

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
NOVEMBER 27, 2012
9:00 A.M. – 1:37 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	9	0
Howard Elfman, Vice Chair	P	7	1
Paul Dooley	P	9	0
Genia Ellis	P	7	2
Joan Hinton	P	9	0
Howard Nelson	P	8	1
Chad Thilborger	P	7	2
PJ Espinal [Alternate]	A	2	6
Joshua Miron [Alternate]	A	3	5
Robert Smith [Alternate]	P	5	3

Staff Present

Bruce Jolly, Board Attorney
Ginger Wald, Assistant City Attorney
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
Ron Tetreault, Fire Inspector
Scott Van Lew, Engineering Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE12050501; CE12050514; CE12050556: Adelaida Albarda, attorney; Marc Bouchet, neighbor; Brandlyn Bogart, owner
CE12010616: Luis Moreno, owner's representative
CE10111974: Paul Paolicelli, contractor; Maria Vaca, owner
CE07080634: Donald Grant, owner
CE11060534: Ryan Emmer, owner

CE12060180: Sandra Tweedy, owner
CE12010356: Alexandria Mann, manager; Jose Ramos, architect
CE12060378: Sarah Cayley, owner's representative
CE11091217: Enrique Marroquin, architect
CE11031271: David Louderback, owner
CE11060921: Peter Goldman, owner
CE12031755: Daniel Chteinberg, owner
CE11110003: Scott Mello, contractor
CE12022421: Wilner Delzince, owner's son
CE12060132: Aaron Humphrey, attorney
CE11020852: Aura Nunez, owner's daughter
CE12030951: Jose Lucero, owner's representative
CE12020630: Charles Falcone, owner
CE12071477: Pablo Valdivioso, owner's representative; Jean Pierre DaSilva, engineer
CE12010307: Claire Clark, owner's representative
CE11121058: Bradley Pollock, owner's representative and contractor
CE11111326: Tal Hen, owner
CE12021658: Edward Koster, owner
CE07031444: Richard Maynard, contractor
CE10021056: Laretha Jordan, owner's mother
CE09040018: Eva Kearse, owner
CE11110985: Cuong Ngo, owner; Michael Luong, interpreter
CE12041584: Nathan Ogren, owner
CE12022385: Thomas Kopf, unit owner
CE11071956: John Hansen, owner; Raymond Johnson, tenant
CE11111325: Cristobal Padron, attorney
CE12020574: Nicole Ryan, property manager

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.

Case: CE11071956

913 Northeast 4 Avenue
HANSEN, JOHN III

Service was via posting on the property on 11/7/12 and at City Hall on 11/15/12.

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. STRUCTURAL ROOF MEMBERS HAVE BEEN REPLACED.
2. STRUCTURAL COLUMNS AND FOOTERS HAVE BEEN INSTALLED.
3. THE CONCRETE SLAB HAS BEEN RAISED AND REBAR INSTALLED. **WITHDRAWN**
4. INTERIOR WALLS HAVE BEEN REMOVED AND NEW INTERIOR WALLS HAVE BEEN BUILT.
5. A BATHROOM HAS BEEN BUILT.
6. EXTERIOR OPENINGS HAVE BEEN FRAMED CLOSED. **WITHDRAWN**
7. DRYWALL INSTALLED THROUGHOUT.

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 DURING THE BATHROOM WORK THAT WAS DONE.
2. MISC WORK DONE THROUGHOUT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

ALL STRUCTURAL WORK THAT WAS COMPLETED HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Withdrawn:

FBC(2007) 105.4.5

Inspector Ford stated the case was begun as a result of a complaint from a contractor who had done some work at the property, who was now being prosecuted for operating without a license. Regarding FBC(2007) 105.1 #1 and #5, Inspector Ford said the structural members had been repaired and the bathroom had been remodeled, not built.

Inspector Ford stated the business owner had submitted permit applications to cover all violations on June 22, 2012 and the permits had been picked up for revisions on July 17. There had been no other activity regarding re-submitting the applications. Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Raymond Johnson, tenant, confirmed that the contractor had been fired for not having a license and not performing the work. He stated they intended to bring the property up to code.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Case: CE11111326

1600 Northwest 2 Avenue
RH INVESTMENT PROPERTIES LLC

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 fines had accrued to \$4,600.

George Oliva, Building Inspector, stated the owner had obtained a master permit but the tenant was not allowing access for inspections.

Tal Hen, property owner, said the tenant who had denied access had been evicted. He requested 90 days to have the final inspections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10111974

410 Southeast 14 Court
VACA, MARIA ELENA

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

Gerry Smilen, Building Inspector, reported that the permit had been renewed on 9/28/12 but no inspections had been performed.

Maria Vaca, owner, said the work would continue. She explained that they had removed the porch and she planned to re-do the entrance; everything else was done.

