

**CODE ENFORCEMENT BOARD**  
**CITY COMMISSION MEETING ROOM**  
**100 NORTH ANDREWS AVENUE**  
**February 24, 2009**  
**9:00 A.M. – 2:44 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>2/2009 through 1/2010</u>	
		<u>Present</u>	<u>Absent</u>
Sam Mitchell, Chair	P	1	0
Genia Ellis, Vice Chair	P	1	0
Margaret Croxton	P	1	0
William Lamont	P	1	0
Ronald Perkins	P	1	0
Myrnabelle Roche	A	0	1
Jan Sheppard	P	1	0

Staff Present

Dee Paris, Administrative Aide  
Ginger Wald, Assistant City Attorney  
Bruce Jolly, Board Attorney  
Brian McKelligett, Clerk /Special Magistrate Supervisor  
Lin Bradley, Code Enforcement Supervisor  
Burt Ford, Building Inspector  
Wayne Strawn, Building Inspector  
George Oliva, Building Inspector  
Gerry Smilen, Building Inspector  
Tammy Arana, Fire Inspector  
Deb Maxey, Clerk III  
Yvette Ketor, Code Board Secretary  
Sue Holmes, Secretary 1  
J. Opperlee, Recording Secretary

Also Present:

CE08070371: Carl Christensen, owner' father  
CE07081051; CE08040242: Gerard Pierre-Louis, owner's agent  
CE07080005; CE07100839; CE07111195: Eric Carbonell, architect's representative  
CE08021711: Solange Francois, owner  
CE08051341: Joy Ganaishlal, owner  
CE08040280: Brian Galligan, owner's partner  
CE08031541: Gerard DiRoberto, owner  
CE07071353: Edner Jean, owner; Claudine Jean, owner's wife; Jetta McPhee, realtor  
CE08050732: Jeffrey Matthais, Vice President, Northern Trust  
CE08070945: Carol Oliveros, owner  
CE07091032; CE08032280; CE07061043; CE07061040: William Farraj, partner  
CE07071154: Daphne Williams, owner  
CE08031207: Mirna Goodoy, owner

CE06102391: Madlyn Cumberbach, owner  
CE07051291: Tiffany Bisconer, owner's representative  
CE08061821: Craig Rogers, attorney; Murray Schopard  
CE08050439: Donald Karney, realtor  
CE08072324: Robert Hayling, owner  
CE08051983: Diana Schneller, owner  
CE08072465: Jefferson Lewis, contractor  
CE07101480: Charles Potts, owner; Michael McFarland, owner  
CE08032046: August Pujols, owner's representative  
CE08030416: Adi Cohen, owner  
CE06061432: Kenneth Thurston, realtor  
CE08102477: Tyler Gold, attorney  
CE08021941: Andrew Willis, owner; Robert Hickey, contractor  
CE08072323: David Guren, owner  
CE08020559: Stelios Hiotis, owner's brother  
CE08070272: Stephen Gladstone, attorney; Mark Budd, architect  
CE08061372: Stephen Gladstone, attorney  
CE06031110: Jeffrey Lampkin, owner's representative  
CE08030272: Zulfiqar Lasha, owner  
CE06081617: Richard Lawrence, contractor  
CE08050335: Jeron Linder, owner  
CE06050126: Elizabeth Mendez, owner  
CE08042227: Christopher Contreras, owner  
CE06091017: Ronald Melendez, owner; George Shirejian, attorney  
CE08081586: Ayanay Gonzalez, owner  
CE08071121: Kenneth Frank, owner  
CE08010650: Darryl Allen, owner  
CE08100875: Krisla Popovitch, owner's daughter  
CE08060101: Jose Cruz, owner

Mr. Mitchell called the meeting to order at 9:06 a.m., introduced the Board and explained the procedures for the hearing.

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

**Case: CE08070371**

Hearing to impose fines

Carl Christensen, Trustee  
15 Northwest 7 Street

This case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted [no date]. Mr. Carl Christensen, owner, stated he had paid for and pulled the permit within the last 10 days.

Mr. Ronald Christensen, Mr. Christensen's son, said there was confusion because Mr. Christensen owned several properties and had several permits. He confirmed that his father had paid for the permit and had the permit receipt.

Mr. Wayne Strawn, Building Inspector, agreed there was confusion regarding various properties owned by Mr. Christensen. He had applied for the permit for this address on 2/16, but the plans had failed plan review. Inspector Strawn did not object to an extension because he was certain Mr. Christensen would be able to obtain the permit.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08040280**

Hearing to impose fines

Gary Williams & Maria Galligan  
817 Southwest 4 Street

This case was first heard on 9/23/08 to comply by 10/28/08. Violations were as noted in the agenda. The property was complied, fines had accrued to \$10,750 and the City was recommending full abatement. Certified mail sent to the owner was accepted on 2/11/09 and service was also via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Ms. Tammy Arana, Fire Inspector, confirmed that the property was complied and recommended abatement of the fines.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis to abate the fines. In a voice vote, Board approved unanimously.

**Case: CE08050732**

Mary Jane Tonn Trust  
James W Ashley Co Trustee  
1626 East Lake Drive

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

Mr. Jeffrey Matthais, trustee, reported that since his last appearance, they had been assigned a project manager. They had been unable to find a copy of the original permit and were in the process of re-applying. The owner was looking for a more recent survey to submit for the permit. Mr. Matthais requested a 63-day extension.

Mr. Burt Ford, Building Inspector, said he did not object to the request for an extension. He confirmed Mr. Matthais was in constant communication and there was difficulty finding documents.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton to grant a 63-day extension to 4/28/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE08070272**

Maria De Jesus Guerreiro Bispo  
C/O Tony Lemos Realty Inc  
3335 East Oakland Park Boulevard

This case was first heard on 1/27/09 to comply by 2/24/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Stephen Gladstone, attorney, explained the inspection of the fire suppression system was scheduled for the following day. They had been approved by the Department of Professional Regulation on 2/21 and the sign permit application had been submitted. Mr. Gladstone requested a 63-day extension.

Mr. Burt Ford, Building Inspector, stated work was progressing, and he did not object to the extension request.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08061372**

Maria De Jesus Guerreiro Bispo  
C/O Tony Lemos Realty, Inc  
3337 East Oakland Park Boulevard

Certified mail sent to the owner was accepted on 12/10/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:  
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. TWO HUMIDOR ROOMS HAVE BEEN INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. AN A/C DUCT HAS BEEN SPLICED INTO THE EXISTING TRUNK TO SUPPLY THE TWO HUMIDOR ROOMS.

FBC 105.2.5

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

1. CIRCUITS HAVE BEEN ADDED TO SUPPLY THE TWO  
HUMIDOR ROOMS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action into evidence, requested a finding of fact and recommended ordering compliance within 63 days, by 4/28/09, or a fine of \$150 per day, per violation. Inspector Ford stated three applications had been submitted that week.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$150 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08102477**

HSBC Mortgage Services Inc  
C/O Fidelity/Household/HSBC  
1628 Northwest 7 Avenue

This case was first heard on 1/27/09 to comply by 2/24/09. Violations were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Tyler Gold, attorney, stated they had a buyer under contract who was aware of the violations and understood what must be done. Mr. Gold requested 90 days for the closing to take place and the new owner to make repairs.

Mr. Wayne Strawn, Building Inspector, confirmed that he had several conversations with the prospective buyer, and he understood what must be done. He therefore did not oppose an extension.

Mr. Gold displayed the sales contract on the Elmo, and stated the buyer had also been approved for a mortgage.

Chair Mitchell was concerned that the violations would continue on the property after the sale.

Ms. Ellis wanted to grant a 30-day extension and to require the new owner to appear at the next hearing, but Ms. Wald said any action the Board took now must be against the current owner: the bank. If the property was not complied by the deadline, fines would begin to accrue against the property, and would attach to any other property in Broward County owned by this bank.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08070945**

Raul & Carol Oliveros  
3161 Southwest 20 Street

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

Ms. Carol Oliveros, owner, stated she had hired a contractor who had applied for permits the previous week. The City had informed her that she must have a new survey conducted. Ms. Oliveros requested an extension.

