

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
SEPTEMBER 25, 2012
9:00 A.M. – 12:35 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	7	0
Howard Elfman, Vice Chair [9:08]	P	5	1
Paul Dooley	P	7	0
Genia Ellis	P	5	2
Joan Hinton	P	7	0
Howard Nelson	P	6	1
Chad Thilborger	P	5	2
PJ Espinal [Alternate]	A	2	4
Joshua Miron [Alternate]	P	3	3
Robert Smith [Alternate]	P	3	3

Staff Present

Bruce Jolly, Board Attorney
Ginger Wald, Assistant City Attorney
Dee Paris, Administrative Aide
Yvette Ketor, Secretary, Code Enforcement Board
Jeri Pryor, Code Enforcement Supervisor/Clerk
Erin Saey, Clerk III
Diana Cahill, Clerk III
Jorg Hruschka, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Junia Robinson, Haitian Programs Coordinator [translator]
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE10030303; CE12010616: John Brown, owner; Luis Moreno, general contractor
CE11111059: Colimon Forestal, owner; Betty Forestal, owner
CE07031580: Tami Stalder, owner
CE10111974: Maria Vaca, owner
CE12031940: Nancy Robertson, property manager
CE11092221: Delton Francis, contractor

CE11070513: Brent Dudley, contractor
CE11121353: Harry Chaimowiz, owner's representative
CE09050642: Damien Dominicis, owner
CE11020852: Geraldo Sigaran, owner's representative
CE12041215: Eugene Germain, owner
CE12011858: Matthew Weissberg, bank attorney
CE11121058: Bradley Stevenson, owner's representative
CE12011087: Hernan Zapata, contractor
CE11110881: Niara Davenport, owner's daughter
CE11020063: Christopher Boland, owner
CE11111095: Art Bengochea, architect; Linda Helander, neighbor
CE11071479: Doniel Tiggs, owner's son
CE12030489: H. Collins Foreman, attorney
CE12011362: Peter Marciante, owner
CE12021658: Edward Koster, owner
CE09020070: Stephanie Toothaker, attorney; Robert Keeslor, general manager
CE10091351: Christopher Vincent, owner's representative
CE11012060: John Nocella, contractor
CE11092214: Clint Lee Gordon, general manager
CE09040018: Eva Kearse, owner
CE11070747: Kenneth Carson, owner
CE11060605: Herman William, owner's representative
CE11071951: Kenneth Bailey, owner; Amir Sattar, tenant
CE12050811: Patrick Reeder, owner
CE12041189: Michael Lucente, owner
CE12020540; CE12021771: Robert Heath, owner
CE11040786: Anthony Balma, owner's representative; Fred Bayne, project manager
CE11071951: Scott Hoffman, neighbor; Caner Unsal, neighbor; Kenneth Cooper, neighbor; Karen Lee Cooper, neighbor

Chair Sheppard called the meeting to order at 9:00 a.m., introduced Board members and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Mr. Miron sat on the dais for Mr. Elfman until he arrived at 9:08.

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 in compliance.

Stephanie Toothaker, attorney, reported that since the last meeting, hotel representatives had met several times with members of the Shore Club condo and were negotiating activities that will be prohibited outside the hotel. She explained they were also conducting a parking study and were waiting for a meeting with the Engineering Department to finalize it. Once this was accomplished they could submit an application to Planning and Zoning. Ms. Toothaker requested a three-month extension.

Jorg Hruschka, Building Inspector, did not object to the request.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Elfman arrived at 9:08.

Case: CE11111095

1800 Southeast 7 St
PAPAY, TERRY L
SCHULTZ, FRANCIS III

Certified mail sent to the owner was accepted on 9/12/12. This case was first heard on 4/24/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,375 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported that the paver permit had been out for corrections since 8/16/12.

