



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
APRIL 23, 2019
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>2/2019 through 1/2020</u>	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	3	0
Mark Booth, Vice Chair	P	3	0
Julie Lurie	P	3	0
Lakhi Mohnani	P	3	0
Peter Cooper	A	2	1
Chris Evert	P	3	0
William Marx	P	3	0

Alternates

Justin Beachum	A	2	1
Michael Madfis [arrived 9:08]	P	1	2
Terry Nolen	A	2	1

Staff Present

Bruce Jolly, Board Attorney
 Yvette Ketor, Administrative Assistant
 Victoria Mack, Administrative Assistant
 Tasha Williams, Administrative Assistant
 Francyne Webber, Administrative Assistant
 Mario Carrasquel, Building Inspector
 Robert Masula, Building Inspector
 Kelvin Arnold, Building Inspector
 James Bartell, Building Inspector
 George Oliva, Chief Building Inspector
 Rhonda Hasan, Assistant City Attorney
 Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18081393: David Cardaci, tenant
CE18102205: Oscar Echeverri, general contractor
CE18110565: Andres Julca, tenant
CE18020982: Quinton Williamson, owners' grandson
CE17101770; CE17101744: Courtney Crush, attorney
CE18120956: Michael Herman, owner; Sarah Schachere, attorney
CE18110066: Tony Auguste, owner
CE18060320: Mitzy Cevallos, construction company representative; Alan Monette, general contractor
CE19030306: Matthew Letourneau, owner
CE18010886: Steven Reiss owner
CE17060261: Julieta Horner, owner
CE18070716: Lee Cohn, property manager
CE18051535: Ronald Cameron, general contractor
CE18090579: Wayne Rudder, executor
CE19011759: Marvin Durand, owner; Alysia Borgos, tenant
CE19030874: Yuriy Kolin, owner
CE19030631: Glenn Kohlhepp, owner
CE17110595: Rahimi Rahimuddin, general contractor

The meeting was called to order at 9:00 a.m.

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

Case: CE19030306

808 NE 14 ST
AMD HOLDINGS LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no progress.

Matthew Letourneau, owner, said one tenant remained to be relocated. He requested six months. He agreed not to rent out any units until the work was complete.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to grant a 63-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19011759

2201 SW 14 ST

DURAND, MARVIN

Certified mail addressed to the owner was accepted on 4/11/19.

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. AN UNPERMITTED STRUCTURE ATTACHED TO THE SOUTH WEST CORNER OF THIS SINGLE FAMILY RESIDENT AND ON THE REAR OF THE PROPERTY.
2. METAL FRAME STRUCTURE ERECTED IN THE REAR OF THE PROPERTY.

Mr. Madfis arrived at 9:08

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Marvin Durand, owner, said the structures had been removed, except for the metal frame, which he said was for an awning that he felt did not require a permit. Inspector Arnold said he needed to inspect this structure.

Motion made by Mr. Booth, seconded by Mr. Marx, to continue the case for 35 days. In a voice vote, motion passed 7-0.

Case: CE18070716

1140 NE 15 AVE

1140 NE 15 LAND TR

TABER, EVAN TRSTE

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 4/24/19 and would continue to accrue until the property was in compliance.

James Bartell, Building Inspector, reported there had been progress and recommended a 35-day extension.

Lee Cohn, property manager, said the contractor was working on the drawings.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

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 electrical permit application was pending issuance and recommended a 91-day extension.

Courtney Crush, attorney, agreed to the extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 7/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, reported there had been progress and recommended a 35-day extension.

Courtney Crush, attorney, agreed to the extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18120956

701 NW 19 ST # 112

HERMAN, KATIA ALVES DE CAMPOS

HERMAN, MICHAEL

Certified mail addressed to the owner was accepted on 4/13/19.

James Bartell, 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. DEMOLITION OF MASTER BATHROOM.
2. REPLACEMENT OF ELECTRICAL OUTLETS THROUGHOUT AND REWIRED INSIDE WALLS.
3. ENLARGEMENT OF OPENING INTO THE KITCHEN AND ALCOVE OF LIVING ROOM.
4. REPLACEMENT OF WATER HEATER.