Mr. George Oliva, Building Inspector, stated he did not object to the request for an extension, since permit applications had been submitted.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08061821**

Hearing to impose fines

Las Olas 915 Southeast 2 Court LLC  
915 Southeast 2 Court

This case was first heard on 10/28/08 to comply by 11/25/08. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,500 and the City was recommending full abatement. Certified mail sent to the owner was accepted on 2/11/09 and service was also via posting on the property on 2/11/09 and at City Hall on 2/12/09.

Ms. Tammy Arana, Fire Inspector, recommended abatement of the fines.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins to abate the fines. In a voice vote, Board approved unanimously.

**Case: CE07071353**

Hearing to impose fines

Edner & Claudine Jean  
1155 Northwest 9 Avenue

This case was first heard on 8/26/08 to comply by 11/25/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$18,000 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/13/09. Service was also via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Edner Jean, owner, said the violations were caused by a previous owner. He said he had corrected the problem with the porch. Mr. Jean stated he had been unable to locate his original architect and contractor so he had hired a new one, but he could not afford to pay him now. Ms. Croxton asked Mr. Jean if he had done anything to resolve the septic tank issue in the rear yard, and Mr. Jean said he had.

Mr. Wayne Strawn, Building Inspector, said the property had been in violation, unbeknownst to this owner, for 32 years when a rear addition had been erected and interior alterations completed. Mr. Jean had hired an architect who submitted plans that were not comprehensive enough to address all of the issues, and there had been no progress with the plans since July. Inspector Strawn stated the septic tank had been dry for 20 years and was covered, but must be properly abandoned. Mr. Jean stated this had been done.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find the violations were not complied by the ordered date and to impose the \$18,00 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 5-1 with Mr. Mitchell opposed.

**Case: CE08072323**

David X & Iris Y Chen  
2831 Northeast 55 Place

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

Mr. David Chen, owner, said a general contractor had been hired in May 2008, but had abandoned the job in December. Mr. Chen had hired a new contractor who had submitted a new permit application in January. He requested a 63-day extension to complete the work.

Mr. Wayne Strawn, Building Inspector, stated he did not object to the request for a 63-day extension.

**Motion** made by Ms. Croxton, seconded by Mr. Perkins, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08051341**

Premnath Ganaishlal  
710 to 726 & Rear Northwest 5 Avenue

This case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied.

Ms. Joy Ganaishlal, owner, stated the tenant had been given until February 16 to vacate the premises but he had not, so her attorney had filed eviction papers.

Mr. George Oliva, Building Inspector, confirmed that the owner's attorney had informed him the tenant was being evicted. He noted there was no permit application on file to date. Inspector Oliva informed Chair Mitchell, that he had tried to inspect the property a couple of times and on his last visit the tenant had been violent and Inspector Oliva had brought Police along. Inspector Oliva reminded the Board that if the owner intended to demolish the illegal work she did not need to apply for permits.

**Motion** made by Ms. Croxton to grant a 28-day extension. Motion died for lack of a second.

Ms. Ganaishlal said her attorney had informed her it would take 45 days to evict the tenant.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved 5-1 with Ms. Croxton opposed.

**Case: CE07081051**

Hearing to impose fines

Boaz Derisse  
225 Southwest 12 Avenue

This case was first heard on 8/26/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, the order had been recorded, the City was requesting imposition of a \$6,750 fine which would continue to accrue until the property complied. Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Mr. Gerard Pierre-Louis, the owner's agent, reported the contractor would make corrections to the plans and resubmit them today. Mr. Pierre-Louis informed Ms. Sheppard that only one of the three units in the triplex had the violations.

Mr. Burt Ford, Building Inspector, said the permits for the windows and shutters were the only remaining items. Inspector Ford informed to the Board that the owner had allowed some other permits for this property expire for six months. He remarked that this was not a good pattern of activity, and therefore requested imposition of the fines. Inspector Ford stated the plans had been returned for revisions on 2/12 and had still not been resubmitted.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08040242**

Hearing to impose fines

Boaz Derisse  
225 Southwest 12 Avenue

This case was first heard on 8/26/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted [no date]. Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Mr. Gerard Pierre-Louis, the owner's agent, said the permit had been issued and the work was already done, so he was only awaiting inspection.

Ms. Tammy Arana, Fire Inspector, confirmed that the after-the-fact permit had been pulled, and the work was complete. She recommended a 28-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08032046**

Virginia Maricochi  
1248 South Ocean Drive

This case was first heard on 9/23/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied.

Mr. August Pujols, engineer, stated he had pulled a permit for the boatlift, electrical and structural work. The property had already passed electrical inspection and structural inspection was scheduled. They had also pulled a permit for the plumbing. Mr. Pujols requested a 60-day extension. He said the only permit for which they had not applied was windows and doors, and he anticipated submitting this within ten days.

Mr. Wayne Strawn, Building Inspector, explained the title company had caught the violations and an escrow account had been set up for the new owner. He said he did not object to the request for a 63-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08072465**

Gillies & Hazel Graham  
1201 Northwest 1 Avenue

This case was first heard on 9/23/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Ms. Paris informed the Board that the owner's contractor was present but had not provided a power of attorney.

Mr. Jefferson Lewis, contractor, said the owner had learned the previous day that he needed a power of attorney and he intended to get it today. Chair Mitchell was uncomfortable hearing the case without the owner present.

Mr. Wayne Strawn, Building Inspector, said he had explained the violations several times to the owner, but he still seemed somewhat "befuddled." He was encouraged that the owner had hired a contractor. Inspector Strawn advised that if the Board granted an extension it should be a short one.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to grant a 28-day extension to 3/24/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE07091032**

A&M Investments Of America LLC  
3200 West Broward Boulevard

This case was first heard on 1/22/08 to comply by 4/22/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$8,900.

Mr. William Farraj, partner, said he had pulled all permits for all properties. He requested a 63-day extension to have the work done.

Tammy Arana, Fire Inspector, confirmed all permits were pulled. She noted that the owners had been diligent, and recommended a 63-day extension.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE07061043**

A&M Investments Of America LLC  
3220 West Broward Boulevard

This case was first heard on 8/28/07 to comply by 9/26 and 10/23/07. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$8,900.

Mr. William Farraj, partner, said the circumstances at this property were the same.

Ms. Tammy Arana, Fire Inspector, recommended a 63-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE07061040**

A & M Investments Of America LLC  
3224 West Broward Boulevard

This case was first heard on 7/24/07 to comply by 9/25/07. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$13,350.

Mr. William Farraj, partner, said the circumstances at this property were the same.

Ms. Tammy Arana, Fire Inspector, recommended a 63-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE08020559**

Benny & Evanthia Alfonso  
3100 Northeast 48 Street # 107

This case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$10,800 and the order had been recorded.

Ms. Paris explained that the owner had medical and personal problems, and his representative who was in attendance did not have a power of attorney.

Mr. Stelios Hiotis, the owner's brother, said he had hired contractors to do the work, and provided a letter from his sister, authorizing him to represent her.

Mr. Wayne Strawn, Building Inspector, stated he did not object to a 28-day extension. Chair Mitchell stated he was uncomfortable granting a longer extension, because Mr. Hiotis did not have a power of attorney.

**Motion** made by Ms. Sheppard to grant a 28-day extension. Motion died for lack of a second

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08050439**

Vincent Matraxia  
1032 Northeast 16 Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$5,400 and the order had been recorded.

Mr. Donald Karney, realtor, requested a 63-day extension to replace the air-conditioning unit, for which the owner already had an estimate.

Mr. Wayne Strawn, Building Inspector, stated he did not object to the request for an extension.

**Motion** made by Ms. Croxton, seconded by Mr. Perkins, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08021711**

Solange Francois  
431 Southwest 31 Avenue

This case was first heard on 8/26/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$75,000 and the order had been recorded.

Ms. Solange Francois, owner, said she was in the process of refinancing her home, and requested additional time to comply.

Mr. Gerry Smilen, Building Inspector, explained the owner's insurance company had issued a third-party check but the mortgage company was withholding to check because she was behind on her mortgage payments. Ms. Francois was now refinancing the home. Inspector Smilen did not object to the request for an extension because the owner was being held hostage by the mortgage company for the check. He recommended 63 days.