Art Bengochea, architect, explained that after an inspector visited the property, the Engineering Department had informed him that they could proceed with permitting provided there was a dip in the swale. Later, comments on the plans included paver coverage restrictions and drainage requirements. After those comments had been addressed, the City informed the owner that the turf blocks could not be installed. Mr. Bengochea noted that this had caused a delay. Mr. Nelson asked about the winch on the dock and Inspector Smilen stated he needed to reinspect to verify that the winch had been removed. Mr. Bengochea said the work should be done within two weeks.

Motion made by Ms. Ellis, seconded by Ms. Hinton to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Nelson and Mr. Thilborger opposed.

Case: CE11092214

2637 Whale Harbor Ln
LAUDERDALE ISLES YACHT & TENNIS
LAUDERDALE ISLES YACHT CLUB

This case was first heard on 3/27/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was not in compliance. As of 8/30/12, the owner was Lauderdale Isles Yacht and Tennis Club Inc.

George Oliva, Building Inspector, said the new owner was working to comply the violations. He recommended a 119-day extension to complete the work.

Clint Lee Gordon, general manager, requested 119 days to finish the work.

Motion made by Mr. Thilborger, seconded by Mr. Nelson to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11012060

2554 Tortugas Lane
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 in compliance and fines had accrued to \$2,570.

John Nocella, contractor, said he had submitted drawings to an engineering firm for calculations on the replacement windows and doors. The engineering firm had sent a letter explaining they were delayed but would provide the calculations as soon as possible. The engineers were also creating drawings to submit for the paver permit.

Mr. Nocella had discovered that the owner also had hurricane shutters, but the NOA had expired. He intended to submit both the old NOAs and the glazing calculations. He requested 30 days.

George Oliva, Building Inspector, recommended a 63-day extension.

Mr. Elfman said there was a sale contract on the property and Mr. Nocella said the property was in short sale and he thought the violations must be complied before the sale took place. Mr. Nelson noted that the Board's order was recorded and the buyer

would be aware of it. The current owner had also worked to comply another violation at the property.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09040018

3220 Northwest 63 Street
KEARSE, EVE

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

Eva Kearse, owner, said she was still working with people from her church to get the work done. She said she worked as a crossing guard and work had just started again, which would provide the funds for the work.

Jorg Hruschka, Building Inspector, said Ms. Kearse's contractor had not called him. He recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Nelson to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12010616

94 Hendricks Isle
94-96 HENDRICKS ISLE LLC

This case was first heard on 7/24/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

John Brown, owner, stated he and his contractor had tried to submit the application and the plans examiner had refused to accept it because he was unsure of the number of units in the buildings. He informed Mr. Nelson that this had been approximately three weeks ago. Mr. Brown had found in the City's microfilm that a permit had been pulled in 1990 for four units in each building. He needed to sit down with the City to determine how many units were in the buildings. Mr. Brown explained that each building had five electrical meters; four for the units and one for the dock.

Gerry Smilen, Building Inspector, said he would help expedite the application.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10030303

74 Fiesta Way
BROWN, JOHN A

This was a request to vacate the Order Imposing a Fine dated 4/27/10 and the Final Order dated 3/23/10.

Gerry Smilen, Building Inspector, informed the Board that he had discovered that a single-family residence permit issued in 1988 included the paver driveway, so the fines should be abated.

Motion made by Mr. Nelson, seconded by Ms. Hinton to vacate the Order Imposing a Fine dated 4/27/10 and the Final Order dated 3/23/10. In a voice vote, motion passed 7-0.

Case: CE12021771

1733 Southwest 5 Court
ROBERT SCOTT HEATH REV LIV TR

This case was first heard on 6/26/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, reported the retaining wall was in plan review and recommended an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12020540

1733 Southwest 5 Court
ROBERT SCOTT HEATH REV LIV TR

This case was first heard on 6/26/12 to comply by 7/24/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11111059

173 Vermont Avenue
FORESTAL, COLIMON &
FORESTAL, BETTY

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. This case was first heard on 6/26/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied. Ms. Paris noted violations that were now complied.

