



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MARCH 26, 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	2	0
Mark Booth, Vice Chair	P	2	0
Julie Lurie	P	2	0
Lakhi Mohnani	P	2	0
Peter Cooper	P	2	0
Chris Evert	P	2	0
William Marx	P	2	0
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<u>Alternates</u>			
Justin Beachum	P	2	0
Michael Madfis	A	0	2
Terry Nolen	P	2	0

Staff Present

Gregory Jolly, Board Attorney
Yvette Cross-Spencer, Administrative Assistant
Yvette Ketor, Administrative Assistant
Victoria Mack, Administrative Assistant
Tasha Williams, Administrative Assistant
Mario Carrasquel, Building Inspector
Robert Masula, Building Inspector
Kelvin Arnold, Building Inspector
James Bartell, Building Inspector
George Oliva, Chief Building Inspector
Tania Amar, Assistant City Attorney
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18081473: Hedy Magid, partner; Andrew King, business owner/tenant; Jaime Maniaus, tenant
CE18080550: Malva Danger, interpreter; Maria Tapia, owner
CE18100545: Nissan Hamuy, owner
CE19030306: Matthew Letourneau, power of attorney
CE18070716: Lee Cohn, manager
CE18050396: Greg Raley, general contractor
CE18060407; CE18012218: Eric Weber, owner
CE17101770; CE18061643; CE17101744: Courtney Crush, attorney
CE18090579: Dana Oaklund, neighbor; Wayne Rudder, executor
CE18110489: Raymond St. Jean, owner
CE09120460: Hubert L. Henry, co-owner; Hubert A. Henry, owner
CE18120761: William Waldbueser, prior owner/manager
CE17121884: Hilda Trundle, owner
CE18091868: Jean Jules, owner's husband
CE17050053: Gilfredo Serrano, owner
CE18031342: Fernanda Day, owner
CE18061654: James Schafer, owner
CE17071043: Dwayne Dickerson, attorney

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.

Mr. Cooper temporarily left the dais.

Case: CE19030306

808 NE 14 ST
AMD HOLDINGS LLC

Certified mail addressed to the registered agent was accepted on 3/13/19.

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 WHICH HAVE ILLEGALLY SUB-DIVIDED THE PROPERTY WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 116.1.1

THIS PROPERTY HAS BEEN SUBJECT TO A FIRE WHICH WILL REQUIRE PERMITS TO MAKE NEEDED REPAIRS AND MAKE THE PROPERTY SAFE.

FBC(2017) 110.2

THIS PROPERTY WILL REQUIRE A FOLLOW UP SITE VISIT AND COMPLETE INSPECTION OF THE PROPERTY TO DETERMINE EXACTLY WHAT WORK HAS OR HAS NOT BEEN PERFORMED. PLEASE CONTACT ME TO SCHEDULE AN INSPECTION AS SOON AS POSSIBLE.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He explained that the tenants had been placed in the property through a housing assistance program.

Matthew Letourneau, power of attorney, said on the Broward County Property Appraiser's website, the property was listed as three units and it was purchased as a multiple family dwelling.

Inspector Masula said there was a discrepancy between how the property was being taxed and what the allowed occupancy was. He had conducted research and concluded that this was a single-family residence that had been subdivided without permits.

Ms. Amar explained that the City looked to Broward County for tax and ownership records for notice mailing, not for property use.

Mr. Letourneau said they were working on repairing the fire damage and could not remove the tenant because he was on housing assistance.

Mr. Masula confirmed that the property had been built and received a Certificate of Occupancy as a single family building.

Mr. Letourneau stated his father had purchased the property understanding that it was a tri-plex in 2015.

Inspector Masula said since there had been a fire, the owner could pull an emergency electrical permit.

Mr. Letourneau said the fire began from something cooking on the stove, not the electrical panel and the photos did not show any charring from the electrical panel.

Motion made by Ms. Evert, 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 4/23/19, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Booth opposed and Mr. Cooper absent from the dais.

Mr. Cooper returned to the dais.

Case: CE18070716

1140 NE 15 AVE

1140 NE 15 LAND TR

TABER, EVAN TRUSTEE

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 3/27/19 and would continue to accrue until the property was in compliance.

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

Lee Cohn, property manager, agreed.