**Motion** made by Mr. Lamont, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08051983** Hearing to impose fines  
D P & D C Schneller Revocable Living Trust  
1146 Northwest 3 Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Ms. Diana Schneller, owner, stated all of the work had been done by the previous owner, Stephen Decker. She added that she had not received the certified mail regarding the violations. The tenant had advised her of the violations after the property was posted. The fence and the landscaping work had already been completed. Ms. Schneller requested additional time to apply for the remaining permits and to finish the work.

Mr. Wayne Strawn, Building Inspector, stated he supported the request for an extension. He recommended 91 days.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a roll call vote, motion **failed** 2 – 4 with Ms. Ellis, Mr. Lamont, Mr. Perkins and Chair Mitchell opposed.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to grant a 91-day extension to 5/26/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE07101480**  
Eric & Kelly Henderson  
1209 Northwest 2 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$6,750 and the order had been recorded. Ms. Paris explained that this case was still in the previous owner's name because there had been a finding of fact and this was not a foreclosure.

Mr. Michael McFarland, the new owner, stated he had hired a licensed, insured contractor to replace the windows and doors and the contractor had submitted the application for a permit. He requested a 63-day extension to complete the work.

Mr. Wayne Strawn, Building Inspector, stated he did not object to a 63-day extension  
**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 63-day extension to 4/28/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE07080005**

Coloney Ventures-Apex Capital LLC  
300 Southeast 22 Street

This case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$60,750 and the order had been recorded.

Mr. Eric Carbonell, the architect's representative, said the property was going through a change of ownership and the closing was scheduled for 2/27/09. He said they planned to submit for the permits as soon as the new owner took possession of the property. Mr. Carbonell said the new owners planned to bring the houses up to code and would redevelop the property into town homes in the future. He requested 63 additional days.

Mr. Burt Ford, Building Inspector, said he did not object to the request for a 63-day extension. He remarked that the properties were being kept clean.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

Later in the meeting, the Board revisited this case.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to reconsider the Board's previous motion. In a voice vote, Board approved 3 - 2 with Ms. Croxton and Mr. Perkins opposed.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to vacate the Board's previous order. In a voice vote, Board approved 3 - 2 with Ms. Croxton and Mr. Perkins opposed.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 3 - 2 with Ms. Ellis and Mr. Perkins opposed.

**Case: CE07100839**

Coloney Ventures-Apex Capital LLC  
301 Southeast 23 Street

This case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$40,500 and the order had been recorded.

Mr. Burt Ford, Building Inspector, said he did not object to the request for a 63-day extension.

Mr. Eric Carbonell, the architect's representative, described the work that must be done at the property. He said the new owner was working with the architect.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue.

Inspector Ford confirmed that the architect's representative had provided him with the plans for review before they were submitted for permit. Chair Mitchell did not want to wait 63 days because he feared the new owner would return in 63 days and there would be no progress at the property. He recommended a 28-day extension.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved 5 – 1 with Ms. Ellis opposed.

Chair. Mitchell wanted to revisit the Board's ruling on the previous case.

**Case: CE07111195**

Coloney Ventures-Apex Capital LLC  
304 Southeast 22 Street

This case was first heard on 9/23/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$54,000 and the order had been recorded.

Mr. Eric Carbonell, the architect's representative, stated they had plans for work to be done on this property as well.

Mr. Burt Ford, Building Inspector, stated he did not oppose a 28-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08072324**

Robert B & Athea W Hayling  
Jeremiah Carter  
1036 Northwest 9 Avenue

This case was first heard on 9/23/08 to comply by 11/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded. The City was requesting to amend the 11/25/08 order to change the compliance date from 1/27/09 to 2/24/09.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to amend the 11/25/08 order to change the compliance date from 1/27/09 to 2/24/09.

In a voice vote, Board approved unanimously.

Mr. Robert Hayling, owner, said his plumbing contractor had not kept his promise to appear with him today. Inspector Strawn had recommended he hire new contractors, and Mr. Hayling requested an extension to accomplish this.

Mr. Wayne Strawn, Building Inspector, said he had received a letter from Mr. Hayling's plumbing contractor describing the work he would do, but the contractor had never followed up on the permits. The paving contractor had submitted an application for paving and re-striping. Inspector Strawn encouraged Mr. Hayling to find new contractors if they failed to perform. He recommended a 63-day extension.

**Motion** made by Ms. Sheppard, seconded by Ms. Croxton, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a roll call vote, motion **failed** 2 – 4 with Ms. Ellis, Mr. Lamont, Mr. Perkins and Chair Mitchell opposed.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to grant a 91-day extension to 5/26/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE06061432**

Hearing to impose fines

Mount Olive Gardens #1 Inc  
C/O Acclaim Management & Realty Inc  
1600 Northwest 6 Place

This case was first heard on 9/23/08 to comply by 10/28/08. Violations were as noted in the agenda. Certified mail sent to the owner was accepted on 2/11/09 and certified mail sent to the registered agent was accepted on 2/11/09. The property was complied, fines had accrued to \$9,525 and the City was recommending full abatement.

Mr. Kenneth Thurston, realtor, confirmed the work was complete and inspected and the property was complied, and requested abatement of the fines.

Mr. Wayne Strawn, Building Inspector, confirmed the property was complied, and stated he supported abatement.

**Motion** made by Ms. Sheppard, seconded by Ms. Ellis to abate the fines. In a voice vote, Board approved unanimously.

[The Board took a 10-minute break]

**Case: CE07051291**

Christopher Scott Bensch

511 Isle Of Capri

This case was first heard on 11/25/08 to comply by 1/27/09. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded. Ms. Parris noted that FBC 105.1.1 had been withdrawn.

Ms. Tiffany Bisconer, the owner's representative, said the after-the-fact permit had been issued.

Mr. Burt Ford, Building Inspector, confirmed the permit had been issued and the owner just needed to pay for it and collect it. He said he would not object to a 28-day extension.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to grant a 28-day extension to 3/24/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE08060101**

Jose Cruz 1/2 Interest  
Maria Cruz  
1210 Northwest 1 Avenue

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

Mr. Jose Cruz, owner, said he was having serious financial problems and requested an extension.

Mr. George Oliva, Building Inspector, said he had advised Mr. Cruz to seek financial help from the City, but the City would not have funds available until May. He recommended a 91-day extension. Inspector Oliva confirmed the house was well-kept, there were no life safety issues, and the owner intended to remove the shed in the next few days.

**Motion** made by Mr. Lamont, seconded by Ms. Sheppard, to grant a 91-day extension to 5/26/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE08030272**

Zulfiqar Lakha  
3521 Riverland Road

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

Mr. Zulfiqar Lakha, owner, reported he had taken possession of the property and hired an engineer to make drawings. The engineer had promised to submit finished drawings by 2/24/09. Mr. Lakha displayed the engineer's contract on the Elmo. He confirmed that only one of the units was occupied by his friend who was also a contractor.

Mr. George Oliva, Building Inspector, confirmed that the unit with the main problem had been vacated. He recommended a 91-day extension.

**Motion** made by Ms. Croxton, seconded by Mr. Perkins, to grant a 91-day extension to 5/26/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE06031110**

Sarah Mackin Trust & P L Jacobs  
Phillip M Jacobs Trust FBO  
3440 Southwest 20 Street

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

Mr. Jeffrey Lampkin, owner's representative, reported he had pulled the permit for the fence. He said the owner did not have the money now to pull the permit for the windows. He requested an extension.

Mr. George Oliva, Building Inspector, confirmed that the fence permit had been issued, and the owner still needed the window and shutter permit. He recommended a 63-day extension for the owner to pay for the permit.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08030416**

Adi Cohen  
1405 North Andrews Avenue

This case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Mr. Adi Cohen, owner, said he had hired a general contractor and the permit application had been submitted. Mr. Cohen said he was obtaining estimates to remove the trash. Mr. Gerry Smilen, Building Inspector, said Mr. Cohen had attempted to submit the application himself, but the electrical contractor should do this. He said the shed on the property had been removed, and a "monumental amount of debris" had been removed. Inspector Smilen said he would not oppose a 28-day extension. He confirmed for Mr.

