPECTIONS.

1. AN OUTDOOR KITCHEN OR COOKING AREA HAS BEEN BUILT AT THE SOUTHWEST CORNER OF THE PROPERTY.
2. THE DRAIN OR GRAY WASTE WATER FROM THE UNPERMITTED SINKS IS BEEN DISCHARGED INTO THE CANALS SURFACE WATER.
3. THERE IS A 50 GALLON L.P. TANK SUPPLYING GAS TO ALL THE COOKING EQUIPMENT.
4. TWO COMMERCIAL EXHAUST HOODS WERE INSTALLED ABOVE THE COOKING AREA.
5. THE ROOF DECK ABOVE THE COOKING AREA HAS BEEN BUILT OR EXPANDED TO THE WEST SIDE.
6. A FABRICATED STORAGE SHED WAS INSTALLED AT THE SOUTH SIDE FACING THE COOKING AREA.

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 OUTDOOR KITCHEN AREA WITH A WASTE LINE DRAINING INTO THE REAR CANAL.
2. HOT AND COLD WATER SUPPLY PIPES WERE HOOKED UP TO THE NEW TRIPLE TANKS COMMERCIAL SINK AND THE HAND WASH STATION.
3. A GAS SUPPLY LINE RUNS INTO THE COMMERCIAL RANGE, DEEP FRYER AND THE OVENS.
4. A GAS TANKLESS WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

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

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE OUTDOOR COOKING AREA WITH NEW

220V RUNNING TO THE EXHAUSTS FANS. ANOTHER 110V RUNS TO POWER THE OUTLETS, LIGHTS AND APPLIANCES. BY THIS ACTION THE OWNERS ARE INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED.

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. TWO COMMERCIAL HOODS WERE INSTALLED ABOVE THE OUTDOOR COOKING AREA.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS FROM THE CITY BUILDING DEPT.

Inspector Oliva said the case was begun as the result of a complaint on 9/29/11 regarding the outdoor kitchen dumping grey water into the canal. He submitted photos of the property into evidence and explained that on a subsequent visit, the pipe had been disconnected and there was a sign advising that the sink should not be used. Another complaint had been received in February 2012 indicating the outdoor cooking area and the sink were again in use. Inspector Oliva had re-inspected and discovered the pipe had been reconnected. As of his most recent inspection on 3/23/12, the large sink had been removed, but a small sink was still draining into the canal. Inspector Oliva recommended ordering compliance with the plumbing and gas violations within 28 days or a fine of \$100 per day, per violation.

Daniel Robert Morrison, Commodore of the yacht club, said he would remove the plumbing pipe and they were removing the three sinks. He said they were working with Boyd Gas to get the gas tank permitted. Mr. Morrison said they were trying to get the shed permitted as well, and the drawing should be prepared within 28 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE10110743

627 Northwest 17 Avenue
ALHINDI, GHASSAN

Certified mail sent to the owner was accepted on 3/13/12.

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 REQUIRED FIRE-RESISTANT WALL THAT SEPARATES THE UNITS 627 FROM 629 HAS BEEN REMOVED. THAT WALL IS A LOAD BEARING STRUCTURAL SUPPORT FOR THE ROOF.

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 PIPES AND WASTE DRAIN LINES WERE RELOCATED TO THE NEW LOCATION NEAR THE SINKS.

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 CIRCUITS WERE REROUTED WHERE THE WALL WAS REMOVED.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ROOF AND THE SUPPORTING WALL WITH THE TIE BEAM ON IT DO NOT MEET THE STANDARD FOR GRAVITY LOADING DUE TO A LARGE AREA BEING REMOVED AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND DEAD LOADING OR UPLIFT THROUGH THE PERMITTING PROCESS. ALL THE WORK THAT HAS BEEN DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED.