George Oliva, Building Inspector, said the owner had pulled two permits and now needed to pass final inspection.

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

Colimon Forestal, owner, confirmed for Mr. Nelson that he understood that the work required inspection.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11020852

1304 Northeast 1 Avenue
RODRIGUEZ, AURA

This case was first heard on 2/28/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Geraldo Sigaran, owner's representative, said the property needed electrical and shutter inspections before the final inspection. He requested additional time.

Gerry Smilen, Building Inspector, confirmed that additional inspections were required: a final electric and a shutter inspection prior to the final.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 11/27/12, 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
%FIDELITY/SELECT

New owners since November 2010: Richard Stalder and Tami Stalder

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 in compliance.

Gerry Smilen, Building Inspector, said they were awaiting final inspection, now that they had found the NOA for the windows.

Tami Stalder, owner, confirmed she was picking up screens and final inspection would be done later in the week.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

H. Collins Foreman, attorney, explained that Mr. Hatcher was overwhelmed by his circumstances. Mr. Foreman was helping Mr. Hatcher to evict people from his property and a neighbor had agreed to help with the permit process and performing the work. Mr. Foreman requested a 63-day extension.

Mr. Foreman informed Mr. Nelson that Mr. Hatcher had taken in boarders but many additional people had later moved in with them. He hoped to file the eviction notice by the end of the week and to have everyone removed by the end of October.

Mr. Foreman said Mr. Hatcher did not know how he could afford to do the work and this explained his attitude when he had appeared before the Board.

Gerry Smilen, Building Inspector, agreed that Mr. Hatcher needed help and was receiving it. He recommended an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11070747

3612 Riverland Road
CARSON, KENNETH

This case was first heard on 7/24/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported that two permits were ready and the owner was still dealing with Broward County Zoning regarding the dock and shed. He informed the Board that the owner had honored the Stop Work Order. Inspector Oliva recommended a 119-day extension.

Kenneth Carson, owner, stated he was having a dispute with a neighbor regarding property lines and this must be settled to get a survey for the permits and variances he needed from the City and Broward County.

Inspector Oliva agreed that Zoning and Broward County needed to know the results of the property line issue before they could approve anything.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10091351

2512 Northeast 11 Court
CHRISTI, MARY C

This case was first heard on 3/27/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Christopher Vincent, the owner's representative, reminded the Board that the addition encroached into the back setback 1.5 feet. They had submitted a variance application and he thought the request would be on the Board of Adjustment's October agenda. Mr. Vincent said the carport and bathroom violation was complied and the tenants had been removed. He requested an extension.

Mr. Vincent explained to Mr. Nelson that the addition was permitted in 1968 and the plan incorrectly showed it was 15 feet from the property line but a recent survey showed it was not.

Jorg Hruschka, Building Inspector, recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12011858

1508 Northwest 2 Avenue
JOSEPH, HELENE H/E
JOSEPH, VANIEL & JOSEPH, LOUDWIGCH

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had informed him that she could not afford to pull the permits or have the work done and the bank was taking the property.

Matthew Weissberg, bank attorney, said the bank was foreclosing on the property. He requested a 119-day extension. Mr. Weissberg stated the owners were still living at the property and the bank could not access the property to address the violations.

Mr. Nelson noted that window and door permits were needed, and the bank should be able to do this, even with people occupying the property. Mr. Weissberg said there was no guarantee that the bank would take possession of the property.

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 9/26/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11092221

661 Arizona Ave
BAJON, DENIS
BAJON, EDWARD

This case was first heard on 5/22/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Delton Francis, contractor, said the work had commenced three weeks ago.

George Oliva, Building Inspector, said the permits had been issued but the property must pass several inspections. He recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12011362

1904 Southwest 28 Street
MARCIANTE, PETER

This case was first heard on 5/22/12 to comply by 7/24/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, said window permits were the only remaining issue.