Lamont that the debris on the property had been confined to the rear, and it was not an eyesore from Andrews Avenue.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to grant a 28-day extension to 3/24/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE06102391**

Hearing to impose fines

John R Cumberbatch 1/2 Interest  
Madlyn E Cumberbatch  
411 Southwest 31 Avenue

This case was first heard on 8/26/08 to comply by 10/28/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,100, the City was recommending abatement. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Ms. Madlyn Cumberbach, owner, said she had been unaware of the permit process, but the property was now completely complied. She requested abatement of the fine.

Mr. George Oliva, Building Inspector, recommended full abatement of the fines.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard to abate the fines. In a voice vote, Board approved unanimously.

**Case: CE08031207**

Cali Group LLC  
220 Southwest 38 Avenue

This case was first heard on 5/27/08 to comply by 7/22/08. Violations and extensions were as noted in the agenda. The property was not complied and the order had been recorded.

Ms. Mirna Goodoy, owner, reported the smoke detectors had been installed, and requested an extension for the fire alarm.

Ms. Tammy, Arana Fire Inspector, confirmed the smoke detectors were installed, but must still be inspected. The fire alarm permit had been submitted on 2/23/09 and she recommended a 63-day extension. Inspector Arana noted that the State was considering overturning the fire alarm requirement.

**Motion** made by Mr. Lamont, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE08021810**

Jack L Snyder  
2900 Northeast 30 Street # G-5

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

Ms. Paris read in a letter from the owner explaining that due to open permit issues his contractor must clear up, he would not be able to comply the property by the stipulated agreement date. The owner requested a 60-day extension. Ms. Paris, read a note from Jorg Hruschka, Building Inspector, indicating his support for this extension.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 63-day extension to 4/28/09, during which time no fines would accrue. In a voice vote, Board approved unanimously.

**Case: CE97020981**

Thomas J McGovern  
3067 East Commercial Boulevard

Ms. Paris stated the City was requesting vacation of the 4/22/97 order because the case was complied prior to that hearing.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to vacate the order dated 4/22/97. In a voice vote, Board approved unanimously.

**Case: CE08040323**

Hearing to impose fines

J E & Beatrice Slater  
1123 Northwest 23 Avenue

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of \$8,100 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$8,100 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE06041322**

Hearing to impose fines

Peter Scully  
1706 Northwest 7 Court

This case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$5,400 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE06071785**

Hearing to impose fines

Chrismonne Francois  
1616 Northwest 8 Avenue

This case was first heard on 10/28/08 to comply by 11/25/08. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$45,000 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, confirmed that the properties in this and the last three cases were all occupied as rentals and the owners were not responsive.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$45,000 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE06080690**

Hearing to impose fines

Shirley Suber  
832 Northwest 16 Avenue

This case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$13,500 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, informed the Board that this property was vacant.

**Motion** made by Ms. Sheppard, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$13,500 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE08042589**

Hearing to impose fines

Joseph Robert Tarson  
2705 Northwest 20 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Mr. Gerry Smilen, Building Inspector, informed the Board that the property was occupied. The owner was out of the country and nothing had been done to comply the property.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$5,400 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE08050791**

Hearing to impose fines

Ronald G & Kathy M Trebbi  
1309 Tangelo Isle

This case was first heard on 8/26/08 to comply by 10/28/08. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$14,750 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Gerry Smilen, Building Inspector, stated the plans had been returned for corrections on 12/15/08, but they had never been picked up for corrections.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$14,750 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE06090663**

Hearing to impose fines

Cesar A & Beatriz A Arguelles  
709 Southwest 13 Avenue

This case was first heard on 11/25/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was complied, the order had been recorded and the City was recommending abatement of the \$2,700 fine. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Gerry Smilen, Building Inspector, said the owner's contractor had pulled the permit for the window replacement, so the property was complied.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to abate the fine. In a voice vote, Board approved unanimously.

**Case: CE08060809**

Hearing to impose fines

Margaret M Doyle & Samuel Brennan  
800 Southwest 4 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$6,750 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Gerry Smilen, Building Inspector, stated he had been in touch with the owner, but there was no attempt at compliance to date.

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to find the property was not complied by the ordered date, and to impose the \$6,750 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE07090534**

Hearing to impose fines

Tiny Ortega / Emilio Ruiz  
1363 Southwest 22 Avenue

This case was first heard on 10/28/08 to comply by 11/25/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to find the property was not complied by the ordered date, and to impose the \$22,500 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE08041301**

Hearing to impose fines

Rodney & Deborah Kerr  
6832 Northwest 29 Avenue

This case was first heard on 6/24/08 to comply by 8/26/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$46,800 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted [no date], notice was also hand delivered to the owner on 2/9/09 and posted at City Hall on 2/12/09.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find the property was not complied by the ordered date, and to impose the \$46,800 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE07051679**

Hearing to impose fines

Michael Licata  
3340 Southwest 18 Street

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied, the order had been recorded and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted [no date]. Service was via posting on the property on 2/11/09 and at City Hall on 2/12/09. Ms. Parris pointed out that FBC 105.2.11 had been withdrawn, which had reduced the fine total.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to find the property was not complied by the ordered date, and to impose the \$4,050 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

**Case: CE07121094**

Hearing to impose fines

Isles at Coral Ridge Development  
1400 Northeast 56 Street # 212

This case was first heard on 10/28/08 to comply by 1/27/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,800 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/11/09 and certified mail sent to the registered agent was accepted on 2/11/09. Service was also via posting on the property on 2/11/09 and at City Hall on 2/12/09.

**Motion** made by Mr. Perkins, seconded by Ms. Croxton, to find the property was not complied by the ordered date, and to impose the \$10,800 fine, which would continue to accrue until the property complied. In a voice vote, Board approved unanimously.

[The Board was in recess from 12:15 to 12:37]

**Approval of Meeting Minutes**

**Motion** made by Ms. Ellis, seconded by Mr. Perkins, to approve the minutes of the Board's January 2009 meeting. In a voice vote, motion passed unanimously.

Ms. Paris asked the Board to reconsider a case she had earlier withdrawn from the agenda because the inspector had spoken with the owner and wished to address the Board. The Board agreed.

**Case: CE07040542**

Victoria's Corporate Plaza LLC  
6245 Northwest 9 Avenue

This case was first heard on 5/22/07 to comply by 7/24/07. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$30,200.

Ms. Tammy, Arana Fire Inspector, explained the owner had a family emergency and was unable to make the hearing. She reported the fire alarm requirement was complied, but the vertical opening violation remained. Inspector Arana recommended a 63-day extension to finish the work.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to grant a 28-day extension to 3/24/09, during which time no fines would accrue.  
In a voice vote, Board approved unanimously.

**Case: CE08021941**

Sterling Properties LLC  
2441 Southwest 15 Street

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 105.1

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

1. THE KITCHEN AREA WAS REMODELED, NEW CABINETS AND PLUMBING FIXTURES.
2. BATHROOMS WERE REMODELED, NEW FIXTURES AND CABINETS.
3. THERE IS A ROOF OVERHANG ON THE SOUTH SIDE OF THE PROPERTY.
4. A SHED WAS INSTALLED ON THE PROPERTY AND IS ON THE SETBACK AND PAVERS WERE PLACED ON THE DRIVEWAY.

FBC 105.2.4

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

1. REMODEL WORK WAS DONE IN THE KITCHEN AND BATHROOMS, PLUMBING PIPES AND FIXTURES.
2. TUBS WERE REPLACED WITH WHIRLPOOL TUBS.

FBC 105.2.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL KITCHEN AND BATHROOM LIGHTS, WALL

OUTLETS AND PUMPS FOR JACUZZI TUBS THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE STORAGE SHED AND THE ROOF OVERHANG DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

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

FBC 1626.1

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

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said work had ceased half way through the project and the permit application had been declined. Inspector Oliva had not been able to contact the owner or his representative. He requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Mr. Robert Hickey, contractor, stated the applications for permits had been submitted. He explained the project has been delayed because they were seeking financing. Mr. Hickey said he was trying to address all of the issues and he hoped the version of the plan submitted the previous day would be approved. He estimated the actual work would take a minimum of 60 days to complete.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08100875**

Jorge Popovitch  
6720 Northwest 29 Lane

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

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

FBC 105.1

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

1. A LARGE WOOD DECK WAS BUILT ON THE REAR OF THE PROPERTY.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE WOOD DECK DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He explained the previous owner had built the illegal wooden deck in 1999. Inspector Oliva requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Krisla Popovitch, the owner's daughter, presented a letter from an engineer declaring that the deck was properly built. She requested an extension to obtain an owner/builder permit. Inspector Oliva confirmed that the Building Official had agreed to accept the engineer's letter for the permit application.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08042227**

Christopher Contreras  
1400 Northwest 6 Avenue

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

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

FBC 105.1

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

1. WOOD FENCE WAS INSTALLED WITH AN APPLIED PERMIT ONLY ON JULY 30, 2007 - NO INSPECTIONS.
2. INTERIOR REMODEL WORK WAS DONE AS KITCHEN CABINETS, BATHROOMS CABINETS AND FIXTURES.