Inspector Oliva announced the owner had obtained the variance required by zoning for his permit. He said the owner was 90% prepared to submit the application. Inspector Oliva said the case was opened as the result of a complaint. He submitted photos of the property into evidence, and recommended ordering compliance within 58 days or a fine of \$10 per day, per violation.

Ghassan Ahmed Alhindi, owner, said he had submitted the plans the previous day. He requested time to pull the permits.

Motion made by Mr. Thilborger, 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 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11081401

2751 Northwest 23 Street
DALLAND PROPERTIES LP

Certified mail sent to the owner was accepted on 3/15/12.

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

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) 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 THAT WERE DONE IN THE KITCHEN AND BATHROOMS WITH NEW WASTE AND HOT AND COLD WATER PIPES 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 REMODELING WORK THAT WAS DONE IN THE KITCHEN AND BATHROOM AREAS NEED TO MEET THE NEC 208.10 AND THE ELECTRICAL 220V RUN TO THE A/C UNIT MUST BE PERMITTED.

Inspector Oliva said the case was begun as the result of a complaint regarding work being done without permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 58 days or a fine of \$10 per day, per violation. Inspector Oliva reported there was a tenant in the property.

Bryan Edward Koch, owner, said the tenants on the property were receiving handicapped vouchers to help pay rent on the property and would occupy it until May. Mr. Koch requested 90 days and said they would apply for the permits within 30 days. He said the two tenants were on oxygen and could not go without air conditioning; this was why they had replaced the condenser without a permit.

Motion made by Mr. Thilborger, 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 91 days, by 6/26/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11091217

804 Southwest 18 Street
EVERT, MARTHA CHRISTY

Certified mail sent to the owner was accepted on 3/15/12.

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

FBC(2007) 105.4.8

CANVAS AWNINGS HAVE BEEN INSTALLED ON THE FRONT
AND SIDE OF THE SINGLE FAMILY RESIDENCE WITHOUT
OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY
WITHOUT OBTAINING A PERMIT.

Inspector Smilen said the case had begun as the result of a complaint. He had spoken with the owner, who claimed the fence was not on his property, but a survey showed the rear fence and east side return were on this property. Inspector Smilen submitted photos of the property into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Martha Christy, owner, said she was unaware her husband had not followed through with the architect and contractor. She had hired a contractor, as well as an engineer to make the drawings. She wished to permit the work instead of removing it.

Motion made by Mr. Dooley, 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 56 days, by 5/22/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE06121463

6511 Northeast 21 Lane
KOSHAISH, MARK &
KOSHAISH, FATME

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Jorg Hruschka, Building Inspector, testified to the following violation:
FBC 105.1

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

1. A VINYL FENCE WAS INSTALLED. PERMIT
07011536 (BFENCEW SF 6511 Northeast 21 LA AFT FACT
INSTALLED PVC FENCE 6X59 3 GATES)
WAS APPLIED FOR BUT NEVER OBTAINED.

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

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11110088

504 Southwest 15 Street
HENSON, SEAN Y

Service was via posting on the property on 3/12/12 and at City Hall on 3/15/12.

Jorg Hruschka, 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. WINDOWS AND DOORS WERE INSTALLED.
2. A FENCE WAS INSTALLED. PERMIT 11040651 WAS ONLY
APPLIED FOR, BUT NEVER OBTAINED.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS NOT PASSED FINAL
INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND VOID:
PERMIT 11030016 TO REPLACE 6 WINDOWS AND 1
GARAGE DOOR.

Inspector Hruschka recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE11100374

913 Southwest 15 Terrace
BUGARIN, ROSALINDA

Certified mail sent to the owner was accepted on 3/13/12.

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

FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY
WITHOUT A PERMIT.

FBC(2007) 1604.1

THE FRONT PORCH OVERHANG DOES NOT MEET THE
STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING TO PREVENT FLYING DEBRIS IN A WIND STORM.

Inspector Smilen stated the case was 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 56 days or a fine of \$20 per day, per violation.

