



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
FEBRUARY 26, 2019
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	1	0
Mark Booth, Vice Chair	P	1	0
Julie Lurie	P	1	0
Lakhi Mohnani	P	1	0
Peter Cooper	P	1	0
Chris Evert	P	1	0
William Marx	P	1	0

Alternates

Justin Beachum	P	1	0
Michael Madfis	A	0	1
Terry Nolen	P	1	0

Staff Present

Bruce Jolly, Board Attorney
 Yvette Cross-Spencer, Administrative Assistant
 Yvette Ketor, Administrative Assistant
 Victoria Mack, Administrative Assistant
 Tasha Williams, Administrative Assistant
 Mario Carrasquel, Building Inspector
 Kelvin Arnold, Building Inspector
 James Bartel, Building Inspector
 Rhonda Hassan, Assistant City Attorney
 Captain Robert Kisarewich, Fire Inspector
 Jamie Opplerlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18011787: Monica McWilliams, attorney
CE17101770; CE17101744: Courtney Crush, attorney
CE19012165: Aleksandra Zupan, tenant
CE17110731: Claudio Fernandez, general contractor
CE18080549: Jodi Stav, owner
CE15061198: Jill Gold, prior owner
CE18110307: Agustin Shqalsi, general contractor
CE17040174: Daniel Ellis, owner
CE18091868: Jean Jules, owner's husband
CE16111504: Hillary Cash, owner
CE18041864: Kennedy Goncalves, property manager
CE18101332: Miguel Yabor, owner
CE16030032: Tyrone Monerieh, employee

The meeting was called to order at 9:02 a.m.

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

Case: CE18041864

2889 SW 16 ST
R S ROCHA LLC

This case was first heard on 10/23/18 to comply by 11/27/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 2/27/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, said a permit application had been submitted and recommended a 56-day extension.

Kennedy Goncalves, property manager, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17040174

1700 NE 7 AV
ELLIS, DANIEL C

This case was first heard on 3/27/18 to comply by 5/22/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had applied for a variance, which would be heard the following month. He recommended a 91-day extension.

Daniel Ellis, owner, agreed.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE19012165

1040 BAYVIEW DR # 120
SUNRISE & BAYVIEW PARTNERS LLC

Certified mail addressed to the owner was accepted on 2/8/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

UNDER FLORIDA BUILDING CODE 105.1 THE FOLLOWING VIOLATIONS MUST BE REMOVED, REPAIRED, CAPPED OFF AND MADE SAFE AND/OR PROPERLY PERMITTED AND INSPECTED:

1. SIGNAGE AND/OR DISPLAYED ADVERTISING.
2. INTERIOR BUILDOUT, ALTERATIONS OF INTERIOR WALLS AND/OR KNEE WALLS/PARTITIONS.
3. ELECTRICAL WIRING, OUTLETS, DEVICES.
4. LOW VOLTAGE: CAMERAS, MONITORS, BUSINESS DEVICES.
5. A/C MINI SPLIT SYSTEM.
6. PLUMBING: EXTERIOR WATER LINE WITH HOSE BIB, INSTANT-HOT WATER HEATING DEVICE.
7. EXTERIOR AWNING AND/OR CANOPIES.

FBC(2017) 116.1.1

UNDER FLORIDA BUILDING CODE 116.1 THE FOLLOWING VIOLATIONS MUST BE REMOVED, REPAIRED, CAPPED OFF AND MADE SAFE AND/OR PROPERLY PERMITTED AND INSPECTED:

1. REMOVE ALL UNWARRANTED ACCUMULATION OF DEBRIS AND/OR OTHER COMBUSTIBLE MATERIAL FROM THE INSIDE BATHROOM, INTERIOR ROOMS, EXTERIOR MAKE SHIFT STORAGE AREA FENCED IN AND INSIDE EXTERIOR BREEZEWAY/HALLWAY.

2. REMOVE MAKE SHIFT STORAGE ROOM BUILT IN THE DRIVE-THRU AREA.
 3. ANY AND ALL ILLEGAL ELECTRICAL, WIRING AND/OR DEVICES.
 4. REMOVE ALL VEHICLES AND/OR RECREATIONAL VEHICLES AND/OR EQUIPMENT CURRENTLY BEING STORED ON THE EXTERIOR OF THE PROPERTY.
- IF IT IS DEEMED BY A DESIGN PROFESSIONAL THAT THIS IS EITHER A CLASS A1 OR A2 BUILDING, THEN ANY AND ALL COMBUSTIBLE MATERIAL INSTALLED ON THE INTERIOR WALLS OR FLOORS NEEDS TO BE REMOVED AND/OR PROPERLY PERMITTED.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Aleksandra Zupan, tenant, admitted the violations existed and said she was not aware of them until being cited. She explained that her partner had made the alterations. She had already hired a general contractor, an architect and an electrician and submitted a permit application.