FBC 105.2.11

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

1. CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATER HAS BEEN INSTALLED.
2. TWO MINI CENTRAL A/C, ONE IN THE REAR OF THE MAIN HOUSE AND THE OTHER IN THE REAR PROPERTY.

FBC 105.2.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING THREE CENTRAL A/C, ONE IN THE FRONT HOUSE, THE OTHER IN THE BACK OF THE MAIN HOUSE AND THE LAST IN THE RENTAL APT. AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH 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. Inspector Oliva said on his first inspection, work was being conducted in the rear of the property and he issued a stop work order. He revisited the property approximately three weeks ago and discovered the wood fence was being relocated on the property and he issued another stop work order. Inspector Oliva said two per permit applications had been submitted but had never been issued. He requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Inspector Oliva explained that the owner lived in Georgia, and it was the tenants who kept performing construction work on the property.

Mr. Christopher Contreras, owner, said the air conditioning company had assured him they would take care of everything, and he believed this until he was informed by Inspector Oliva that the permits had never been pulled. Mr. Contreras explained that he contracted someone to have the first fence removed, but the tenants asked the contractor to move it instead. Mr. Contreras wanted to keep a fence to provide security at the property.

Mr. Contreras explained they had retiled the kitchen floor and performed other cosmetic improvements, such as cabinet and vanity replacements. He stated he intended to pull permits for all the work.

**Motion** made by Ms. Croxton, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08081586**

Ayanay Gonzalez  
1850 Southwest 36 Terrace

Certified mail sent to the owner was accepted [no date].

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 105.1

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

1. THERE IS AN ILLEGAL SCREEN PORCH THAT WAS ENCLOSED INTO ILLEGAL LIVING SPACE.
2. THERE ARE NEW WINDOWS, SLIDING GLASS DOORS AND ENTRANCE DOORS INSTALLED ON THE PROPERTY.
3. THERE IS A PVC FENCE ON THE FRONT OF THE PROPERTY.

FBC 105.2.11

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

1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND ELECTRIC HEATER ON THE PROPERTY.

FBC 105.2.5

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

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

FBC 106.10.3.1

THERE IS AN EXPIRED BUILDING PERMIT FOR A SCREEN PORCH, #02032065, WHICH HAS NEVER BEEN ISSUED.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE SCREEN PORCH CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS AND THE BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE.

FBC 1612.1.2

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

FBC 1626.1

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

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. Inspector Oliva had spoken with the owner the previous week and she informed him she was removing the illegal work, and requested time to finish. Inspector Oliva requested a finding of fact and recommended ordering compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation.

[Inspector Oliva translated for the owner]

Ms. Ayanay Gonzalez, owner, requested 91 days to remove the illegal work. She confirmed the work had been done by the previous owner. Ms. Gonzales said she had recently lost her job and had no money. Inspector Oliva had informed her that she could remove the illegal work herself since it had been constructed without permits.

**Motion** made by Mr. Perkins, seconded by Ms. Ellis, to find in favor of the City and order compliance within 91 days, by 5/26/09, or a fine of \$25 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08010650**

Darryl F Allen  
2236 Northwest 20 Street

Certified mail sent to the owner was accepted [no date].

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 1626.1

THE WINDOW AND DOOR ALTERATIONS AND REPLACEMENTS HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS AS SPECIFIED FOR A

HIGH VELOCITY HURRICANE ZONE IN THE FLORIDA  
BUILDING CODE.

FBC 105.2.11

A SYSTEM OF MANY SMALL AIR CONDITIONING UNITS  
INSTALLED IN THE WINDOWS AND THROUGH THE WALLS HAS  
BEEN PROVIDED FOR THE BUILDING WITHOUT OBTAINING  
THE REQUIRED PERMIT.

FBC 105.1

THE BUILDING HAS BEEN ALTERED AND REPAIRED WITHOUT  
OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS  
AND REPAIRS ARE AS FOLLOWS:

1. THE BUILDING HAS BEEN RE-ROOFED.
2. THE FLOOR PLAN HAS BEEN ALTERED TO ACCOMMODATE  
USE OF THE BUILDING FOR A ROOMING HOUSE.
3. WINDOWS AND DOORS HAVE BEEN ALTERED, ELIMINATED  
OR REPLACED.
4. THE BUILDING HAS BEEN RE-STUCCOED.

FBC 1612.1.2

THE WINDOW AND DOOR REPLACEMENTS AND ALTERATIONS  
AS WELL AS THE INSTALLATION OF AIR CONDITIONING  
UNITS THROUGH THE WALLS AND IN THE WINDOWS DO NOT  
MEET THE MINIMUM WIND LOADING RESISTANCE AS  
REQUIRED BY THE FLORIDA BUILDING CODE FOR A HIGH  
VELOCITY HURRICANE ZONE.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence.

Mr. Darryl Allen, owner, said the work had been done by a previous owner. He said he had hired an architect and submitted plans one year ago. He had checked with the Building Department who informed him the plans were still in plumbing and mechanical review. Mr. Allen thought the work could be done within 60 days. He confirmed that all of the tenants had been evicted. He said the last time the plans had been resubmitted was approximately one month ago.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE06050126**

Mauricio Mendez  
1227 Northwest 6 Avenue

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, testified to the following violation:

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS ARE AS FOLLOWS:

1. THE BUILDING HAS BEEN RE-ROOFED.
2. THE REAR ENTRANCE DOORS ON THE NORTH EXPOSURE OF THE BUILDING HAVE BEEN REMOVED AND REPLACED.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He noted that the permit had been issued for the roof.

Ms. Elizabeth Mendez, owner, explained that the previous owner had hired contractors who submitted permit applications, but the process had never been completed. She had submitted applications for the permits.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$25 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08071121**

1930 Sunrise Interest Inc  
1934 East Sunrise Boulevard 2<sup>nd</sup> Floor Apt

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 2/10/09.

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

FBC 105.1

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

1. NEW KITCHEN CABINETS AND COUNTER TOPS HAVE BEEN INSTALLED.
2. NEW BATH VANITY AND TOP HAVE BEEN INSTALLED.

FBC 105.1.1

A NOTICE OF COMMENCEMENT MUST BE FILED WITH THE CLERK OF THE COURT IF THE VALUE OF THE WORK BEING DONE IS OVER \$2500.

FBC 105.2.11

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

1. A WINDOW A/C UNIT HAS BEEN INSTALLED.

FBC 105.2.4

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

1. NEW FIXTURES AND PIPING HAVE BEEN ADDED/ALTERED IN THE KITCHEN AND BATH REMODELING.

FBC 105.2.5

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

1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATH REMODELING.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE WINDOW AIR CONDITIONING UNITS HAVE NOT BEEN INSTALLED TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Inspector Ford said the owner had already hired a contractor who had submitted permit applications.

Mr. Kenneth Frank, owner, felt 63 days would be sufficient time to pull the permits.

**Motion** made by Mr. Perkins, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE06081617**

Sheldon Friedberg  
9 Fort Royal Isle

Certified mail sent to the owner was accepted on 2/10/09.

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

FBC 105.1

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

1. REPAIRS TO THE FRONT ENTRANCE SLAB AND ROOF

WERE DONE AND AFTER THE FACT PERMIT, 06120880,  
WAS APPLIED FOR BUT NEVER ISSUED.