Motion made by Mr. Booth, seconded by Ms. Lurie, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18120761

2300 CASTILLA ISLE

WALDBUESER, ROBERT L

OATES, LISA ANN ET AL.

Certified mail addressed to the owner was accepted on 3/12/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

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

1. NEW CONCRETE CAP INSTALLED ON TOP OF THE
SEAWALL.

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

William Waldbueser, prior owner/manager, admitted the violation and said he had contacted the City about the canal breaching the seawall and undermining his property in 2015. The City had someone visit the property and informed him they would get back to him but never had. His son subsequently purchased the property from him and installed the seawall extension.

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 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.

Char McGee temporarily left the dais.

Case: CE17121884

2418 FLAMINGO LN
TRUNDLE, HILDA CAROLINA H/E
TRUNDLE, JESUS LEONARDO

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

Mario Carrasquel, Building Inspector, reported the owners were having a problem in plan review. He recommended a 63-day extension.

Hilda Trundle, owner, requested 90 days.

Motion made by Ms. Evert, seconded by Ms. Lurie, to grant a 91-day extension to 6/25/19, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Chair McGee absent from the dais.

Case: CE17071043

6250 N ANDREWS AVE # 25
DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 1/29/18 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 \$1,240 fine, which would continue to accrue until the property was in compliance.

Dwayne Dickerson, attorney, reported they planned to demolish the site and redevelop it. He stated they had a master permit and were moving forward. He requested 180 days.

George Oliva, Chief Building Inspector, did not object to the request.

Motion made by Ms. Lurie, seconded by Ms. Evert, to grant a 182-day extension to 9/24/19, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Chair McGee absent from the dais.

Case: CE18100545

401 S FTL BEACH BLVD
BEACH BOYS PLAZA INC.
% HAMUY

Personal service was made to the tenant on 3/11/19.

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. RAILING REPLACED 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.

Nissan Hamuy, owner, stated they planned to demolish the stairs and redevelop the south side of the property. They would request approval from the City Commission on May 7. He agreed there was a violation and requested six months.

Motion made by Ms. Evert, seconded by Ms. Lurie, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 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 6-0 with Chair McGee absent from the dais.

Chair McGee returned to the dais.

Case: CE18031342

3220 BAYVIEW DR # 102
DAY, FERNANDA

Certified mail addressed to the owner was accepted on 3/11/19.

James Bartell, Building Inspector, testified to the following violation(s):

FBC(2017) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH

INCLUDES BUT IS NOT LIMITED TO INTERIOR ALTERATIONS MADE SUCH AS:

1. REMOVE AND REPLACED WINDOWS AND/OR DOORS.
2. TANKLESS WATER HEATER INSTALLED.
3. WASHING MACHINE ILLEGALLY INSTALLED.
4. PLUMBING FIXTURES REMOVED AND REPLACED IN THE KITCHEN AND BATHROOM.

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

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

Fernanda Day, owner, said she had been trying to resolve the situation for some time and there had been a misunderstanding between the association and the contractor.

Motion made by Mr. Booth, seconded by Ms. Lurie, 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 4/23/19, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18081473

211 SW 2 ST # D

RIVERWALK CENTRE LTD

Service was via posting at the property on 3/13/19 and at City Hall on 3/14/19.

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

THIS PROPERTY/COMMERCIAL SPACE D HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, ELECTRICAL AND MECHANICAL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE BUSINESS/TENANT ALSO NEEDS TO OBTAIN THE REQUIRED CHANGE OF USE AND TO UPDATE THEIR BUSINESS TAX LICENSE.

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

Andrew King, business owner, admitted to the violations and said they were working to comply. Jaime Maniaus, tenant, requested 90 days.

Motion made by Mr. Booth, seconded by Ms. Lurie, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 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: CE18090579

1717 NW 7 TER

JENKINS, MARY D EST

Certified mail addressed to the owner was accepted on 3/15/19.

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 AN ENCLOSURE OF THE CARPORT INTO A ROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 116.2.1.1.2

THIS PROPERTY HAS AN UNWARRANTED ACCUMULATION OF DEBRIS OR OTHER COMBUSTIBLE MATERIAL THAT HAS CAUSED AN UNSAFE CONDITION OF THE PROPERTY, THE NEIGHBORING PROPERTIES AND THE COMMUNITY.