Peter Marciante, owner, said he had submitted the permit application.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, 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 in compliance.

Maria Vaca, owner, said the work had been done and she was awaiting inspections.

Gerry Smilen, Building Inspector, agreed that inspections were required. Mr. Nelson pointed out that the work must be inspected very soon or the permit would expire. Ms. Vaca thought the contractor had called for inspections. Mr. Smilen stated the contractor must call for the inspections, not the owner.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11110881

1653 Lauderdale Manors Drive
DAVENPORT, THERESA R
New owner as of 7/26/12: Niara Davenport

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. This case was first heard on 5/22/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied.

Niara Davenport, the owner's daughter, said the sale was supposed to have closed on September 18 but she did not know why it had not. She requested an extension. Ms. Davenport said the buyer knew about the violations.

George Oliva, Building Inspector, explained that the owner had suffered a stroke and Niara was taking care of the property. He said a contractor had secured the property and he had explained the violations to the buyer. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms Hinton to grant a 119-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11121353

1128 Southwest 17 Street
FRANKCO LLC

This case was first heard on 5/22/12 to comply by 7/24/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Harry Chaimowiz, owner's representative, requested reduction of the fines. Mr. Nelson informed him that no fines had accrued but all of the violations were not complied. There was an awning on the property that had been installed without a permit. Mr. Chaimowiz did not recall an awning on the property.

Gerry Smilen, Building Inspector, advised Mr. Chaimowiz that removal was the easiest way to comply. He presented a photo of the property showing the awning and said he needed to verify whether the awning had been removed.

Motion made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12031940

511 Southeast 5 Avenue # 1522
NURIVER LANDING CONDO ASSN INC

This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, reported that the permit application had been submitted on 9/12.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11070513

727 North Federal Highway
FORT LAUDERDALE US 1 LLC

This case was first heard on 3/27/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Brent Dudley, contractor, said the revisions had been submitted and he was awaiting approval.

Gerry Smilen, Building Inspector, confirmed that the permit application had been submitted on 9/17. He confirmed that pulling the permit would comply the case.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12021658

1923 S Federal Highway # A
TED KOSTER LLC

This case was first heard on 7/24/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, reported the application had been submitted on 9/24 and issuance of the permit would comply the case.

Edward Koster, owner, said he already had contractors lined up.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11040786

2804 North Ocean Boulevard
FRISBEE, MICHELLE

Certified mail sent to the owner was accepted on 9/11/12. This case was first heard on 3/27/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$680 and the City was requesting no fine be imposed.

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

Case: CE11020063

1721 Southwest 14 Street
BOLAND, CHRISTOPHER

Service was via posting on the property on 9/11/12 and at City Hall on 9/13/12. This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$35 and the City was requesting no fine be imposed.

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

Case: CE09050642

1301 Northeast 17 Avenue
DOMINICIS, MARIA LE
DOMINICIS, LUIS, DOMINICIS, D
New owner as of 7/2/12, Damien Dominicis.

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. FBC(2007) 109.10 was complied and fines had accrued to \$340.

Damien Dominicis, owner, said he had closed out the mechanical inspection. He stated he still needed a hurricane shutter inspection and final inspection.

Jorg Hruschka, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11121058

1508 Northeast 15 Avenue
SOL INDUSTRIES LLC

This case was first heard on 4/24/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,530.

Gerry Smilen, Building Inspector, reported the permit application had been taken out for corrections on 9/7.

Bradley Stevenson, the owner's representative, stated the owner lived in New York. He said there had been a tenant in the front unit but she had been evicted and they could now do the work. The owner was sending funds to demolish the front portion of the

house and begin the corrections on the inside. Mr. Stevenson stated Inspector Smilen had informed him that he could begin demolition before the permit was issued.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break from 10:30 until 11:00.

Case: CE12011087

1637 Northwest 8 Avenue
JEAN-LOUIS, SAPHORT &
JEAN-LOUIS, YVEROSE

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12.