2. A CHICKEE HUT WAS INSTALLED IN THE BACKYARD BY THE POOL.
3. PAVERS WERE INSTALLED IN THE DRIVEWAY.
4. AN ALUMINUM FENCE WAS INSTALLED ON THE POOL DECK IN THE BACKYARD.
5. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC 105.1.1

A NOTICE OF COMMENCEMENT MUST BE FILED WITH THE CLERK OF THE COURT IF THE VALUE OF THE WORK BEING DONE IS OVER \$2500.

FBC 105.2.5

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

1. ELECTRICAL CONDUIT, CIRCUITS, AND FIXTURES HAVE BEEN INSTALLED IN THE CHICKEE HUT.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE WINDOWS, DOORS, FENCE, AND REPAIRS TO THE FRONT PORCH HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

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

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He explained that the structure had been constructed as a Chikee hut, which should not have included plumbing or electric, but this structure did. Inspector Ford had informed the owner that the plumbing and electrical must be removed and that there was a zoning issue because the structure extended into the setback.

Regarding work done on the house, Inspector Ford stated windows and doors had been installed without permits. Inspector Ford said the owner was actively trying to sell the property, but he believed they were working to comply the violations. He requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Mr. Richard Lawrence, contractor, said he had been hired by the owner to renew the paver permit. He had also reapplied for the window and door permit. Regarding the

Chikee hut, Mr. Lawrence said he had an appointment to meet with the Zoning Department on Monday to discuss this. He stated it was built three to five inches into the setback. The owner had agreed to remove the electric from the hut, and to move or remove it if he could not obtain a variance. Mr. Lawrence requested a 90-day extension.

**Motion** made by Mr. Lamont, seconded by Ms. Croxton, to find in favor of the City and order compliance within 91 days, by 5/26/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, Board approved unanimously.

**Case: CE06091017**

Ronald D Melendez  
1437 Northwest 1 Avenue

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. INSTALLATION OF A NEW KITCHEN.
2. INSTALLATION OF WOODEN FENCING.
3. INSTALLATION OF NEW DOORS AND REVISION OF THE FLOOR PLAN.
4. PARTIAL ENCLOSURE OF THE PORCH AT THE REAR OF THE BUILDING.
5. REMOVAL OF THE FIBERGLASS ROOF SYSTEM OF THE REAR PORCH AND REPLACEMENT WITH A CONVENTIONAL DECK AND ROOF SYSTEM.
6. STRUCTURAL ALTERATION/ENHANCEMENT OF THE ROOF FRAMING OF THE PORCH ROOF IN ORDER TO SUPPORT THE INCREASED GRAVITY LOADS OF A CONVENTIONAL ROOF SYSTEM.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING A PERMIT AS REQUIRED.

FBC 105.2.4

PLUMBING WORK HAS BEEN DONE CONNECTED TO THE KITCHEN REMODEL WHICH INCLUDES THE REPLACEMENT OF CABINETS AND COUNTERS. A PERMIT WAS NOT ISSUED FOR THE PLUMBING IMPROVEMENTS.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED ELECTRICAL PERMITS. THE ALTERATIONS INCLUDE AN EXPANSION OF THE CIRCUITRY TO POWER A CENTRAL AIR CONDITIONING

SYSTEM, EXTERIOR LIGHTING AND ELECTRICAL  
MODIFICATIONS ASSOCIATED WITH THE KITCHEN REMODEL.

FBC 1612.1.2

THE INSTALLATION OF DOORS AND THE STRUCTURAL ALTERATIONS OF THE PORCH ROOF SYSTEM HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO WIND LOADING AS SPECIFIED IN THE FLORIDA BUILDING CODE FOR A HIGH VELOCITY HURRICANE ZONE. THE STRENGTH REQUIREMENT ISSUE WAS NOT ADDRESSED BECAUSE A PERMIT WAS NOT ISSUED FOR THE WORK. THE FLORIDA BUILDING CODE "PRESUMES AND DEEMS" ALTERATIONS WITHOUT PERMITS TO BE UNSAFE. (SEE FBC 117.1.2)

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. Inspector Strawn explained that much of the work was done by the previous owner, who had never pulled all the permits. He requested a finding of fact and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Mr. George Shirejian, attorney, submitted a motion to continue the hearing for one month, since he had been hired the previous Friday, and had just received the City's file. He assured the Board that if he determined permit applications must be submitted then his client would do that within the next month.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to continue the case for 28 days, to 3/24/09, and to order the respondent to reappear at that hearing. In a voice vote, Board approved 5-1 with Chair Mitchell opposed.

**Case: CE08050335**

Jeron F Linder Jr  
1061 Northwest 25 Avenue

Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

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

THE FOLLOWING BUILDING COMPONENTS HAVE BEEN INSTALLED AND ARE NOT STRUCTURALLY SOUND, WEATHER TIGHT, OR RODENT PROOF:

1. WINDOWS.
2. DOORS.
3. WOOD EXTERIOR WALLS.
4. ROOF RAFTERS.

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN REPAIRED AND ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING

THE REQUIRED PERMITS:

1. THE KITCHEN HAS BEEN REMOVED.
2. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
3. STRUCTURAL BEAMS IN THE CARPORT HAVE BEEN REPLACED AND/OR REPAIRED.
4. WALL SHEATHING HAS BEEN REPLACED.
5. NEW 2 X 4 EXTERIOR WALLS HAVE BEEN INSTALLED.
6. A SCREEN PORCH HAS BEEN ENCLOSED.

FBC 105.2.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT A PERMIT:

1. A NEW HOT WATER HEATER HAS BEEN INSTALLED.
2. PLUMBING FOR THE KITCHEN HAS BEEN DISCONNECTED FOR CABINET REMOVAL.

FBC 105.2.5

FOLLOWING ELECTRICAL WORK HAS BEEN DONE WITHOUT A PERMIT:

1. A 220-VOLT CONNECTION FOR A NEW HOT WATER HEATER.
2. PREMISE WIRING.
3. KITCHEN WIRING HAS BEEN DISCONNECTED.

FBC 1626.1

THE FOLLOWING BUILDING COMPONENTS DO NOT MEET THE IMPACT TEST CRITERIA REQUIRED FOR A HIGH VELOCITY HURRICANE ZONE:

1. THE ENCLOSED SCREEN PORCH.
2. NEW WINDOW INSTALLATIONS.
3. NEW DOOR INSTALLATION.

Inspector Smilen submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said he had tried to work with the owner, but there had been no progress at the property. Inspector Smilen requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Mr. Jeron Linder, owner, explained the house had belonged to his great-grandfather, and his grandfather had deeded the house to him. He said the house had been abandoned for some time and he had cleaned out the interior. He had also replaced the windows to secure the property. Inspector Smilen believed Mr. Linder must hire a design professional to draw plans and show pressure calculations for the openings to determine whether the windows were appropriate. Chair Mitchell advised Mr. Linder to contact Inspector Smilen regarding what must be done to comply the property.

**Motion** made by Mr. Lamont, seconded by Mr. Perkins, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a roll call vote, motion **failed** 3 – 3 with Ms. Croxton, Ms. Ellis and Chair Mitchell opposed.

**Motion** made by Ms. Croxton to find in favor of the City and order compliance within 91 days, by 5/26/09, or a fine of \$25 per day, per violation. Motion died for lack of a second.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$25 per day, per violation, and to record the order. In a voice vote, motion passed 5 - 1 with Ms. Croxton opposed.

[Mr. Perkins left the meeting at 2:15]

**Case: CE08110191**

Deutsche Bank Trust Company Americas  
1032 Northwest 4 Avenue

Service was via posting on the property on 2/10/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:  
9-279(g)

THE PLUMBING SYSTEM OF THE BUILDING IS NOT MAINTAINED IN PROPER OPERATION CONDITION. THE FOLLOWING CONDITIONS EXIST:

1. THE TOILET INSTALLED IN THE STORAGE ROOM DOES NOT HAVE THE PROPER CLEARANCE FROM THE WALL FOR COMFORTABLE USE.
2. THE WATER HEATER THAT HAS BEEN INSTALLED WITHOUT A PERMIT (SEE CITATION FOR FBC 105.2.4) IS PRESUMED AND DEEMED TO BE UNSAFE.
3. THE KITCHEN SINK IS NOT SUPPLIED WITH HOT AND COLD WATER.