Captain Robert Kisarewich, Fire Inspector, said he had been extremely concerned about the condition of the electrical work when he first visited the property. He added that the interior had been finished with wood picket fence panels, which were extremely flammable. He said he was working with Inspector Masula on this case. The tenant had removed the extension cords, so there was no immediate danger, and he did not object to allowing the business to stay open.

Motion made by Ms. Evert, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16111504

2865 NE 35 CT

CASH, THOMAS V & HILLARY A

This case was first heard on 3/27/18 to comply by 5/22/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress since the plans were rejected in July.

Hillary Cash, owner, stated her husband had suffered a stroke in October so she was handling this on her own. She said they had inquired about whether they would be eligible for a variance but no one from the City had responded to any of her many communications.

Ms. Hasan said the plans rejection should include an explanation for why they had been rejected. Ms. Cash stated they had applied for the variance but never heard back from the City.

Inspector Carrasquel explained that the problem with the shade structure was that it was inside the rear setback.

Ms. Cash said they had hired an engineering firm to be sure the structure had been built to code. They had also received consent from the neighbors.

Mr. Cooper advised Ms. Cash to contact Commissioner Moraitis's office about this.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Mohnani, seconded by Ms. Evert to amend the 11/27/18 order comply-by date from 1/22/19 to 2/26/19, removing the accrued fines. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

Case: CE17110731
1380 W MCNAB RD
1380 MC NAB LLC

This case was first heard on 6/26/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 28-day extension.

Claudio Fernandez, general contractor, said he needed to respond to comments on the plans.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE18080549

1550 PONCE DE LEON DR
STAV, JODI

Service was via posting at the property on 2/11/19 and at City Hall on 2/14/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):

FBC(2017) 105.1

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION
PERMIT AND INSPECTIONS:

1. DEMOLITION OF DOCK.

Inspector Arnold presented the case file into evidence.

Jodi Stav, owner, said after Hurricane Irma, a handyman had replaced some of the boards on the dock. After she was cited for work without permits, the pilings had collapsed and she called a contractor to remove the dock. This contractor informed her that no permit was needed to demolish the dock. Someone at the City had also informed her that she did not need a permit to demolish the dock. Ms. Stav said the City was now removing all docks along Cordova Road at its own expense.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to find for the respondent that the violation did not exist as alleged. In a voice vote, motion passed 6-1 with Chair McGee opposed.

Case: CE18091868

2665 SW 6 CT
JULES, BETTIE

Certified mail addressed to the owner was accepted on 2/2/19.

Robert Masula, Building Inspector, testified to the following violation(s):

FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. ROOM ADDITION IN THE BACK OF THE HOUSE.

Inspector Masula explained that the owner's husband had submitted plans showing that only the bathroom was new but it appeared the property had been divided into four separate units. The application had failed plan review. He presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Jean Jules, the owner's husband, said he had purchased the home in this condition. He had also allowed a tenant to do some work at the house, which Mr. Jules had subsequently remediated. He said he now had an architect.

Inspector Masula explained that he would not reinspect the property until permits had been issued. He believed that some work had been done and the property had been rented as a triplex or quadplex before Mr. and Ms. Jules owned it. He thought it would be extremely difficult to get the property permitted as a triplex or quadplex.

Inspector Masula stated there had been a permit in the late 1960s to enclose the garage and Florida room. He referred to photos and said this was not designed to be separate living space.

Mr. Mohnani pointed out that Inspector Masula had not witnessed the violations himself; he had inherited the case from a previous inspector. Inspector Masula said based on the case file and photos from the previous code inspector, he "absolutely" believed there were violations. Mr. Jolly stated hearsay was admissible for the Board.

Mr. Jolly said the Board could make a finding based on circumstantial evidence and hearsay.

Inspector Masula clarified that the violation related to an addition at the back of the house. Ms. Hasan agreed, and said the violation did not necessarily relate to the conversion of the utility room into living space. Inspector Masula brought up on his laptop historical photos of the property from the Broward County Property Appraiser showing the addition that had been built since 2015.

Mr. Jules admitted he had added a bathroom without a permit and stated he had applied for an after-the-fact permit.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Cooper opposed.

Case: CE17101744
3000 TERRAMAR ST
NORTH BEACH HOTEL LLC

This case was first heard on 8/28/18 to comply by 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 28-dy extension.

Courtney Crush, attorney, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18110307

1618 SE 13 ST
ANTONSON, SIBEL A

Personal service was made to the contractor on 2/19/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO;
1. ALTERATIONS MADE SUCH AS INTERIOR DEMOLITION PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He stated he had posted a Stop Work Order on the property on 11/7/18.

Agustin Shqalsi, general contractor, said the owner had intended to perform only cosmetic work, but he had discovered significant termite damage requiring structural repairs. He said he needed 60 days to address comments.