Paul Paolicelli, contractor, said work to rebuild the porch would begin by the end of the week and he anticipated completing the work by the end of January. He stated he had also done the work to comply the other violations. Mr. Paolicelli explained he was waiting for work to be completed to call for inspections.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11110003
1237 Northwest 18 Street
LRT FLL LLC

Certified mail sent to the owner was accepted on 11/7/12. This case was first heard on 10/23/12 to comply by 11/27/12. 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 11/28/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the owner had resubmitted drawings for the master permit on 11/21/12. He recommended a 56-day extension.

Scott Mello, contractor, said it had taken time to obtain a letter from the engineer, but he had received it and would submit it to the City. He requested an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12060132
1301 Southwest 30 Street
NAOR, ERIC
SHAULI, YOSSIE & SCHMIDT, T ET AL

This case was first heard on 9/25/12 to comply by 11/27/12. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said there had been no progress on the case.

Aaron Humphrey, attorney for Eric Naor, said the property was part of an estate that was still in probate and the owners had been unaware that the estate representative had transferred title to them. He noted that Mr. Naor lived in New York and the estate representative had been difficult to work with. Mr. Humphrey offered the City the property deed in lieu of any lien. Ms. Wald declined the offer.

Ms. Wald informed Mr. Nelson that the certified mail to Eric Naor regarding the 9/25/12 hearing had been signed for by someone else. Sylvia Dante had signed for the 9/25/12 hearing notice mailed to Durham North Carolina.

Mr. Humphrey said there were currently tenants who had occupied the property prior to the transfer of ownership. Mr. Nelson was very concerned that this was a tenanted property with electrical code violations. He said he would be in favor of a one-time extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, 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 and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported that the permit applications had been submitted and two had been out for corrections since 8/23 and 9/25. The third had been resubmitted on 11/20/12. No permits had been issued yet.

Luis Moreno, the owner's representative, requested 60 days. He explained that they originally had tried to submit one permit application for two buildings but the City had informed them they must submit two master permit applications. Mr. Nelson asked why one application had been out for corrections since August but Mr. Moreno could not say why. Inspector Smilen stated the permit application for 94 Hendricks Isle had not been resubmitted.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

Case: CE11060921

820 Southeast 8 Street
GOLDMAN, PETER R &
GOLDMAN, LAURA W

Certified mail sent to the owner was accepted on 11/7/12. 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 complied and the City was requesting imposition of a \$1,360 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the permit for the swale had not passed final inspection and the lighting permit had not been submitted or issued.

Scott Van Lew, Engineering Inspector, said he had been working with the homeowner regarding the swale area permit. The contractor had indicated he intended to start work that week.

Peter Goldman, owner, stated he had been working with City inspectors and had met with them on the property several times. He explained that he could not get the swale level with the street because of two large trees on the property and inspectors who visited the property agreed. Mr. Goldman said he had met with Greg Brewton, Director of Planning and Zoning, who advised him to have his contractor meet with an inspector, which had been done on 11/16. He stated they had agreed on what should be done, and the materials had been ordered.

Mr. Goldman displayed a photo of the property and explained that the swale could not be flattened because of tree roots. He advised that he would probably remove the lighting instead of obtaining a permit. Mr. Van Lew felt the work could be completed within 56 days.

Mr. Goldman informed Ms. Ellis that he had not contacted the City's Urban Forester regarding the trees. Mr. Van Lew confirmed for Mr. Nelson that the resolution they planned would not affect the neighboring property regarding storm water.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11111325

1237 Northwest 7 Avenue
IMMEDIATE HOUSING INC

This case was first heard on 10/23/12 to comply by 11/27/12. Violations were as noted in the agenda. The property was not complied.

Cristobal Padron, attorney for the owner, described work the owner had already done and had planned. He stated they already had the plumbing permit and they would submit application for the window permit the following week and hire a contractor to pull permits for the structural framing.

George Oliva, Building Inspector, confirmed that the plumbing permit had been issued but no inspections had been called in.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE07031444

2491 State Road 84
RICHARDSON, BILL TR

This case was first heard on 11/25/08 to comply by 1/27/09 and 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied

Ron Tetreault, Fire Inspector, stated there was a property dispute with the County regarding a water supply line and this must be resolved to comply. He stated the tenants were cooperating and recommended a 182-day extension.

George Oliva, Building Inspector, reminded the Board that the Fire Department permits had expired, the electrical permit would expire in December and the structural permits had not been inspected. He stated he would support Inspector Tetreault's recommendation for an extension.

Richard Maynard, contractor, stated he would address the expired permits prior to the Board's January meeting.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

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 complied.

Gerry Smilen, Building Inspector, reported the permit had failed inspection on 11/20/12 but was scheduled for re-inspection. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/26/13, 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 complied.

Gerry Smilen, Building Inspector, reported the master permit inspection had failed on 9/24/12 because electrical and shutter inspections must be performed first. The electrical inspection was scheduled and the shutter permit had already passed inspection.

Aura Nunez, the owner's daughter confirmed that the shutter permit has passed inspection and the electrical inspection was scheduled for that day. She requested an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11031271

910 Southwest 29 Street
LOUDERBACK, DAVID

This case was first heard on 9/27/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied.