9-280(b)

THE BUILDING IS IN DISREPAIR. THE FOLLOWING CONDITIONS EXIST:

1. THE FRONT PORCH KNEE WALL HAS FALLEN.
2. THE FRONT PORCH HAS LOOSE AND FALLING TRIM BOARDS.
3. A WINDOW AND A DOOR ARE REPLACED WITH PLYWOOD.
4. THE BATHROOM CEILING IS DAMAGED BY WATER INTRUSION.
5. KITCHEN CABINET DOORS ARE LOOSE.

9-280(g)

THE ELECTRICAL SYSTEM OF THE BUILDING IS IN A STATE OF DISREPAIR. THE FOLLOWING CONDITIONS EXIST:

1. CONDUIT AND WIRING ARE LOOSE ON THE BUILDING.
2. WIRING IS EXPOSED AT SOME LOCATIONS.
3. THE EXTENSIVE ALTERATIONS WITHOUT PERMITS (SEE CITATION FOR FBC 105.2.5) ARE PRESUMED AND DEEMED BY THE FBC TO BE UNSAFE.

9-280(h)(1)

THE CHAIN LINK FENCE AND GATES IN THE FRONT OF THE BUILDING ARE IN DISREPAIR.

FBC 105.1

THE SINGLE FAMILY BUILDING BUILT IN 1949 HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. WINDOWS AND DOORS HAVE BEEN REMOVED AND REPLACED.
2. A STORAGE ROOM AT THE REAR OF THE FORMER CARPORT HAS BEEN CONVERTED INTO A BATHROOM.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED ON THE NORTHEAST AND SOUTH EXPOSURES WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN EXPANDED OR ALTERED WITHOUT OBTAINING THE REQUIRED PERMIT. THE ALTERATIONS ARE AS FOLLOWS:

1. BATHROOM FIXTURES AND THE SUPPLY AND WASTE PIPING FOR SUCH HAVE BEEN ADDED TO A STORAGE ROOM BEHIND THE ENCLOSED CARPORT.
2. A WATER HEATER HAS BEEN REPLACED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. CIRCUIT EXTENSIONS TO POWER AIR CONDITIONING UNITS.
2. CIRCUITS TO POWER EXTERIOR LIGHTING.
3. A NEW PANEL INSTALLED ON THE REAR WALL NEXT TO THE SERVICE CONNECTION.

FBC 1612.1.2

THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE IMPACT RESISTANCE REQUIREMENTS OF A HIGH VELOCITY HURRICANE ZONE

THROUGH THE PERMITTING PROCESS.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. Inspector Strawn had informed the previous owner that with the property in this condition, renting the building to tenants could subject him to prosecution for minimum housing code violations.

Mr. McKelligett confirmed that the maximum fine the Board could impose was \$500.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City and order compliance within 28 days, by 3/24/09, or a fine of \$500 per day, per violation, and to record the order. In a voice vote, Board approved 5 – 0.

**Case: CE08031945**

Deutsche Bank National Trust Company Trustee  
2580 Northwest 16 Street

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:  
FBC 105.1

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

1. REMOVAL AND REPLACEMENT OF THE WINDOWS AND DOORS.
2. RE-ROOF OF THE BUILDING.
3. KITCHEN REMODEL ATTEMPT. ALL THE EXISTING CABINETS AND COUNTERS HAVE BEEN REMOVED. THE NEW CABINETS ARE NOT INSTALLED BUT ARE STORED IN ANOTHER ROOM.
4. BATHROOM REMODEL ATTEMPT. THE WORK IS NOT FINISHED.

FBC 105.2.4

IN THE PROCESS OF AN ABORTED REMODEL ATTEMPT THE PLUMBING SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE FOLLOWING:

1. FIXTURE CHANGE OUTS.
2. REMOVAL OF THE KITCHEN SINK.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED IN THE REMODELING EFFORT. CONDUIT HAS BEEN LEFT DANGLING AND UNSUPPORTED.

Inspector Strawn submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He explained the property had been vacant for some time.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days, by 4/28/09, or a fine of \$150 per day, per violation, and to record the order. In a voice vote, Board approved unanimously.

**Case: CE08042004**

Lalji Inc  
1900 South Federal Highway

Violations:

FBC 105.1

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

1. THE PARKING LOT ON THE NORTH SIDE OF THE MOTEL  
HAS BEEN RESURFACED AND RE-STRIPED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation. Inspector Ford said the owner had tried to diligently to pull this permit. The owner had been struggling with landscape issues on the property.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 5/26/09, or a fine of \$100 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08050944**

Patricia Ann T & Steven J Miga  
3209 Northeast 36 Street # 4B

Certified mail sent to the owner was accepted on 2/13/09.

Violations:

FBC 105.1

NEW EXTERIOR DOORS AND WINDOWS HAVE BEEN INSTALLED  
WITHOUT OBTAINING PERMITS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

FBC 1612.1.2

THE WINDOWS AND DOORS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC 1626.1

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

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08060529**

Joseph Guaracino  
785 Middle River Drive

Certified mail sent to the owner was accepted [no date].

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

18-1

THE WATER OF THE SWIMMING POOL IS GREEN AND STAGNANT. IT IS A BREEDING GROUND FOR MOSQUITOES AND POSES A HEALTH HAZARD TO THE COMMUNITY.

9-280(b)

THERE ARE WIDE STRUCTURAL SETTLEMENT CRACKS AT THE Southwest CORNER OF THE BUILDING. THE WALLS AND FOUNDATION ARE NOT STRUCTURALLY SOUND, NOR WATERTIGHT OR RODENT-PROOF. THERE HAS BEEN A FIRE IN WHAT WAS THE KITCHEN; THE WALLS AND TRUSSES HAVE BEEN DAMAGED AND ARE NOT STRUCTURALLY SOUND.

9-280(g)

THE FIRE IN THE KITCHEN HAS DAMAGED THE WIRING AND OUTLETS LOCATED IN THE AFFECTED AREA.

FBC 105.1

1. THE INTERIOR HAS BEEN ALTERED BY DEMOLITION OF APPROXIMATELY 80-90% OF THE INTERIOR SPACE. KITCHEN, BATHROOMS AND INTERIOR PARTITIONS HAVE BEEN REMOVED.

2. A DOCK AND DOLPHIN PILES HAVE BEEN INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM HAS BEEN ALTERED BY REMOVING DUCT WORK COMPONENTS.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY DEMOLISHING THE KITCHEN AND BATHROOMS WHICH ARE NOW NOT FUNCTIONAL OR OPERATING AS DESIGNED; NEW PIPING AND FIXTURES WILL BE REQUIRED. PIPING AND FIXTURES HAVE BEEN INSTALLED AT THE DOCK.

FBC 105.2.5

1. THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY INTERIOR DEMOLITION AND THE REMOVAL OF OUTLETS, SWITCHES, DRYWALL, PARTITION WALLS, AND OTHER CRITICAL COMPONENTS. THE ELECTRICAL SYSTEM POSES A LIFE SAFETY AND FIRE HAZARD IF ACTIVATED.
2. A DOCK POWER PEDESTAL HAS BEEN INSTALLED.

FBC 106.10.3.1

DOCK & DOLPHIN PILE PERMIT 08021902 HAS EXPIRED AND IS NULL AND VOID. THE WORK PERFORMED DOES NOT CONFORM WITH THE BUILDING PLANS ON FILE WITH THE CITY OF FORT LAUDERDALE.

Inspector Ford submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence. He said he had spoken to the owner, who informed him he intended to demolish the property, but he had never followed through. Inspector Ford requested a finding of fact and recommended ordering compliance within 28 days, by 3/24/09, or a fine of \$150 per day, per violation

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City and order compliance within 28 days, by 3/24/09, or a fine of \$250 per day, per violation, and to record the order. In a voice vote, Board approved unanimously.

**Case: CE08062585**

James White  
3019 Northeast 19 Street

Certified mail sent to the owner was accepted on 2/12/09.

Violations:

FBC 105.1

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

1. NEW CONCRETE PILE HAS BEEN INSTALLED.
2. NEW DOLPHIN PILE HAS BEEN INSTALLED.
3. A NEW BOAT LIFT HAS BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE CONCRETE PILE, DOLPHIN PILE, AND BOAT LIFT  
HAVE NOT BEEN PROVEN TO HAVE BEEN INSTALLED TO  
SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED  
DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE  
PERMIT AND INSPECTION PROCESS.