Motion made by Mr. Booth, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

The Board took a brief break.

Case: CE17101770

550 N BIRCH RD
NORTH BEACH HOTEL LLC

This case was first heard on 5/22/18 to comply by 7/24/18, amended to 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,125.

Robert Masula, Building Inspector, reported the master and plumbing permit applications had been submitted but an electrical application was still needed.

Courtney Crush, attorney, reminded the Board that permits had been pulled under the prior address. She requested 28 days.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18011787
59 HENDRICKS ISLE
59 HENDRICKS LLC

This case was first heard on 4/24/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

James Bartell, Building Inspector, reported said plan review comments had been addressed and recommended a 56-day extension.

Monica McWilliams, attorney, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18101332
3390 SW 15 ST
YABOR, MIGUEL &
YABOR, MARIBEL LOPEZ

Certified mail to the owner was accepted on 2/2/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
WINDOWS, DOORS, WOOD FENCE, ELECTRICAL WIRING TO
FLOOD LIGHTS, A/C UNIT, AND POSSIBLE ILLEGAL
OCCUPANCY.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Miguel Yabor, owner, said he had the permits and was ready for inspections. He stated he was still working on the air conditioner unit but had removed the electrical wiring and the floodlights.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15061198
1616 SE 2 CT
FINN, ZACHARY

This was a request to vacate the order imposing the fine and the final order.

Mr. Booth recused himself from this case.

Mario Carrasquel, Building Inspector, confirmed the property was in compliance.

Jill Gold, previous owner, was present.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to vacate the order imposing the fine and the final order. In a voice vote, motion passed 6-0 with Mr. Booth abstaining.

Case: CE18021330
1317 NE 16 AV
D & A PROPERTY INVESTORS LLC

Service was via posting at the property on 1/30/19 and at City Hall on 2/14/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR WINDOWS AND DOORS INSTALLED.
2. INTERIOR RENOVATIONS.

FBC(2017) 110.2

BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS
AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED
BUILDINGS, STRUCTURES AND SITES FOR WHICH AN
APPLICATION HAS BEEN FILED.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He confirmed that after-the-fact permits had been issued for the work.

Motion made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18061872

1501 NW 19 AVE
GRANT FLA LLC

Certified mail addressed to the owner was accepted on 2/4/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REMODELED BATHROOM.
2. INSTALLED OUTDOOR FLOOD LIGHTS.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE18100735

901 N BIRCH RD
MARINE COLONY VILLAS CO-OP

Service was via posting at the property on 1/30/19 and at City Hall on 2/14/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLING A CBS TRASH ENCLOSURE WITHOUT A PERMIT.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18102290

1602 NE 1 AVE
SMALTER, GREGORY & DELIA

Certified mail addressed to the owner was accepted on 2/11/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOM AND KITCHEN REMODELED.
2. EXTERIOR DOORS AND WINDOWS INSTALLED.
3. ELECTRICAL PANEL AND GFI OUTLETS IN THE KITCHEN AND BATHROOM.
4. TWO MINI SPLIT A/C UNITS.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 4/23/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18100759

2426 SE 17 ST
VILLAGE AT HARBOR BEACH CONDO ASSN

Certified mail addressed to the owner was accepted on 2/4/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE OF THE POOL DECK AND SWIMMING POOL SUCH AS A PAVER DECK INSTALLED AND THE POOL COPING REMOVED AND REPLACED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Mr. Booth questioned whether the property had been cited for electrical and plumbing and Inspector Masula said there may not be exact language related to electrical and plumbing but it came under the pool alterations. He read from the inspection report which did mention "any ... electrical, plumbing ...work."

Chair McGee wondered if the pool should be closed off until the work and permits passed inspections. Ms. Hasan suggested a plumbing inspector could visit the property and determine if it was unsafe and recommend shutting it down.

Inspector Carrasquel explained that inspectors had been instructed not to cite individual trades, per the Broward County Board of Rules and Appeals, because the inspectors were not certified in individual trades.

Mr. Booth questioned whether the Board of Rules and Appeals had jurisdiction over the City inspectors and Ms. Hasan stated the Board of Rules and Appeals did issue mandates with which municipalities must comply. She was not certain if this was mandate or not and agreed to look into it and report back to the Board.

Inspector Carrasquel stated the City inspectors had been through an investigation with the Board of Rules and Appeals last year, and been instructed to stop citing under specific disciplines.

Motion made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16051422
1249 SEABREEZE BLVD
MITTONE, PATRICIA & HUGO

This case was first heard on 10/25/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the master permit was open and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16121959

1524 SW 18 TER
MINEO, JANET
MINEO, CHARLES

This case was first heard on 7/25/17 to comply by 9/26/17, amended to 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,700. The City was requesting amendment of the 11/27/18 order comply-by date from 1/22/19 to 2/26/19, removing the accrued fines.