Inspector Bartell presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Michael Herman, owner, said he and his wife, the co-owners, were in the process of divorcing. He said the contractors had lied about pulling a permit and he had reported the violations himself. Mr. Herman said he had agreed with his wife's attorney to stay away from the condominium. There was also a lawsuit against the association regarding mold remediation without a permit.

Sarah Schachere, attorney, said there was litigation against the insurance company, the association and property management, and requested as much time as possible.

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 63 days, by 6/25/19, 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: CE18020982

515 NW 7 TER
BARR, ESSIE MAE
SMITH, EDWARD H EST E

This case was first heard on 5/22/18 to comply by 7/24/18, amended to 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 \$2,700 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the owners' grandson had been working on the property.

Quinton Williamson, the owners' grandson, described work he had done and requested 60 days.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18110066
784 W EVANSTON CIR
AUGUSTE, TONY

Service was via posting at the property on 4/9/19 and at City Hall on 4/11/19.

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. ENCLOSURE OF THE GARAGE DOOR OPENING.
2. REPLACED 3' DOOR ON WEST SIDE OF THE GARAGE.
3. REPLACED WINDOW ON THE WEST SIDE OF THE GARAGE.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Tony Auguste, owner, said he was in the process of hiring a new contractor to pull a permit. He stated he had discovered that his former contractor had not pulled the permit and was not licensed.

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 63 days, by 6/25/19, 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: CE18051535
1327 SW 1 AV
C & C 123 LLC

This case was first heard on 10/23/18 to comply by 1/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Ronald Cameron, general contractor, requested 91 days.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 7/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18060320

801 SW 19 ST
BROYLES, SARAH E

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

James Bartell, Building Inspector, reported the permit applications had been submitted and recommended a 35-day extension.

Alan Monette, general contractor, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18102205

430 FLORIDA AVE
DREAM HOMES LEASING LLC

Certified mail addressed to the owner was accepted on 4/13/19.

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. REPLACED DOORS AND WINDOWS.
2. NEW COLUMN FRONT PORCH BEAM SUPPORT.
3. NEW FRONT PORCH LIGHTING.
4. NEW FLOOD LIGHTS EXTERIOR CORNERS.
5. REMODELED BATHROOMS AND KITCHEN.
6. A/C UNIT INSTALLED.
7. ELECTRICAL PANEL CHANGE OUT.
8. NEW HOT WATER HEATER.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Oscar Echeverri, general contractor, said drawings were in review and requested 60 days.

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 63 days, by 6/25/19, 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: CE19030631

2271 NE 68 ST # 2002

KOHLHEPP, GLENN

Certified mail addressed to the owner was accepted on 4/11/19.

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 ALTERATIONS MADE SUCH AS:

FULL KITCHEN RENOVATION INCLUDING BUT NOT LIMITED TO:

1. DEMOLITION WITH ALTERATIONS OF THE INTERIOR WALL WITH FRAMING AND DRYWALL IN PROGRESS.
2. REMOVAL AND FUTURE REPLACEMENT OF PLUMBING FIXTURES.
3. REMOVAL AND ELECTRICAL WORK BEING PERFORMED AT THIS TIME.
4. POSSIBLE FUTURE MECHANICAL WORK.
5. BATHROOMS HAVE BEEN PARTIALLY DEMOLISHED AND IS BEING PARTIALLY REMODELED.
6. REMOVING AND REPLACING PLUMBING FIXTURES.

THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula said he had posted a Stop Work Order on the property. He added that the application submitted on April 12 would not be approved because the scope of work on the application did not match the work done. He presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Glenn Kohlhepp, owner, said the floors and cabinets had been damaged in a plumbing leak and he did not know he needed a permit to replace them. He admitted the violations. Mr. Kohlhepp said he was concerned about how Inspector Masula had gained entry into his condo without his permission. Inspector Masula explained that someone had made a complaint to the Building Department and he had spoken with the building manager, who escorted him to the unit and let him in. He said this was the right of a building manager in a multi-family dwelling when there was a potential life safety issue.