Withdrawn: FBC 105.1.1

The City had a stipulated agreement with the owner to comply all open violations within 91 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Lamont, seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance with all open violations within 91 days, by 5/26/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08042519**

Lisa Dumetz

2506 Northeast 30 Street

Certified mail sent to the owner was accepted [no date].

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS,  
INCLUDING BUT NOT LIMITED TO:

1. THE KITCHEN WAS REMODELED.
2. BATHROOMS WERE REMODELED.
3. THE FRONT DOOR WAS REPLACED.
4. INTERIOR ALTERATIONS WERE DONE.
5. A GATE/FENCE WAS INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED  
PERMITS, INCLUDING BUT NOT LIMITED TO:

1. A SPRINKLER SYSTEM WAS INSTALLED.
2. KITCHEN AND BATH FIXTURES WERE REPLACED.
3. A WATER HEATER WAS REPLACED.
4. THE PLUMBING SYSTEM WAS ALTERED IN THE UTILITY ROOM.
5. A WHIRLPOOL TUB WAS INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED  
PERMITS, INCLUDING BUT NOT LIMITED TO:

1. THE ELECTRICAL CIRCUITRY IN KITCHEN AND BATH  
WAS ALTERED.
2. A CIRCUIT TO A WHIRLPOOL TUB WAS INSTALLED.

3. CIRCUITS TO WASHER AND DRYER WERE INSTALLED.
4. THE ELECTRICAL PANEL WAS REPLACED.

FBC 109.6

WORK WAS COVERED UP WITHOUT HAVING OBTAINED THE REQUIRED INSPECTIONS.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day, per violation.

**Motion** made by Ms. Croxton, seconded by Mr. Lamont, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 5/26/09, or a fine of \$25 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE07022035**

Omadath Ramkelawan  
660 Southwest 31 Avenue

Service was via posting on the property on 2/11/09 and at City Hall on 2/12/09.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

1. A SHED WAS INSTALLED IN THE NORTH SIDE SETBACK.
2. A CARPORT EXTENSION WAS BUILT.
3. A STRUCTURAL COLUMN AT THE FRONT ENTRANCE AREA WAS REPLACED.
4. THE FLORIDA ROOM WINDOWS WERE REPLACED WITH A WALL SYSTEM.
5. THE UTILITY ROOM DOOR WAS REPLACED.

FBC 105.2.5

MISCELLANEOUS EXTERIOR ELECTRIC WAS INSTALLED IN THE CARPORT EXTENSION WITHOUT A PERMIT.

FBC 109.6

WORK WAS COVERED UP WITHOUT HAVING OBTAINED APPROVAL THROUGH THE INSPECTION PROCESS.

FBC 1604.1

THE STRUCTURE OF THE CARPORT EXTENSION, ITS SUPPORT WALL AND A WINDOW ENCLOSURE OF THE FLORIDA ROOM, WERE NOT DESIGNED OR BUILT ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day, per violation.

**Motion** made by Ms. Croxton, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 5/26/09, or a fine of \$25 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE07110290**

Ovidio Canales  
821 Southwest 26 Street

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 105.2.11

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

1. A CENTRAL A/C WAS INSTALLED IN THE PROPERTY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS THROUGH 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, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, and to record the order.

**Motion** made by Mr. Lamont, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 3/24/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, Board approved unanimously.

**Case: CE08061775**

Roger Tigner 1/2 Interest  
Wendy Tigner  
2121 Southwest 23 Terrace

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Violations:

FBC 105.1

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

1. THERE IS AN IRON FENCE ON THE PROPERTY THAT  
MUST BE MOVED BACK 30 INCHES FROM THE SIDEWALK AND  
A LANDSCAPE MUST BE DONE.

FBC 109.6

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

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08070340**

Flor & Sylvia Gonzalez  
2466 Southwest 7 Street

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Mr. George Oliva, Building Inspector, testified to the following violations:  
FBC 105.1

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

1. WINDOWS, FRONT DOOR AND DOOR FACING WEST SIDE ARE BEING REPLACED.
2. THERE IS A WOOD SHED BEING BUILT ON THE BACK OF THE PROPERTY FACING SOUTHWEST.
3. STUCCO WORK IS BEING DONE ON THE OUTSIDE WALLS OF THE PROPERTY.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE WOOD SHED DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

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

FBC 1626.1

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

## HURRICANE PROTECTION SYSTEM.

Inspector Oliva submitted photos of the property and the Notice of Violation, detailing the violations and corrective action, into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation, and to record the order.

**Motion** made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days, by 3/24/09, or a fine of \$100 per day, per violation, and to record the order. In a voice vote, Board approved unanimously.

**Case: CE08071908**

Nelson & Gisela Valladares  
1345 Southwest 22 Terrace

Service was via posting on the property on 2/9/09 and at City Hall on 2/12/09.

Violations:

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. A/C CONDENSER UNIT WAS RELOCATED TO A NEW LOCATION.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. THE ELECTRIC 220-VOLT RUN FOR THE A/C CONDENSER WAS RELOCATED.

FBC 109.6

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

FBC 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:  
1. THE 3 SUPPORTING COLUMNS WERE REPLACED ON THE FRONT PORCH.  
2. THERE IS A WOOD SHED IN THE BACK OF THE PROPERTY THAT DOES NOT MEET ANY BUILDING CODE.  
3. THERE IS A ROOF OVERHANG ALL THE WAY TO THE PROPERTY SETBACK FACING NORTH.  
4. THERE IS A FRENCH GLASS DOUBLE DOOR FACING

NORTH.

5. A WOOD FENCE IS BEING INSTALLED ON THE SOUTH SIDE.

Complied:

FBC 105.2.4

FBC 1604.1

47-19.2 EE.

The City had a stipulated agreement with the owner to comply all open violations within 63 days, by 4/28/09, or a fine of \$50 per day, per violation.

**Motion** made by Ms. Ellis, seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance with all open violations within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08072007**

Tyrone & Jessica K Clemens  
3379 Southwest 17 Street

Certified mail sent to the owner was accepted [no date].

Violations:

FBC 105.1

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

1. WINDOWS ARE BEING REPLACED IN THE PROPERTY.
2. THERE IS A METAL A/C DUCT ON THE OUTSIDE OF THE ROOF THAT WAS PLACED ILLEGALLY.

FBC 109.6

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

FBC 1612.1.2

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

FBC 1626.1

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

The City had a stipulated agreement with the owner to comply within 63 days, by 4/28/09, or a fine of \$50 per day, per violation.

**Motion** made by Ms. Sheppard seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 4/28/09, or a fine of \$50 per day, per violation. In a voice vote, Board approved unanimously.

**Case: CE08090940**

Ricardo F & Elba M Cases-Ayala  
2251 Southwest 38 Avenue

Certified mail sent to the owner was accepted [no date].

Violations:

FBC 105.1

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

1. A PVC FENCE IS BEING INSTALLED - STOP WORK WAS ISSUED.

FBC 109.6

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

FBC 1604.1

THE STRUCTURE FOR THE PVC FENCE DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 per day, per violation.

Ms. Ellis recused herself from this case.

**Motion** made by Ms. Sheppard seconded by Ms. Croxton, to find in favor of the City, approve the stipulated agreement and order compliance within 28 days, by 3/24/09, or a fine of \$100 per day, per violation. In a voice vote, with Ms. Ellis recusing herself, Board approved 4 – 0.

**Cases Complied**

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

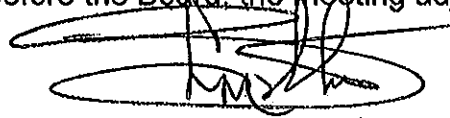
CE06111042      CE07050280      CE07071154      CE08041411  
CE08042532

**Cases Withdrawn**

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


CE08030486      CE08032280      CE08060643      CE08031541  
CE08091566      CE08020891

There being no further business to come before the Board, the meeting adjourned at 2:44 P.M.



\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:



\_\_\_\_\_  
Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperee, ProtoType Inc.