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

FBC(2007) 105.1

THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING
THE REQUIRED PERMITS, INSPECTIONS AND THE C.O. FROM
THE CITY BUILDING DEPARTMENT:

1. THE WINDOWS AND THE FRONT DOOR WERE REPLACED.

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 submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation. Inspector Oliva said the owner had hired a contractor, who would submit the permit application after the hearing.

Hernan Zapata, contractor, confirmed he had been hired and would submit the application later in the day.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/27/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12041215

1451 Northwest 21 Street
GERMAIN, EUGENE &
GERMAIN, FLORETTE

Certified mail sent to the owner was accepted on 9/15/12.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND ITS REQUIRED CERTIFICATE OF OCCUPANCY FROM THE CITY'S BUILDING DEPARTMENT:

1. THIS DWELLING WAS BUILT IN 1973 AS A DUPLEX AND IT HAS BEEN CONVERTED INTO A TRIPLEX. THE EXISTING FLOOR PLAN HAS BEEN CHANGED. SOME OF THE ORIGINAL PARTITIONS WERE REMOVED AND NEW ONES ERECTED. ONE EXTERIOR DOOR WAS INSTALLED. ALL THIS WORK WAS DONE TO CREATE THE NEW OR EXTRA APARTMENT.
2. THERE ARE THREE CENTRAL A/C'S AND THREE ELECTRICAL METERS THAT WERE INSTALLED AT THE PROPERTY.
3. ONE ADDITIONAL KITCHEN WAS BUILT INSIDE THE EXTRA APARTMENT WITH ALL THE PLUMBING AND ELECTRICAL HOOK-UPS.

FBC(2010) 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 BUILD THE KITCHEN INSIDE THE EXTRA APARTMENT WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 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 BY ADDING A NEW METER CAN AND BREAKER PANEL WITH A VOID PERMIT TO BUILD THE EXTRA RENTAL APARTMENT WITH NEW CIRCUITS TO THE NEW CENTRAL A/C, LIGHTS AND WALL OUTLETS.
2. THE POWER WAS SUPPLIED 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 RATE THAT WAS PERMITTED. THIS HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 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 AN EXTRA CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS WHEN HE CONVERTED THIS DUPLEX INTO A TRIPLEX.

FBC(2010) 105.11.2.1

THERE'S AN ELECTRICAL PERMIT #04070533, APPLIED JULY 8, 2004 TO INSTALL THREE METERS CANS. IT WAS VOIDED AUGUST 5, 2004, BUT THE WORK WAS PERFORMED AND THE DWELLING WAS CONVERTED TO A TRIPLEX.

FBC(2010) 110.9

THIS WORK HAS BEEN PERFORMED AND COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND OCCUPANCY CERTIFICATE #00000697 ISSUED NOVEMBER 30, 1973 FOR THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A TWO FAMILY DWELLING (DUPLEX) TO THREE FAMILY DWELLING (TRIPLEX) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT.

Inspector Oliva reported the case was begun pursuant to a complaint by a Fire Department inspector. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and explained that the present owner had not modified the property; he had purchased it this way. Inspector Oliva recommended ordering compliance within 119 days or a fine of \$10 per day, per violation.

Inspector Oliva informed Mr. Nelson that existing zoning would allow a triplex at this location.

Eugene Germain, owner, said he had purchased the property as is in 2006. He stated he understood what needed to be done. Inspector Oliva confirmed that the property was occupied. He stated he had not seen any work that seemed unsafe, but the work was unpermitted.

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 119 days, by 1/22/13 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12050811

1308 Citrus Isle
REEDER, PATRICK

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
AN ADDITION ON THE REAR OF THE BUILDING WITHOUT A
PERMIT.

Complied:
FBC(2010) 105.4.18

Inspector Smilen said the case was begun pursuant to a report from the Broward County Property Appraiser's Office. He stated the owner had already hired an architect and would apply for permits. Inspector Smilen submitted aerial photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 119 days or a fine of \$10 per day.