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 35 days, by 5/28/19, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE18010886

1000 NW 52 ST

REISS, STEVEN D

Certified mail addressed to the owner was accepted on 4/13/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 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. TOTAL RENOVATION/DEMOLITION. INCLUDES DRYWALL,
PLUMBING, ELECTRICAL BLOCKED UP OPENINGS AND
WINDOWS INSTALLED ALL WITHOUT BEING PERMITTED.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Steven Reiss, owner, said he had taken possession of the property in settlement of a foreclosure action. He stated the cost to rehabilitate the property was so high they were considering demolition and building a new structure. Mr. Madfis asked about storage on the property and Mr. Reiss said his tenant was a cement contractor and he kept his

equipment on the site. Mr. Madfis felt the property was not under control and was dangerous.

Chair McGee said it seemed Mr. Reiss was trying to get extensions to keep collecting rent and to avoid taking action to address the problems.

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 63 days, by 6/25/19, 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: CE18081393
401 NE 5 TER
ROLLER PLACE LLC

Certified mail addressed to the owner was accepted on 4/11/19.

James Bartell, 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. SECURITY/SURVEILLANCE CAMERA. COMPLIED
2. A/C SYSTEM.
3. FENCE AND GATE. COMPLIED
4. SKYLIGHT. COMPLIED

Inspector Bartell presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He reported that only one violation remained: the air conditioner change-out, and its permit fee had been paid the previous day.

David Cardaci, tenant, said he had paid the air conditioner permit fee himself.

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 35 days, by 5/28/19, 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: CE18110565
460 CAROLINA AVE
O'NEILL, PAOLA

Service was via posting at the property on 4/11/19 and at City Hall on 4/11/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
9-1.(d)

THERE IS A MAJOR INTERIOR RENOVATION GOING ON
WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA
BUILDING CODE BORA EDITION SECTION 105.1, WHICH
INCLUDES STRUCTURAL, ELECTRICAL AND PLUMBING WORK.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Andres Julca, tenant, stated he would soon be the owner. He said he needed to hire a new architect and the plans were almost complete.

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 63 days, by 6/25/19, 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: CE17060261
1041 NE 9 AVE
SELF DIRECTED IRA SERVICES INC.
JULIET A HORNER 201315701

This case was first heard on 1/29/18 to comply by 4/24/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, said the plans were still in process.

Julieta Horner, owner, stated she would submit documents for the mechanical review that day.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18090579

1717 NW 7 TER
JENKINS, MARY D EST

This case was first heard on 3/26/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no recent permit activity and there were still complaints that someone was inhabiting the property.

Ms. Hasan reported several probate actions had been filed regarding Ms. Jenkins and there was an April 16, 2019 order appointing co-personal representatives Julia Arza and Michael Jenkins. They were represented by counsel and Ms. Hasan would contact the attorney to make them aware of the violations. She stated Mr. Rudder was not the personal representative.

Wayne Rudder, executor, said he was listed in the will as executor. Ms. Hasan said Mr. Rudder did not have any authority regarding the property and was, in fact, not named executor in the will.

Mr. Rudder said he was trying to pull the permits and he agreed the house need to be fixed. He stated he had an architect to make the drawings and could afford to pay for those and for a contractor to pull the permits. He said the City Attorney's office had been served with a petition for injunction, linking it to the federal action against the insurance company and the bank. He stated the insurance company should pay for repairs to the property after the fire.

Mr. Rudder said he was staying at the St. John's Inn in Hallandale Beach. He said the will he was referencing had been filed with probate court. Mr. Jolly informed Mr. Rudder that he was not the executor of the estate, per the court's appointment of the individuals Ms. Hasan named. Mr. Rudder could only play a role in these proceedings as a citizen of the community.

Mr. Jolly recommended that future notices be sent to the court appointed personal representatives.

Ms. Hasan said Mr. Rudder had filed a will for probate action but that action was closed.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE19030874

2220 NE 68 ST # 1009

KOLIN, YURIY

Service was via posting at the property on 4/11/19 and at City Hall on 4/11/19.