David Louderback, owner, reported the house was under contract for sale. He informed the Board that he had ensured the buyer understood that the addition was illegal. Ms. Wald confirmed the disclosure in the sales contract. Mr. Louderback said the buyer intended to keep the addition and bring it up to code. He added that the closing date was December 14.

Gerry Smilen, Building Inspector, said he would not oppose an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/26/13, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Elfman, Ms. Ellis and Mr. Thilborger opposed.

Case: CE07080634

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

This case was first heard on 5/27/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$32,760.

Jorg Hruschka, Building Inspector, reported the shutter and window permits had been closed out and described the violations that were now complied. He recommended a 56-day extension.

Donald Grant, owner, noted that the violations required six permits and he had four permits remaining. He said it would take more than 56 days to complete the work. Mr. Grant thanked the Board for their patience. He explained that the delay had been caused by the first contractor they had hired.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 3/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12030951

1309 Southwest 25 Avenue
MORALES, YANICE
MORALES, IRAN

Certified mail sent to the owner was accepted on 11/9/12. This case was first heard on 10/23/12 to comply by 11/27/12. 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 11/18/12 and would continue to accrue until the property was complied.

George Oliva, Building Inspector, reported on the violation that had been complied. He stated he had spoken to someone at the property who claimed to be a tenant. The owner had informed Inspector Oliva that he was sending a representative to the meeting, and that he intended to pull the permits.

Jose Lucero, the owner's representative and general contractor, explained that the owner lived in Oklahoma. He said he would apply for the permits to correct the violations. Mr. Lucero estimated it would take 90 days to complete work. He explained that the bank refused to work with the owner on a loan modification. He said the new tenant was one of his employees who would help do the work.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, 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 complied.

Eve Kearse, owner, stated she was trying to move forward. She requested time to submit plans for the permit. She explained that her finances were very limited.

Jorg Hruschka, Building Inspector, said he would work with Ms. Kearse and her contractor to get plans drawn. He recommended an extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12031755

1180 Northeast 1 Street
INVESTMENTS AT SOUTH FLORIDA LLC
% FEUERSTEIN LAW PA

Certified mail sent to the owner was accepted on 11/7/12. This case was first heard on 8/28/12 to comply by 10/23/12. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$5,100. This was a request to re-hear the case.

Gerry Smilen, Building Inspector, reported the kitchen cabinet permit had been issued on 11/6/12. He recommended an extension.

Daniel Chteinberg, owner, said work was ongoing and he anticipated the work would be complete in two months.

Ms. Saey stated the fines had been imposed at the Board's previous meeting and the owner had sent an email requesting the case be re-heard. Ms. Wald requested the Board vacate its 10/23/12 order. She explained that the owner had been out of the country for the last hearing.

Motion made by Mr. Nelson, seconded by Ms. Ellis to rescind the Board's 10/23/12 Order to impose the fine. In a voice vote, motion passed 7-0.

Inspector Smilen stated the main violation had involved the kitchen and he was pleased that progress was being made. He recommended a 56-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Case: CE11060534

540 Arizona Avenue
RIPROCK HOMES INC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$4,080.

George Oliva, Building Inspector, reported progress was being made and recommended a 91-day extension.

Ryan Emmer, owner, felt 91 days would be more than enough time to obtain the permits.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12010356

630 Northwest 7 Terrace
MARATHON PARTNERSHIP INC

This case was first heard on 8/28/12 to comply by 10/23/12. Violations and extensions were as noted in the agenda. The property was not complied.

Jose Ramos, architect, explained that upon his inspection, there were additional violations that predated this owner's purchase of the property. He thought they would need to re-do the office and the bathroom. Mr. Ramos requested time to submit plans to address all violations.

Mr. Nelson pointed out that there was unfinished electrical work and asked if Mr. Ramos felt this was safe. Mr. Ramos replied that he felt it would be safe, provided everyone stayed away from the electrical panel. He thought the violations could be complied in 56 days.

Jorg Hruschka, Building Inspector, said the architect was on the right track and agreed with the request for 56 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, 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 and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had been ready for pickup for corrections since 10/4/12.

Ted Koster, owner, said his architect had needed to meet with an inspector regarding the bathroom drawing. He stated he had updated drawings and would submit them later on in the day. Inspector Smilen stated the application still had not been picked up for corrections. Mr. Koster reiterated that his architect had sent him an email the previous evening with the corrected drawings.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 5/28/13, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a roll call vote, motion **failed** 3-4 with Mr. Dooley, Ms. Hinton, Mr. Nelson and Chair Sheppard opposed.

The Board took a brief break.

Case: CE11091217
804 Southwest 18 Street
EVERT, MARTHA CHRISTY

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 complied.

Gerry Smilen, Building Inspector, stated the awning permit was being reviewed.

Enrique Marroquin, architect, confirmed the drawings were in review.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, 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 complied and fines had accrued to \$1,530.

Gerry Smilen, Building Inspector, reported the permit application had been picked up for corrections on 9/7/12.