Patrick Reeder, owner, stated he had hired an architect and a contractor.

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 119 days, by 1/22/13 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: CE12041189

1414 Southwest 6 Avenue
LUCENTE, MICHAEL A

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2010) 105.4.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE ADDITION OF A SCREEN ENCLOSURE COMPLETED
WITHOUT PERMITS.

FBC(2010) 105.4.8

AN AWNING HAS BEEN INSTALLED ON THE BUILDING
WITHOUT A PERMIT.

Inspector Smilen said the case had begun pursuant to 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 \$5 per day, per violation.

Michael Lucente, owner, said the screen enclosure had been removed and he was trying to find a contractor to address the awning issue.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/27/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12050395

604 S Federal Highway
AMM INVESTMENTS INC

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12.

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

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
ADDITIONAL WIRING DONE IN THE ATTIC SPACE LEAVING
EXPOSED WIRES HANGING OUT OF JUNCTION BOXES
WITHOUT PERMITS.

FBC(2010) 717.1

THE CEILING IN THE ELECTRICAL PANEL CLOSET HAS
BEEN REMOVED AND DOES NOT MEET THE FIRE BLOCKING
AND DRAFT STOPPING REQUIREMENTS OF THE FLORIDA
BUILDING CODE.

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

Motion made by Mr. Thilborger, seconded by Mr. Nelson 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 10/23/12 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: CE12060132

1301 Southwest 30 Street
NAOR, ERIC
SHAULI, YOSSIE & SCHMIDT, T ET AL

Certified mail sent to the owner was accepted on 9/13/12.

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

THE DUPLEX RESIDENCE HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. A KITCHEN HAS BEEN ADDED TO THE BUILDING.
2. A LAUNDRY ROOM STRUCTURE HAS BEEN ADDED TO THE BACK.
3. A WOOD FENCE HAS BEEN INSTALLED IN THE POOL AREA.
4. A/C UNITS HAVE BEEN INSTALLED IN THE WALLS.
5. EXTERIOR DOORS HAVE BEEN REPLACED.
6. A BEARING BLOCK WALL HAS BEEN COMPROMISED WITH A DOOR OPENING CUT OUT.

FBC(2010) 105.4.4

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

1. PIPING AND CONNECTIONS FOR KITCHENS.
2. WATER HEATERS HAVE BEEN INSTALLED.

FBC(2010) 105.4.5

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

1. PREMISE WIRING HAS BEEN INSTALLED.
2. AN ADDITIONAL ELECTRICAL METER HAS BEEN INSTALLED.
3. OUTLETS HAVE BEEN INSTALLED.
4. WATER HEATERS HAVE BEEN CONNECTED.
5. KITCHEN WIRING HAS BEEN COMPLETED.

FBC(2010) 111.1.1

THE OCCUPANCY AND USE OF THE DUPLEX HAS CHANGED TO A QUADPLEX WITHOUT THE REQUIRED APPROVALS.

Inspector Smilen stated the case was begun in response to a Police call. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$20 per day, per violation. Mr. Smilen reported there was still one tenant in the building; the Police had removed the others.

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 11/27/12 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: CE12061080

839 Southwest 13 Street
FEDERAL NATIONAL MORTGAGE ASSN

Certified mail sent to the owner was accepted on 9/13/12.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2010) 105.1

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

FBC(2010) 105.4.5

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

FBC(2010) 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 recommended ordering compliance within 28 days or a fine of \$20 per day, per violation. He remarked that removal would comply the violation.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 10/23/12 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: CE11011575

2932 Northwest 67 Court
POWSNER, KARIN

This case was first heard on 2/28/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, stated the permit was ready for pickup and the owner would pick it up this week.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11020528

720 Southwest 19 Street
BANK OF NEW YORK TRUSTEE

This case was first heard on 4/26/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda. The property was not in compliance. Since 7/16/12, the owners were Ambient Capital LLC and Sun Key Properties LLC.