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 ALTERATIONS MADE SUCH AS:
FULL KITCHEN RENOVATION INCLUDING BUT NOT LIMITED TO:

1. DEMOLITION WITH FUTURE FRAMING AND DRYWALL.
2. REMOVAL AND FUTURE REPLACEMENT OF PLUMBING.
3. REMOVAL AND FUTURE REPLACEMENT OF ELECTRICAL.
4. POSSIBLE FUTURE MECHANICAL WORK.

TWO BATHROOMS HAVE BEEN COMPLETELY DEMOLISHED AND ARE BEING REMODELED:

1. DEMOLITION WITH NEW FRAMING AND TILE BACKING BOARD CURRENTLY BEING INSTALLED.
2. REMOVAL AND FUTURE REPLACEMENT OF SHOWER PAN AND/OR TUB, SHOWER/TUB VALVES, SINKS, FAUCETS AND TOILETS.
3. DEMOLITION OF ELECTRICAL AND CURRENTLY INSTALLING ROMEX WIRING WHICH I AM LEAD TO BELIEVE IS ILLEGAL IN THIS CONDO BUILDING.

THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula stated he had posted a Stop Work Order on the property. He presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Yuriy Kolin, owner, admitted the violations and said his brother had done the work. He said he was now getting estimates from general contractors for the work. He agreed to keep in touch with Inspector Masula. Inspector Masula said the application to the building manager had only been for flooring and painting.

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 35 days, by 5/28/19, 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.

The Board took a brief break.

Case: CE18100277

5701 NE 22 WY

KNEZEVICH, DAVID

Service was via posting at the property on 4/9/19 and at City Hall on 4/11/19.

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. SECURITY CAMERA.
2. OTHER POSSIBLE VIOLATIONS.

FBC(2017) 111.1.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY RESIDENT TO A VACATION RENTAL WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

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 63 days, by 6/25/19, 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: CE18110493

1809 SW 22 ST

M & M REAL ESTATE 1809 LLC

Certified mail addressed to the owner was accepted on 4/12/19.

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. WINDOWS INSTALLED WITHOUT A PERMIT.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 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 63 days, by 6/25/19, 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: CE15050755

1200 NW 9 ST
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permits were open and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18022091

705 SE 10 ST
GRABEL, JOSHUA F & LACEY

This case was first heard on 1/22/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18050382

1410 SW 3 AVE
CARNEY, MARIA ANN &
CARNEY, PATRICK

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 and fines had accrued to \$1,350. The City was requesting the Board amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine.

Mario Carrasquel, Building Inspector, said the owner was working diligently and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue and to amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine. In a voice vote, motion passed 7-0.

Case: CE18051613

1101 NW 54 ST
1163 HOLDINGS LLC

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

Mario Carrasquel, Building Inspector, reported the owner was working to resolve issues at the property and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18061230

6701 NW 21 TER
HERNANDEZ, KEITH & NICOLE

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350. The City was requesting the Board amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine.

Mario Carrasquel, Building Inspector, reported the owner had applied for a variance and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue and to amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine. In a voice vote, motion passed 7-0.

Mr. Mohnani left the dais temporarily.

Case: CE18071625

2901 SW 14 ST
SCHNOOR, DOUGLAS

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350. The City was requesting the Board amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine.

Mario Carrasquel, Building Inspector, reported the permit application remained in "application" status. He informed the Board that the owner had been sending a lot of emails.

Ms. Hasan said the owner was confused about how to cure the violation. She said his communication was not pursuant to moving forward with compliance.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue and to amend the 1/22/19 Order comply-by date from 3/26/19 to 4/23/19, removing the accrued fine. In a voice vote, motion passed 6-0 with Mr. Mohnani absent from the dais.

Mr. Mohnani returned to the dais.

Case: CE18040661

300 SW 31 AV
DIXON, CARLTON A

This case was first heard on 6/26/18 to comply by 7/24/18, amended to 8/28/18 and then to 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 7/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 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 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, 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 154-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 9/24/19, 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 permits were active and recommended a 182-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 182-day extension to 10/22/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18021330

1317 NE 16 AV
D & A PROPERTY INVESTORS LLC

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, said there had been progress and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, 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, said there had been progress and recommended a 126-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 126-day extension to 8/27/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18080550

311 FLORIDA AVE
TAPIA, MARIA M

This case was first heard on 3/26/19 to comply by 4/23/19. 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. He said there were safety issues on the property and an elderly person in residence.