Mario Carrasquel, Building Inspector, reported the property still required inspections and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Nolen, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to amend the 11/27/18 order comply-by date from 1/22/19 to 2/26/19, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE15070786

1437 NE 56 ST
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17020146

1545 NW 6 ST

PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17020835

1000 SW 18 CT

SOJA, WIESLAW

This case was first heard on 3/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 56-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17051414

1213 MANGO ISLE

YEAGER, JOHN W IV, CAROLYN B

YEAGER, JOHN WILLIAM V

This case was first heard on 5/22/18 to comply by 11/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 56-day extension.

Motion made by Mr. Booth, seconded by Mr. Nolen, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17062698

1220 NW 7 TER
JOHNSON, TOWANDA

This case was first heard on 2/27/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$810.

Kelvin Arnold, Building Inspector, reported the property was in compliance.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to abate the fine. In a voice vote, motion passed 7-0.

Case: CE17110588

916 N VICTORIA PARK RD
53 VICTORIA PARK LLC

This case was first heard on 6/26/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was active and the sub permit applications had been submitted.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18021364

1512 NW 19 ST
DAJANI FAMILY HOLDING LLC

This case was first heard on 11/27/18 to comply by 1/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the roof permit was closed but a structural permit was still needed. He said the permit application contained a clerical error.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18021657

3320 NW 65 ST
CHAPMAN, TRAVIS
VANCE, KENNETH

This case was first heard on 6/26/18 to comply by 8/28/18, amended to 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18080633

2340 NW 15 CT
BRADLEY, J D JR & ALYCE

This case was first heard on 11/27/18 to comply by 2/26/19. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not support an extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18050772

1453 NE 15 AVE
OCASIO-DAVILA, GABRIEL

This case was first heard on 8/28/18 to comply by 9/25/18, amended to 10/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress since October and he did not support any extension.

The Board took no action.

Case: CE18090053

3301 NE 14 CT
ISLAND PARADISE 3301 LLC

This case was first heard on 1/22/19 to comply by 2/26/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the demolition permit was active and recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18092103

1032 NW 6 AVE
WILSON, SHERLIAN U

This case was first heard on 1/22/19 to comply by 2/26/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner was working toward compliance and recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16030032

5300 NE 24 TER # 310C
RACZ, NICKOLETTA

This case was first heard on 2/27/18 to comply by 8/28/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$136 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the owner had informed him she had a contractor.

The contractor's representative requested additional time.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair McGee opposed.

Motion made by Mr. Mohnani, seconded by Mr. Nolen to abate the existing fine. In a voice vote, motion passed 5-2 with Mr. Booth and Chair McGee opposed.

Case: CE18061151

651 NE 19 AV

PYLE, THERESA & VINCENT F JR

This case was first heard on 9/25/18 to comply by 10/23/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the owner had applied for the fence permit and recommended a 56-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 56-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18021392

420 NW 16 AV

MODEL 36 GANG LLC

This case was first heard on 11/27/18 to comply by 1/22/19. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16071180

512 NW 15 TER

SABRA 52 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of a \$38,150 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported new permit applications had been submitted on January 31, 2019. He explained that the plans had failed flood review nine times for clarification of the costs of the work, which could result in the requirement to raise the slab to meet new flood elevations. He believed the new application had passed flood review, and he thought this was because the scope of work had been reduced.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 3/26/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Complied and Withdrawn Cases

Motion made by Mr. Booth, seconded by Mr. Cooper to accept page 25 of the agenda showing cases complied and withdrawn. In a voice vote, motion passed 7-0.

Ms. Hasan reported the Zoning Administrator had spoken with Ms. Cash and a staff person was helping her to apply for a variance.

Approve Minutes of Board's January Meeting

Motion made by Mr. Cooper, seconded by Mr. Booth, to approve the minutes of the Board's January 2019 meeting. In a voice vote, motion passed 7-0.

Cases Complied

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

CE18080024 CE18080507 CE18041178

Cases Withdrawn

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

CE18020083 CE18070687 CE18100586

Board Discussion

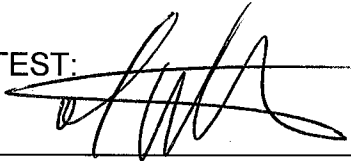
None

Communication to the City Commission

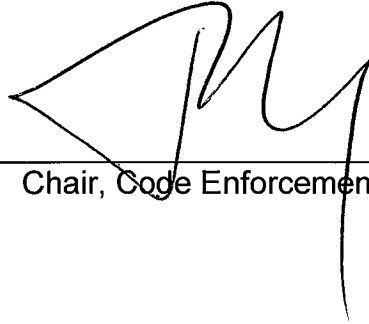
None

There being no further business to come before the Board, the meeting adjourned at 11:14 a.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

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

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.