Gerry Smilen, Building Inspector, reported permits had been issued and work was in progress.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11120472

1525 Southeast 15 Street #4
MAFF, BENJAMIN I

This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, reported the permit application had been submitted. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12031420

447 Southwest 5 Avenue
RIVER TR

This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not in compliance.

Gerry Smilen, Building Inspector, stated no permit applications had been submitted and the fence remained.

The City withdrew the case to reschedule it for a Massey hearing.

Case: CE11081874

5360 Northwest 35 Avenue
FRANK M RUFF REV TR
ANITA RUFF REV TR

Certified mail sent to the owner was accepted on 9/11/12. This case was first heard on 10/25/11 to comply by 4/24/12. Violations and extensions were as noted in the agenda.

The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied. The inspector had been present earlier and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE09020458

3000 South Andrews Avenue
PAULINE P BURNS
% MCGINNIS, ADAM TRUSTEE

Certified mail sent to the owner was accepted on 9/14/12. This case was first heard on 6/26/12 to comply by 8/28/12. 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. There had been a name change from Broward County Property Appraiser to Pauline P. Burns Trust, et al, C/O Adam McGinnis, Trustee.

Jorg Hruschka, Building Inspector, reported the original Master permit had been renewed on July 23, 2012. The plans needed to be revised to reflect changes discovered during inspections. Inspector Hruschka recommended a 63-day extension and making it retroactive to 8/28/12 to remove the accrued fines.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 6/26/12 Order to indicate a 9/25/12 compliance date, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE11042233

5211 Northeast 17 Avenue
HANSEN, KYLE H/E
KUHN, JOELLE

Certified mail sent to the owner was accepted on 9/11/12. This case was first heard on 6/26/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied.

Jorg Hruschka, Building Inspector, stated he had learned that the structure had been removed, per an email from a neighbor.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE11071951

745 Northwest 7 Avenue
LAUDERDALE LAND HOLDINGS LLC

Certified mail sent to the owner was accepted on 9/12/12.

George Oliva, Building Inspector, testified to the following violation:
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.

Complied:

FBC(2007) 105.1
FBC(2007) 105.4.5

Mr. Dooley recused himself, notice filed as required.

Inspector Oliva stated the case was begun pursuant to a complaint from the City Water Department. He explained that Police were investigating the possible pollution of the water table at the property and a slab should be installed. Inspector Oliva reported that a permit had been pulled for the slab; it had expired without inspection but had been renewed the previous day. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Inspector Oliva confirmed for Mr. Nelson that this was a valid use in this zoning district, provided it met the City and County requirements. There was debate regarding whether the business had the proper regulatory permits to occupy the scrap yard.

Inspector Oliva recommended ordering compliance within 63 days or a fine of \$25 per day.

Amir Sattar, tenant, stated this yard was ferrous and non-ferrous. He said all licenses were in place.

Scott Hoffman, neighbor, informed the Board that this was a nuisance business. He said tractor trailers parked on the swale and there was not sufficient room for them to maneuver up and down the street. The business also generated dust, which was affecting his employees. Mr. Hoffman said the heavy machinery operation caused vibrations in his building. He added that the business also smelled of decomposition.

Mr. Hoffman said the business presented an environmental problem; he feared that his business would fail an environmental inspection because of Mr. Sattar's business. Mr. Nelson said the Code Enforcement Board could only address the violation cited.

Kenneth Cooper, neighbor, questioned the ingress and egress for the property for the large vehicles. He stated vehicles entering and exiting the property often drove over his property. Mr. Nelson advised Mr. Cooper to bring this up with City staff.

Karen Lee Cooper, neighbor, said trucks from the business sometimes blocked the entrance to her building. She said the EPA needed to inspect the property. Ms. Cooper claimed Mr. Sattar had threatened her and Mr. Cooper.