Bradley Pollock, the owner's representative and contractor, informed the Board that the demolition had been done. He said the owner's home on Long Island had been damaged in Hurricane Sandy and this was affecting his finances. Mr. Pollock said he

was having an issue with the architect requested a lot more money to correct the plans and he would ask the City if he could use the survey.

Inspector Smilen confirmed that the utility room had been removed and the carport had been restored to its original state. This complied two of the violations.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10021056

2825 Southwest 14 Street
SMITH, ARICIA

This case was first heard on 8/28/12 to comply by 11/27/12. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the owner had applied for the air conditioner permit and he recommended a 56-day extension.

Laretha Jordan, the owner's mother, confirmed they were waiting for inspection.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12041584

6800 Northwest 21 Terrace
OGREN, NATHAN

Certified mail sent to the owner was accepted on 11/9/12.

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 CERTIFICATE OF OCCUPANCY
FROM THE CITY BUILDING DEPARTMENT:

1. THE OWNER HAD A SHED BUILT IN THE SOUTHSIDE OF
HIS PROPERTY LOT AND A CARPORT ON THE NORTH
SIDE ATTACHED TO HIS HOUSE EXPANDING ALL THE
WAY TO THE NEXT PROPERTY LINE OR SET BACK.
2. HURRICANE SHUTTERS WERE PLACED IN EACH WINDOW
OPENING.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE SHED AND THE ROOF WITH THE SUPPORTING COLUMNS FOR THE NEW CARPORT ADDITION 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 AS PER FBC 116.1.2. THE CONSTRUCTION IS UNDER-DESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

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. He stated the property owner had removed the carport, so that violation was complied. Inspector Oliva recommended ordering compliance within 91 days or a fine of \$10 per day, per violation.

Nathan Ogren, owner, requested 119 days. He stated the hurricane shutters did not cover all windows.

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 3/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

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

Case: CE12050501

45 Hendricks Isle # 2A
BOCHINO, JOHN A

Service was via posting on the property on 11/14/12 and at City Hall on 11/15/12.

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

THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA WALL AND THE REMOVAL OF LANDSCAPING WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen explained that these unit owners had been cited because they had been condo board members when he cited the property.

Inspector Smilen stated the case had begun as the result of a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Inspector Smilen was unsure whether the changes to the pool deck could be permitted; the area might need to be restored or a variance sought. He recommended ordering compliance within 56 days or a fine of \$15 per day, per violation.

Ms. Wald stated all 14 condo owners would be cited for the violations as they were all responsible for the common areas.

Adelaida Albarda, attorney, requested at least six months. She stated the tree had been removed as an emergency measure because the roots had interfered with the building's plumbing. She said they were working with engineers to determine how to address the other violations. Ms. Albarda said public records indicated the work had been done without a permit and authorized by a prior board president who had taken matters into his own hands without consent from the rest of the board. Ms. Albarda could not testify to what trees had been removed, but said the paver permit application had been submitted in June.

Brandlyn Bogart, unit owner, said she was, in fact, not currently on the condo board. Mr. Nelson explained that all unit owners were equally liable for the violations.

Marc Bouchet, neighbor, said the removal of the landscaping had resulted in his property suffering light pollution from this property.

Inspector Smilen recommended allowing the owners no more than 91 days, since the last activity on the permit had been in July.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 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: CE12050514

45 Hendricks Isle # 2D
BOGAR, DANIEL & BRANDELYN

Service was via posting on the property on 11/14/12 and at City Hall on 11/15/12.

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

THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH
THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA
WALL AND THE REMOVAL OF LANDSCAPING WITHOUT
OBTAINING THE REQUIRED PERMITS.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 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: CE12050556

45 Hendricks Isle # 4A
ELLERT, RICHARD J &
GAYA, MARIA LUISA HONTORIA

Service was via posting on the property on 11/14/12 and at City Hall on 11/15/12.

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

THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH
THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA
WALL AND THE REMOVAL OF LANDSCAPING WITHOUT
OBTAINING THE REQUIRED PERMITS.

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 2/26/13 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: CE12020574

1301 Northeast 14 Court
HEFFNER, TIMOTHY

Certified mail sent to the owner was accepted on 11/7/12.

Jorg Hruschka, Building Inspector, testified to the following violations:
FBC(2010) 105.4.11

A/C UNITS WERE REPLACED WITHOUT A PERMIT.

FBC(2007) 105.10.3.1

ELECTRICAL PERMIT 11061511 IS EXPIRED.

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Nicole Ryan, property manager, stated the owner lived in Arizona. The air conditioning contractor had informed her that the contractor had not paid him, even though the management company had paid the contractor for the work. She believed they would need to hire a new company to apply for an after-the-fact permit.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12010307

1507 Northwest 8 Avenue
SHALOMMAX LLC

Certified mail sent to the owner was accepted on 11/9/12.