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Later in the meeting, the owner arrived and accepted the decision of the Board.

Case: CE11100864

1419 Southwest 11 Place
FAINE, JARET B

Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

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

FBC(2007) 105.4.18

A CHAIN LINK FENCE HAS BEEN INSTALLED IN THE REAR
OF THE PROPERTY WITHOUT A PERMIT.

Inspector Smilen stated the case was 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 28 days or a fine of \$10 per day.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/24/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE09051930

3513 Southwest 12 Court
FL ATTAINABLE HOME CO LLC

This case was first heard on 6/22/10 to comply by 8/24/10. Violations and extensions were as noted in the agenda.

George Oliva, Building Inspector, said the permits had been issued and the property was 90% complied. He recommended a 91-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 91-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE10082090

2824 Northeast 26 Street
WILSON, MARJORIE
WILSON, MICHAEL

This was a request to vacate the Final Order dated 9/27/11.

Motion made by Chair Sheppard, seconded by Mr. Thilborger, to vacate the Final Order dated 9/27/11. In a voice vote, motion passed 5-0.

Case: CE10120005

525 Northeast 1 Avenue
LARSEN, ROBERT H JR

This case was first heard on 11/22/11 to comply by 2/28/12. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported the permit had been approved and when Mr. Larsen returned to the City, work could begin. He recommended a 56-day extension

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 56-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE11052398

711 W Broward Blvd
RONALD CUTLER TR
CUTLER, RONALD TRSTEE
C/O A RAVITCH

This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,450 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 3/16/12.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$4,450 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

Case: CE11071454

1829 Southwest 11 Street
SCASSERA, JOSEPH P

This case was first heard on 2/28/12 to comply by 3/27/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/28/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

Case: CE10042430

3055 Northwest 19 Street
TOP DOG REAL ESTATE
HOLDINGS II LLC

This case was first heard on 7/26/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/28/12. Service was via posting on the property on 3/13/12 and at City Hall on 3/15/12.

George Oliva, Building Inspector, reported the door permit had been issued but there was nothing relating to the air conditioner on the roof. Since this was a commercial property, Inspector Oliva did not recommend an extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/28/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

Case: CE10080609

1329 Northwest 7 Avenue
FLEISHMAN, DOUGLAS

This case was first heard on 4/26/11 to comply by 7/26/11. 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 3/13/12 and at City Hall on 3/15/12.

George Oliva, Building Inspector, reported only the plumbing violation remained, and the owner had the permit already. The plumbing had failed one inspection but the owner had not scheduled another. Inspector Oliva recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 28-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,040 fine, which would continue to accrue until the property complied. Service was via posting on the property on 3/9/12 and at City Hall on 3/15/12. Ms. Paris noted that since 8/3/11, the owner was 1119 Progresso LLC.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$2,040 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

Approval of Meeting Minutes

[This item was heard out of order]

Chair Sheppard noted a correction to the minutes.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to approve the minutes of the Board's February 2012 meeting as amended. In a voice vote, motion passed 6 – 0.

Communication to the City Commission

None.

For the Good of the City

No discussion.

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:

CE11051276 CE11061544 CE09030140 CE10032531

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:

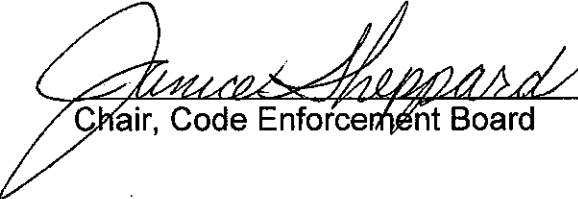
CE09081512 CE11051816 CE11060627 CE11052281
CE11091414

Cases Rescheduled

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

CE10090641 CE11022048 CE09121638 CE10081714
CE11091501

There being no further business to come before the Board, the meeting adjourned at 1:17 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 Opperee, ProtoType Inc.