THE PROPERTY HAS BEEN SUBSTANTIALLY DAMAGED BY A FIRE AND WILL REQUIRE A COMPLETE SET OF PERMITS FOR THE FUTURE REBUILD.

Ms. Amar explained that the estate was in probate but no representative had been appointed, so Mr. Rudder was appearing as a witness.

Inspector Masula presented the case file into evidence and stated the property had been posted as an unsafe structure and would remain so until it was boarded up or permits were pulled to repair it. He recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Wayne Rudder, executor of the estate, said the owner had passed away in August 2018. He stated there were no tenants in the property now. He explained that the owner had been a hoarder and essentially lived on the porch.

Ms. Amar said filings in probate court had been legally deficient. She said Mr. Rudder needed to apply to be the representative of the estate in order to address the problems at the property.

Inspector Masula stated there was a permit to convert the carport to a patio room, not enclosed living space.

Mr. Rudder stated there was a case in federal court that must be resolved before the insurance company would pay to repair the home.

Dana Oaklund, neighbor, said Mr. Rudder lived in the property. He stated the backyard had been cleaned up but there was still significant debris in the front yard.

Chair McGee asked if the property had been determined to be an unsafe structure yet and Inspector Masula said the property would be presented to the special magistrate to be declared unsafe, which would allow the City to board up or demolish the property.

Inspector Masula said there had been numerous calls to the Police Department regarding this property and anyone staying at the property would be subject to arrest.

Ms. Amar confirmed that Mr. Rudder could not pull permits because he was not the official representative for the property.

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 4/23/19, 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: CE17050053

2808 SW 7 ST

SERRANO, GILFREDO H/E

ESTEVEZ, CONCEPCION

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner was making progress and recommended a 63-day extension.

Gilfredo Serrano, owner, agreed.

Motion made by Ms. Lurie, seconded by Mr. Cooper, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09120460

2240 NW 30 TER

HENRY, HUBERT AGUSTAS

LLOYD, NATASHA ELETE

This case was first heard on 8/22/17 to comply by 10/24/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,450 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported said the owner had been working to comply and recommended a 63-day extension.

Hubert Henry, owner, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE18050396

1300 SW 23 CT

ARIAS, SERGIO

This case was first heard on 11/27/18 to comply by 1/22/19. 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 3/27/19 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been progress. He recommended a 63-day extension.

Greg Raley, general contractor, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18080550

311 FLORIDA AVE

TAPIA, MARIA M

Service was via posting at the property on 3/8/19 and at City Hall on 3/14/19.

Kelvin Arnold, 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. INTERIOR PARTITION.
2. KITCHEN RENOVATION.
3. INSTALLING NEW BATH.
4. ELECTRICAL FOR A/C COMPRESSOR.
5. LAUNDRY ROOM.
6. ROOM ADDITION.

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

Malva Danger interpreted for Maria Tapia, owner. Ms. Tapia admitted the violations and requested eight months for her to be able to afford the repairs.

Chair McGee said Ms. Tapia was in grave danger of a fire occurring at the property and asked the City to assist Ms. Tapia.

Ms. Amar said the City could expedite the permit applications.

Motion made by Mr. Marx, seconded by Ms. Lurie, 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 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 5-2 with Ms. Evert and Mr. Cooper opposed.

Case: CE18091868

2665 SW 6 CT

JULES, BETTIE

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

Robert Masula, Building Inspector, said the master permit application had been picked up for corrections on 3/15/19 and had not been resubmitted.

Jean Jules, the owner's husband, said he had given the architect the plans to correct. He requested 91 days. He stated the property was occupied by tenants.

Inspector Masula did not believe the plans could be permitted in their current state. There must be licensed contractors on the application and the design professional should get with the plans reviewers to address the comments.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18060407

1422 NW 2 ST
LEO F WEBER REAL ESTATE
INVESTMENT LLC

Service was via posting at the property on 3/8/19 and at City Hall on 3/14/19.

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:

INTERIOR RENOVATIONS:

1. TWO BATHROOMS INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL VENTS.
2. INTERIOR OFFICE RENOVATED INCLUDING DRY-WALLING THE CEILING, NEW LIGHT FIXTURES, NEW OUTLETS AND SWITCHES, DRYWALL ON THE SOUTH WALL.
3. NEW PASS THRU OPENING CUT IN SOUTH PARTITION WALL.