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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. A STOP WORK ORDER WAS ISSUED FOR RETROFITTING THE NORTH SIDE APARTMENT AFTER IT WAS DAMAGED BY A FIRE.
2. NEW WINDOWS AND DOORS WERE INSTALLED ON BOTH UNITS.

FBC(2007) 105.4.4

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

1. PLUMBING ALTERATIONS ARE IN PROGRESS TO RE-BUILD THE KITCHENS AND BATHROOMS INSIDE THE DAMAGED APARTMENTS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT ARE GOING TO BE 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 ARE BEING DONE TO THE ELECTRICAL SYSTEM TO RE-BUILD BOTH APARTMENTS AFTER A

FIRE. THERE ARE NEW CIRCUITS TO THE LIGHTS AND WALL OUTLETS. THE MAIN ELECTRICAL SYSTEM WAS DAMAGED BY THE FIRE AND MUST MEET THE FBC (2007) 111.3.

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 WERE 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 a previous owner had caused the violations. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation. He reported a permit for hurricane shutters had been issued earlier in the day and when this permit was finalized, FBC(2007) 1626.1 would be complied.

Claire Clark, the owner's representative said a general contractor had submitted the permit application earlier in the day and she would meet with a plumber and electrician later in the day. She requested time to address the violations.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12071477

1381 Southwest 25 Avenue
ROBALINO, DIEGO
SANCHEZ, TANIA

Service was via posting on the property on 11/8/12 and at City Hall on 11/15/12.

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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT.

A STOP WORK ORDER WAS ISSUED.

1. CONVERTING THE CARPORT INTO A ROOM. AN INSPECTION WAS PERFORMED AND WORK IS IN PROGRESS IN THE CARPORT. IT HAS BEEN ENCLOSED. WINDOWS ARE BEING INSTALLED IN NEW OPENINGS THAT WERE CUT INTO THE WALL FACING SOUTH AND EAST.
2. AN EXTERIOR DOOR OPENING WAS CUT INTO THE WALL FACING THE SOUTH AND AN EXTERIOR DOOR WAS INSTALLED IN THE OPENING.
3. PLUMBING AND ELECTRICAL WORK IS IN PROGRESS.

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 NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT 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 TO BUILD THE RENTAL APARTMENT INSIDE THE ENCLOSED CARPORT WITH NEW CIRCUITS FOR THE WINDOW A/C, LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW KITCHEN AREA. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

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(2010) 1604.1

THE STRUCTURES FOR THE WALLS BELONGING TO THE ENCLOSED CARPORT DO 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDER-DESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

FBC(2010) 1609.1

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

FBC(2010) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2010) 1609.1.2

Inspector Oliva stated 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 91 days or a fine of \$10 per day, per violation. Inspector Oliva reported the owner had applied for a master permit with a sub permit for the carport enclosure. He explained to Mr. Dooley that the carport could be enclosed but could not be a rental unit.

Jean Pierre DaSilva, engineer, said he was making corrections to the applications and they should be wrapped up shortly. He requested 90 days. Mr. DaSilva confirmed for Mr. Dooley that there was a door leading from the house into the carport.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11110985

3333 Southwest 15 Street
NGO, COUNG V H/E
NGO, SIEU

Certified mail sent to the owner was accepted on 11/10/12.

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. CONCRETE SLAB WAS POURED ON THE WEST SIDE OF THE LOT TO BUILD A SIDEWALK.
2. A CENTRAL A/C HAS BEEN INSTALLED.

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 OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2007) 109.10

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation.

Michael Luong acted as interpreter for the owner, Cuong Ngo, and said he was requesting 91 days. Inspector Oliva said he and the Chief Mechanical Inspector had met at the property with the owner and the interpreter to discuss what needed to be done regarding the air conditioner.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 3/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12020630

1333 Northeast 2 Avenue
FALCONE, CHARLES H/E
FALCONE, JOSEPHINE EST

Certified mail sent to the owner was accepted on 11/10/12.

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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE WINDOWS AND FRONT DOOR WERE REPLACED.
2. A STORAGE SHED WAS INSTALLED IN THE BACKYARD.
THE WORK WAS DONE WITH AN APPLIED PERMIT FROM
MARCH 22, 2006.

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) 1604.1

THE STORAGE SHED AND THE INSTALLATION METHOD DO
NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE
NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED
WIND LOADING THROUGH THE PERMITTING AND INSPECTION
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 WERE
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 pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said the permit for the shed had been applied for but never issued. The master permit had been issued and voided because no work had been done. Inspector Oliva recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Charles Falcone, owner, said he did not know when the window and door work had been done. He said he had paid Ted's Sheds to get a permit when he purchased the shed, but apparently they had not. Mr. Falcone stated money was an issue for him, but he intended to comply the violations.

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 3/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12060378

704 Southeast 7 Street
LITTLE BOSS HOLDINGS

Certified mail sent to the owner was accepted on 11/10/12.