Mr. Jolly said if the violations were complied but the business still caused problems for the neighbors, this must be resolved privately.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/27/12 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, with Mr. Dooley abstaining, motion passed 6-0.

Case: CE12020700

935 Northwest 12 Street
FIGUEROA, FANNY G &
FIGUEROA, VICENTE

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12.

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

THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND/OR THE CERTIFICATE OF OCCUPANCY FROM
THE CITY BUILDING DEPARTMENT:

1. ILLEGAL CONVERSION. THE GARAGE WAS TURNED INTO
AN APARTMENT AND IS FOR RENT.
2. WINDOWS AND THE FRONT DOOR WERE REPLACED AT THE
DWELLING.

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
PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE
BUILDING DEPARTMENT.

Inspector Oliva said the case was begun pursuant to 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, per violation. He confirmed for Ms. Ellis that this area was zoned single-family.

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 10/23/12 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: CE10111192

510 Long Island Avenue
BAIT SHENI INC

This case was first heard on 6/26/12 to comply by 7/24/12. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$680.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 6/26/12 Order to indicate an 8/28/12 compliance date, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE09071049

666 W Campus Cir
RBA CAPITAL LP
% BRUCE R JACOBS PA

Certified mail sent to the owner was accepted on 9/11/12. 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 the City was requesting imposition of a \$340 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, explained that he thought the bank would take back the property. He said there was no tenant and the contractor had not communicated with him. He recommended imposition of the fine.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and to impose the \$340 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE10080609

1329 Northwest 7 Avenue
FLEISHMAN, DOUGLAS

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. 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 \$340 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said the permits had expired and the tenant was gone.

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 \$340 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE10081229

834 Northwest 15 Avenue
PRESCOTT, LESLIE A
PRESCOTT, RAYMOND
New owner as of 8/29/12, Raymond Prescott

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. This case was first heard on 7/24/12 to comply by 8/28/12. Violations 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.

George Oliva, Building Inspector, said he had spoken to the new owner, who informed him he would do nothing and "the City can do whatever we feel like..."

Motion made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose the \$540 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11111326

1600 Northwest 2 Avenue
RH INVESTMENT PROPERTIES LLC

Certified mail sent to the owner was accepted on 9/11/12. This case was first heard on 5/22/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,600 fine, which would continue to accrue until the property complied. FBC(2007) 105.1, FBC(2007) 105.4.4, FBC(2007) 105.4.5, FBC(2007) 105.4.11 and FBC(2007) 1612.1.2 were complied as of 9/24/12.

George Oliva, Building Inspector, said the owner had paid for and picked up the permits the previous day and asked Inspector Oliva for a 119-day extension. Inspector Oliva said the owner would be out of the country but intended to comply the violations by January.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12011081

1111 Northwest 2 Avenue
RAYNOR, JAMES HOID

Service was via posting on the property on 9/10/12 and at City Hall on 9/13/12. This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had done nothing.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 9/26/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

Motion made by Mr. Nelson, seconded by Ms. Hinton, to approve the minutes of the Board's August 2012 meeting. In a voice vote, motion passed 7-0.

Communication to the City Commission

None.

For the Good of the City

No discussion.

Cases Complied

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:

CE12010994 CE10081676 CE11042812 CE11060605
CE11071479

Cases Withdrawn

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:

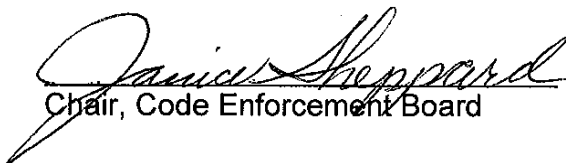
CE11120474 CE12011437 CE12020592 CE10110591

There being no further business to come before the Board, the meeting adjourned at 12:35 P.M.

ATTEST:



Clerk, Code Enforcement Board


Chair, Code Enforcement Board

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.