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

Eric Weber, owner, said they had inherited the violations. He requested more than 28 days.

Motion made by Mr. Marx, seconded by Mr. Booth, 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 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: CE18012218

1422 NW 2 ST

CITY VIEW COLONY LLC

NEW OWNER: LEO F WEBER REAL ESTATE INVESTMENT LLC

This case was first heard on 6/26/18 to comply by 8/28/18. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting no fine be imposed.

Kelvin Arnold, Building Inspector, recommended reducing the fine to \$1,125 to cover administrative costs.

Eric Weber, owner, agreed.

Motion made by Mr. Booth, seconded by Ms. Lurie, to impose a \$1,125 fine for the time the property was out of compliance. In a voice vote, motion passed 7-0.

Case: CE18110489

1830 NW 26 TER

BLD CONSTRUCTION INC.

SAINT JEAN, YVANE

Service was via posting at the property on 3/14/19 and at City Hall on 3/14/19.

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. INTERIOR AND EXTERIOR ALTERATIONS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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

Raymond St. Jean, owner, stated he was a state-certified contractor and he had purchased the property four months ago unaware of the violations.

Inspector Masula said there was a "very persistent complainant" who had implied Inspector Masula was not doing his job. He explained that the property had been vandalized prior to Mr. St. Jean purchasing it. He said Mr. St. Jean had enclosed a window opening without a permit. Mr. St. Jean stated he had applied for a permit for the work. Inspector Masula informed the Board that Mr. St. Jean had applied for a complete renovation of the house, including the window.

Chair McGee believed the comprehensive permit application complied the violation and there was no case.

The Board took no action.

Case: CE18061654

3371 SW 22 ST

SCHAFFER, JAMES & MARIA ELENA

Certified mail addressed to the owner was accepted on 3/14/19.

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:

INTERIOR RENOVATIONS:

1. BATHROOMS REMODEL.
2. KITCHEN SINK.
3. GAS STOVE.
4. ELECTRICAL OUTLETS.
5. PLUMBING SANITATION LINES REPLACED.

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

James Schaffer, owner, agreed.

Motion made by Mr. Booth, seconded by Ms. Lurie, 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 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: 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 the case was not in compliance.

Courtney Crush, attorney, requested 28 days to close the permits. Since last month, she said they had submitted all plans except electrical and she anticipated that would be done that day.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18061643

931 NW 53 CT
LORD PROPERTIES II 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.

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

Courtney Crush, attorney, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,125 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permit application had not passed plan review and he did not recommend an extension.

Courtney Crush, attorney, said the electrical contractor was submitting plans that day.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18111832

6788 NW 17 AVE
KLEVELAND, DAG

Service was via posting at the property on 3/14/19 and at City Hall on 3/14/19.

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. INTERIOR ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula reported he had posted a Stop Work Order on the property on December 4, 2018. He 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 Ms. Lurie, 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 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: CE18121809

615 SW 4 AVE

FARREN, WARD EVEN JR

CARRIGAN, BAILEY

Service was via posting at the property on 3/13/19 and at City Hall on 3/14/19.

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:

1. FULL KITCHEN REMODEL.
2. TWO BATHROOMS REMODELED.
3. MECHANICAL, ELECTRICAL AND PLUMBING ALTERATIONS 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. Inspector Masula had received an email from the new owner indicating he was aware of the violations and was willing to work toward compliance.

Motion made by Mr. Booth, seconded by Ms. Lurie, 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 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: CE16030934

3334 NE 32 ST
NORTH BEACH PROPERTY INVESTMENTS LLC
NEW OWNER: BOEMERMANN, RICHARD J

This case was first heard on 3/28/17 to comply by 5/23/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$13,200.

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

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17060261

1041 NE 9 AVE
SELF-DIRECTED IRA SERVICES INC.
JULIET HORNER IRA 201315701

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the mechanical and plumbing plans had failed review.

The Board took no action.

Case: CE18010668

835 NE 16 ST
SUNSET TRUST

This case was first heard on 4/24/18 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, reported there had been progress and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Ms. Lurie, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18020982

515 NW 7 TER
BARR, ESSIE MAE
SMITH, EDWARD H EST ET AL.

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.