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

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN
THE FOLLOWING MANNER WITHOUT PERMITS:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
4. WALL A/C UNITS HAVE BEEN INSTALLED IN THE
EXTERIOR WALLS AND A WINDOW.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH NEW
CONNECTIONS COMPLETED ON THE KITCHEN RENOVATION
WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
PREMISE WIRING DUE TO THE KITCHEN RENOVATION AND
VARIOUS OUTLETS INSTALLED IN THE BUILDING WITHOUT
PERMITS.

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

Sarah Cayley, the owner's representative, said four permit applications had been submitted on 11/26/12. Inspector Smilen said no permit applications had been submitted; the contractor had informed him that he would apply for the permits. Ms. Wald confirmed that no permit applications had been received by the City.

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 1/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12022421

1270 Southwest 30 Avenue
DELZINCE, REYNOLD &
DELZINCE, MARIE GHISLAINE

Service was via posting on the property on 11/8/12 and at City Hall on 11/15/12.

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

FBC(2007) 105.1

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

1. THIS PROPERTY WAS DAMAGED BY AN ELECTRICAL FIRE CAUSED BY ALL THE ELECTRICAL ALTERATIONS DONE TO THE ELECTRICAL SYSTEM.
2. THE CARPORT WAS ENCLOSED INTO AN APARTMENT AND A GARAGE DOOR WAS INSTALLED.
3. THE WINDOWS WERE REPLACED ON DIFFERENT OPENINGS THROUGHOUT THE DWELLING.
4. AN EXTERIOR DOOR WAS INSTALLED FACING NORTH.
5. THE LAUNDRY WAS CONVERTED INTO A BATHROOM.
6. A NEW WATER HEATER WAS INSTALLED.

FBC(2007) 105.4.4

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

1. PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED UP TO THE NEW PLUMBING FIXTURES.
2. THE WATER HEATER WAS REPLACED.

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. THIS DWELLING WAS SEVERELY DAMAGED BY AN ELECTRICAL FIRE CAUSED BY ALL THE ALTERATIONS DONE TO THE ELECTRICAL SYSTEM TO BUILD THE APARTMENT INSIDE THE ENCLOSED CARPORT. NEW CIRCUITS TO LIGHTS AND WALL OUTLETS, POWER SUPPLIED TO THE NEW LIVING AREA WITH THE 220V RUN FOR THE CENTRAL A/C, RANGE OUTLET, WATER

PUMP. BY HIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING 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. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS IN THE MAIN BUILDING AND RAN A SUPPLY AIR DUCT TO THE ENCLOSED CARPORT.
2. VENTILATION FOR THE NEW BATHROOM INSIDE THE ENCLOSED CARPORT NEED TO BE PROVIDED.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS AND 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 DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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 WERE 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 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 56 days or a fine of \$10 per day, per violation. He stated the owner had applied for a permit for the carport enclosure, but the application had failed plan review. The City's main concern was that someone was living in the property.

Wilner Delzince, the owner's son stated they had hired an architect and requested 120 days to resolve the issues.

Inspector Oliva could not say if the electrical work was safe, since it had never been inspected. He added that there was no certificate of occupancy for the property now. Mr. Delzince said there were people living in the house, where the electrical work had been permitted and the electrician had indicated it was safe. He said no one was living in the area where the fire had been in the carport enclosure. Inspector Oliva remarked that the permit Mr. Delzince mentioned was for replacing the outside meter and breaker panel, not the interior electrical; this required another permit.

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 1/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12060180

525 Southwest 11 Court
TWEEDY, SANDRA

Service was via posting on the property on 11/13/12 and at City Hall on 11/15/12.

Gerry Smilen, Building Inspector, testified to the following violations:
9-280(b)

A WINDOW HAS BEEN INSTALLED WITH THE EXTERIOR OF
THE OPENING UNFINISHED AND OPEN TO THE ELEMENTS.

FBC(2010) 105.1

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

1. A SECOND KITCHEN HAS BEEN INSTALLED IN THE
BUILDING.
2. AN A/C UNIT HAS BEEN INSTALLED IN THE WALL.
3. AN EFFICIENCY UNIT HAS BEEN CREATED IN THE
BUILDING.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE
ADDITION OF A SECOND KITCHEN WITHOUT PERMITS.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
PREMISE WIRING PROVIDED FOR THE SECOND KITCHEN
WITHOUT PERMITS.

FBC(2010) 111.1.1

THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED

OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY
FROM THE BUILDING DEPARTMENT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation. Inspector Smilen said he did not believe that the zoning allowed for a duplex.

Sandra Tweedy, owner, said a friend was staying in the apartment unit and had removed outlets in the kitchen area and placed duct tape over them without her permission. She referred to an appraisal indicating the efficiency/storage/workshop area with electric prior to her ownership of the property. She added that the air conditioner in the carport had been installed by a previous owner, who provided her with a receipt showing that the installer, Sears, had charged a permit fee. Ms. Tweedy said she intended to install central air conditioning in the house. She informed the Board that Bliss Windows had installed 10 windows and she had the permit and other paperwork. Ms. Tweedy showed a survey indicating the apartment unit was in existence before she purchased the property. She said she had not intended to rent the unit.