The Board took no action.

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

Kelvin Arnold, Building Inspector, reported there had been no progress but recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18081725

1000 SW 18 CT
SOJA, WIESLAW

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.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18102290

1602 NE 1 AVE
SMALTER, GREGORY & DELIA

This case was first heard on 2/26/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, 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

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18111832

6788 NW 17 AVE
KLEVELAND, DAG

This case was first heard on 3/26/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18121809

615 SW 4 AVE
FARREN, WARD EVEN JR
CARRIGAN, BAILEY

This case was first heard on 3/26/19 to comply by 4/23/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair McGee opposed.

Case: CE18100759

2426 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Motion made by Mr. Mohnani to grant a 35-day extension to 5/28/19, during which time no fines would accrue. Motion died for lack of a second.

Case: CE18081804

1406 NE 62 ST

SOTO, ALFONSO

SOTO, CATALINA

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

The Board took no action.

Case: CE18101715

1005 NE 16 PL

DROUBI, ELIAS

ZHGULEVA, JULIA

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, 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 there had been progress and recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18072194
1801 NE 54 ST
IRON SERVICE 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.

James Bartell, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15121837
828 NW 14 WY
LAZCO HOLDINGS GROUP
NEW OWNER: HURRICANE METAL ROOFING & REMODELING

This was a request to vacate the Order imposing a fine.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to vacate the Order imposing a fine. 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.

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

Motion made by Mr. Booth, seconded by Mr. Madfis, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 4/24/19 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE18061872

1501 NW 19 AVE
GRANT FLA LLC

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18100735

901 N BIRCH RD
MARINE COLONY VILLAS CO-OP

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18090432

1321 NW 2 AVE
CENTURY BUSINESS MANAGEMENT &
INVESTMENTS LLC

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and notice were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$1,350 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. Booth, seconded by Mr. Marx, to find that the violations were not complied by the ordered date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

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 in compliance, fines had accrued to \$1,700 and the City was requesting a \$636 fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$636 to cover administrative costs.

Motion made by Mr. Booth, seconded by Mr. Marx, to find that the violations were not in compliance by the ordered date, and to impose a fine of \$636 for the time the property was out of compliance. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE17110595

3306 W BROWARD BLVD

AHURSA INVESTMENTS INC.

This case was first heard on 8/28/18 to comply by 11/27/18. Violations, extensions and notice were as noted in the agenda. The property was in compliance, and the City was requesting imposition of \$691 for administrative costs.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$691 to cover administrative costs.

Motion made by Mr. Booth, seconded by Mr. Marx, to find that the violations were not in compliance by the ordered date, and to impose a fine of \$691 for the time the property was out of compliance. In a voice vote, motion passed 7-0.

Complied and Withdrawn Cases

Motion made by Mr. Booth, seconded by Mr. Marx to accept the cases that were complied and withdrawn. In a voice vote, motion passed 7-0.

Approve Minutes of Board's February Meeting

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

Cases Complied

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

None

Cases Withdrawn

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

None

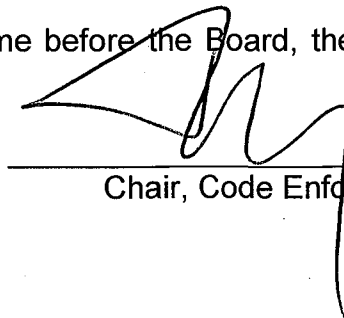
Board Discussion

None

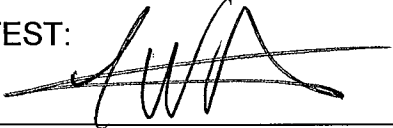
Communication to the City Commission

None

There being no further business to come before the Board, the meeting adjourned at 11:06 a.m.



Chair, Code Enforcement Board

ATTEST: 

Clerk, Code Enforcement Board

Clerk, 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.