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

The Board took no action.

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 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. Nolen, to grant a 28-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. Marx, seconded by Mr. Booth, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. 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 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 recommend an extension. He said there had been no communication from the owner.

The Board took no action.

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 28-day extension.

Motion made by Mr. Booth, seconded by Mr. Nolen, to grant a 28-day extension to 4/23/19, 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 were as noted in the agenda. The property was not in compliance.

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

The Board took no action.

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 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. Cooper, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17020603

601 N RIO VISTA BLVD
SOUTH BANK APTS LLC

This case was first heard on 6/27/17 to comply by 8/22/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Motion made by Mr. Booth, seconded by Ms. Lurie, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18011892

12 HARBORAGE ISLE DR
MOGHADDAM, ALIREZA AMINI
AMINI, MEHRZAD

This case was first heard on 4/28/18 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.

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. Cooper, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18041118

1115 SW 15 TER
WEJ 1113 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.

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

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18041516

6301 NE 20 WY
HOLLEY, STEVEN

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.

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

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 63-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
& INVESTMENT LLC

This case was first heard on 1/22/19 to comply by 3/26/19. 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.

The Board took no action.

Case: CE18052468

216 SW 22 ST
1605 BRIGHTSTAR LLC

This case was first heard on 9/25/18 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 Ms. Lurie, to grant a 63-day extension to 5/28/19, 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 there had been progress and recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 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 Ms. Evert, to grant a 28-day extension to 4/23/19, 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 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 Ms. Evert, to grant a 63-day extension to 5/28/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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

Robert Masula, Building Inspector, reported there had been no progress and no communication from the owner or the condo representatives.

Motion made by Mr. Booth, seconded by Mr. Nolen, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Evert opposed.

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

Robert Masula, Building Inspector, reported on the status of the permits.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 28-day extension to 4/23/19, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18110307

1618 SE 13 ST
ANTONSON, SIBEL A

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

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

Motion made by Mr. Booth, seconded by Ms. Lurie, to grant a 91-day extension to 6/25/19, 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

This case was first heard on 2/26/19 to comply by 3/26/19. Violations 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. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 5/28/19, 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, 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 3/27/19 and would continue to accrue until the property was in compliance.

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

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 28-day extension to 4/23/19, 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, said permits had been issued so the case was in compliance and recommended a 91-day extension for staff to review the fines.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 6/25/19, 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, extensions 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. Booth, seconded by Mr. Cooper, to find that the violations were not complied by the ordered date, and to impose the \$850 fine, which would continue to accrue until the violations were corrected. 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, 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.

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

Motion made by Mr. Booth, seconded by Mr. Cooper, to find that the violations were not complied by the ordered date, and to impose the \$675 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Complied and Withdrawn Cases

Motion made by Mr. Booth, seconded by Mr. Nolen to accept page 27 of the agenda showing cases complied and withdrawn. In a voice vote, motion passed 7-0.

Approve Minutes of Board's February Meeting

Motion made by Mr. Cooper, seconded by Mr. Nolen, to approve the minutes of the Board's February 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

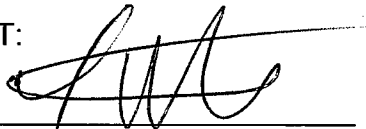
None

Communication to the City Commission

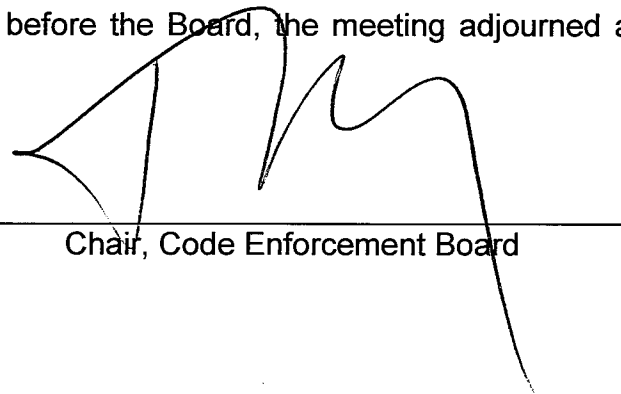
None

There being no further business to come before the Board, the meeting adjourned at 11:24 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.