Ms. Ellis pointed out that Tarpon River had several zoning districts. Ms. Wald could not say if a second kitchen was permitted in this zone, but they must determine if the kitchen was previously permitted.

Ms. Tweedy said the bathroom was pre-existing and had been signed off by inspectors on plans. She stated the only work she had done was to install cabinets.

Mr. Nelson stated the window permit only included seven windows.

Inspector Smilen showed a photo of a particular window, and stated this window had been cited for not being weather tight. Ms. Tweedy stated the interior of this window was sealed off. She said the exterior of the window just needed to have stucco applied. She claimed the City had signed off on this window.

Inspector Smilen said in 1953, there had been an addition of a bedroom and a bath, but not a kitchen. He pointed out that plans could be drawn "as built" and did not prove there had been any permits issued for the work depicted.

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 1/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12022385

640 Tennis Club Drive # 110
MEHRHOFF, JOHN & DIANNE

Service was via posting on the property on 11/8/12 and at City Hall on 11/15/12.

Ms. Saey distributed a copy of a letter the owner had sent.

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 AND INSPECTIONS:

1. ON THE SOUTH SIDE OF THE PROPERTY, TOWARDS THE BACK OF UNITS 109, 110 AND 111, THERE ARE BRICK WALLS, 5' X 9' THAT WERE CONSTRUCTED WITHOUT A PERMIT BY THE OWNER OF UNIT 110. THEY ARE REPLACING THE EXISTING APPROVED WOOD FENCE BY THE CITY AND ERODING THE PAVERS THAT THEY ARE RESTING ON. THERE IS NO FOOTING UNDER THEM AND THEY ARE OPEN TO HURRICANE WINDS UPLIFT.

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) 1604.1

THE WALL STRUCTURES THAT WERE BUILT IN THE REAR OF THE PROPERTY BELONGING TO THE CONDO UNITS 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days.

Thomas Kopf, unit owner, said he and his wife had opposed the construction of the walls in January 2006. He remarked that the brick walls were not attached to the buildings and were just sitting on top of the pavers. He explained that patios above

caused runoff onto the pavers, which were cracking due to the water. He believed the walls needed to be removed and asked the Board to expedite this. Mr. Kopf stated Mr. Mehrhoff had installed all of the walls.

Ms. Wald said based on the condo documents, the unit exteriors (including these terraces and walls) were the responsibility of individual unit owners, not the association. Per the City's code, the party who had done the work was also responsible. Inspector Oliva confirmed that Mr. Mehrhoff had installed all three walls, not just the walls that flanked his unit.

Ms. Saey read a letter from the condo association describing their quest to find a contractor to pull a permit for the work that had already been done. The letter indicated the association had hired an approved Fort Lauderdale contractor to pull a permit to construct the patio and walls and the association believed they had been built to code.

Inspector Oliva referred to the original permit, and pointed out that this permit related to pavers only, not to any walls.

Ms. Saey referred to a letter from Mr. Mehrhoff dated 11/10/12 in response to the hearing notice indicating he would not be available for this hearing. He said he had been trying to contact engineers and architects to remedy the situation, and remarked on Mr. Kopf's complaints. Mr. Mehrhoff requested an extension to try to resolve the issue.

Motion made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to the Board's 1/22/12 hearing, during which time no fines would accrue. In a roll call vote, motion **failed** 3-4 with Mr. Dooley, Ms. Hinton, Mr. Nelson and Chair Sheppard opposed.

Ms. Ellis stated the Board should have listened to the letters sent before deciding whether or not to hear the case. Mr. Jolly said he had not known if these were "fact letters" or "procedural letters" but it appeared that they were both. He wondered why Mr. Mehrhoff had referred to himself as project manager instead of unit owner.

Inspector Oliva said the walls could never be permitted as installed; they were "100% illegal... with no footing" and the City wanted them removed.

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 2/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE12041151

3675 Southwest 1 Street
BML PROPERTIES LLC

Service was via posting on the property on 11/8/12 and at City Hall on 11/15/12.

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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS DWELLING WAS DAMAGED BY FIRE. THE INTERIOR RECOVERY WORK WAS DONE WITHOUT A PERMIT.
2. DRYWALL WAS REPLACED IN DIFFERENT LOCATIONS THROUGHOUT THE HOUSE.
3. THE KITCHEN AND BATHROOM CABINETRY WERE REPLACED AND NEW FIXTURES WERE INSTALLED.
4. THE WINDOWS INSIDE THE CARPORT WERE REPLACED DUE TO THE DAMAGE BY THE FIRE.

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 PERMIT #11081021 WAS ISSUED TO REPLACE THE PLUMBING FIXTURES AND FOR ALTERATIONS NECESSARY TO REPAIR THE KITCHEN AND TWO BATHROOMS, AFTER THE FIRE DAMAGE, WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED UP TO THE NEW PLUMBING FIXTURES. THE PERMIT HAS EXPIRED WITHOUT ANY INSPECTIONS.

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 TO REBUILD THE DWELLING AFTER IT WAS DAMAGED BY A FIRE. THERE ARE NEW CIRCUITS TO THE CENTRAL A/C, LIGHTS AND WALL OUTLETS. PER FBC(2010) 112.3 IT SHALL BE UNLAWFUL TO ENERGIZE THE SYSTEM WITHOUT THE REQUIRED PERMIT TO DO SO. BY THIS ACTION THE OWNER HAS CREATED A FIRE HAZARD ON HIS PROPERTY.

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 A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS. THE NEW OWNER REPLACED IT WITH A NEW UNIT. THE DUCT WORK HAS BEEN REPAIRED OR REPLACED IN THE DAMAGED AREAS ABOVE THE KITCHEN AND LIVING ROOM.

FBC(2010) 110.9

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. AS PER FBC(2010) 110.2 WE ARE REQUESTING A WALK-THROUGH INSPECTION OF THE PROPERTY BEFORE ANY PERMIT WILL BE ISSUED.

Inspector Oliva said the case was opened in response to a complaint from the Fire Department. 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 \$150 per day, per violation. He stated there was currently a tenant occupying the property.

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 1/22/13 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12090234

1624 Southwest 28 Way
MTG FINANCE LLC

Certified mail sent to the owner was accepted on 11/6/12.

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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE CARPORT HAS BEEN ENCLOSED WITH A DOOR. THE OPENINGS WERE BLOCKED WITH CONCRETE BLOCKS.

FBC(2010) 105.4.11

A CENTRAL PACKAGE UNIT WITH ELECTRIC HEATERS 7.5 KW AND DUCT WORK HAVE BEEN INSTALLED ON THE DWELLING. IT IS HANGING FROM THE GABLE FACING THE NORTH SIDE ON A METAL STAND.

FBC(2010) 110.9

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

At 1:12, Mr. Elfman left the dais.

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

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 1/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Elfman absent from the dais, motion passed 6-0.

Mr. Elfman returned to the dais at 1:15.

Case: CE12060186

436 Northwest 15 Way

436 NORTHWEST 15 WAY INC

Service was via posting on the property on 11/13/12 and at City Hall on 11/15/12.

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

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE MULTI-FAMILY ONE STORY BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. NEW WATER HEATERS HAVE BEEN INSTALLED.
2. NEW SEWER CONNECTIONS HAVE BEEN COMPLETED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE CONNECTION OF NEW WATER HEATERS 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. He explained that permits had been issued for kitchen remodeling and plumbing, but not for the water heaters. Inspector Smilen recommended ordering compliance within 56 days or a fine of \$15 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 56 days, by 1/22/13 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board discussed the Board elections and the previous meeting's minutes and then Mr. Nelson left the meeting at 1:20 pm.

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 complied.

George Oliva, Building Inspector, reported no progress had been made on the property. He recommended a 56-day extension to bring the case back as a Massey hearing.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070323

1501 Northwest 4 Avenue
EIFE, ERIC

This case was first heard on 4/24/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$610.

George Oliva, Building Inspector, reported the permits had been issued but had not passed any inspections. He had been unsuccessful in his attempts to contact the contractor and recommended a 56-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12011087

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

This case was first heard on 9/25/12 to comply by 11/27/12. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported that no permit applications had been submitted. He recommended a 56-day extension to bring the case back as a Massey hearing.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Ms. Ellis opposed.

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 and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported that the permit had been approved but not picked up. He agreed to try to contact the owner to determine what the problem was.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 56-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Sheppard opposed.

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 complied.

Gerry Smilen, Building Inspector, reported that the owner had received the permit and the case was complied.

Case: CE09050642

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

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$630 and the City was recommending no fine be imposed.

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

Case: CE11111095

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

Certified mail sent to the owner was accepted on 11/9/12. 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 complied, fines had accrued to \$2,375 and the City was requesting imposition of a \$590 fine.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to impose a \$590 fine. In a voice vote, motion passed 6-0.

Case: CE12041834

1624 Northwest 7 Avenue
POLLACK, ANDREW

Certified mail sent to the owner was accepted on 11/8/12. This case was first heard on 10/23/12 to comply by 11/27/12. 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 11/28/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, recommended imposition of the fine.

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, which would begin to accrue on 11/28/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Board Elections

[This item was heard out of order]

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

Ms. Ellis nominated Mr. Elfman for Vice Chair, seconded by Mr. Thilborger. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

[This item was heard out of order]

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to approve the minutes of the Board's October 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

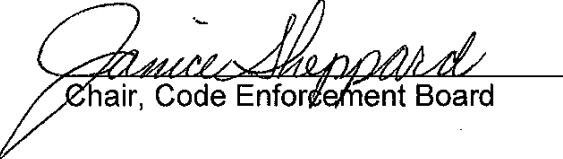
The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by

CE12010310	CE12011859	CE12041527	CE12051386
CE11111059	CE07031580	CE09020458	

There being no further business to come before the Board, the meeting adjourned at 1:37 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.