



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JANUARY 29, 2018
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative attendance</u> <u>2/2017 through 1/2018</u>	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	8	2
Mark Booth, Vice Chair	A	8	2
Joan Hinton	P	7	3
Lakhi Mohnani	P	8	2
Peter Cooper	P	7	3
Chris Evert	P	10	0
William Marx	P	8	2
<u>Alternates:</u>			
Michael Madfis	A	4	6
Jonathan Keith	A	5	5
Robert Smith [until 1:41]	P	10	0

Staff Present

- Gregory Jolly, Board Attorney
- Rhonda Hasan, Assistant City Attorney
- Dorian Koloian, clerk III
- Yvette Ketor, Clerk III
- Victoria Mack, Clerk III
- Tasha Williams, Administrative Aide
- Jose Abin, Building Inspector
- Kelvin Arnold, Building Inspector
- Robert Masula, Building Inspector
- George Oliva, Chief Building Inspector
- Roldan Perez, Building Inspector
- Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE17041567: Luis Hernandez, manager
CE17071103: Robert Garrett, owner
CE14031507; CE16121142; CE16020021: Eric Martinez, general contractor
CE16070231: Sonia Martin, owner; Maurice Walker, owner
CE11040091: Charles Yeargin, owner
CE16071180: Stephen Hidekel, contractor's employee; Sidney Besse, property manager
CE16101307: Tanya Tsveyer, property manager
CE17020603: Robert Tower, tenant
CE17041700: Richard Haester, tenant
CE17020045: Lucmon Joseph, property manager; Justin Beachum, neighbor
CE16050226: Daniel Darby, contractor
CE16101628: Richard Stalder, representative
CE13091180: Kimberly Myrna McClaim, owner
CE15120268; CE15120269; CE15120270: Oscar Alfonso, manager
CE17070040: Rosalind Jackson, owner
CE17060261: Julieta Horner, owner
CE17052136: Jacques Pierre, owner
CE17060231: Alexandra Henao, owner
CE17061437: Camile Bell, owner
CE17020841: Tatiana Piedrahita, manager; Eric Martinez, general contractor
CE17041535: Maria Manjarres, owner
CE16051422: Hugo Mittone, owner
CE17051264: Joseph Chaiban, engineer; Jennifer Mullings, owner; Robert Mullings, owner
CE17062711: Arelis Monzayet Beiji, property manager
CE16120039: Leo Edelsberg, owner
CE17101607; CE16061714: Kenneth Minerly, attorney
CE17060963: Saint Charles Dieu Juste, owner
CE08070448; CE17051543: Goran Dragoslavic, owner
CE16041977; CE16061700: Mack Young, property manager
CE16121959: Charles Mineo, owner
CE17060458: Jeanette Washington, owner
CE08080683; CE15080754: Tyler Tuchow, owner
CE17020146: Boodhwattie Persaud, owner; Cynthia Williams, business owner
CE17050468: Gregory McAloon, attorney
CE16120647: Stephano Barbosa, manager
CE16021352: Deborah Larocca, owner
CE17051886: Ruthamar Hyppolite, attorney
CE16062293: Abiel Ballesteros, owner
CE17080023: Larry Smith, consultant; Ronald Giles, contractor; Deleik Vaughn, manager
CE17062530: Michael Grossman, real estate agent
CE17110445: Andrzej Obszanski, owner

CE16080192: Jason Goldman, attorney; David Hole, general manager
CE16121633: Randy Edwards, owner
CE17071273: Scott Fowler, estate executor; Allen Bosworth, attorney
CE17060215: Cesa Leiva, owner
CE17062112; CE17062113; CE17062111; CE15120539; CE15120540: Courtney
Crush, attorney
CE17050053: Gilfredo Serrano, owner
CE17070309: Richard Coker, attorney; Ronald Malec, owner
CE17101727: Joseph Catolano, attorney
CE16090703: Jean-Pierre Dasilva, engineer
CE16090595: Justin Greenbaum, owner
CE16050869: Michael Speciale, owner
CE17071043: Kenneth DiVencenzo, tenant
CE17100709: Angela Ergon-Bluem
CE16101617: Ricardo Young Fung, owner

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: CE08080683

1538 NE 3 AVE
TUCHOW, TYLER

This case was first heard on 10/27/09 to comply by 1/26/10. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$39,775 and the City was requesting no fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and recommended no fine be imposed.

Tyler Tuchow, owner, was present.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE15080754

1706 NW 14 CT
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. 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 1/30/18 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the permits were ready for pickup and recommended a 57-day extension.

Tyler Tuchow owner, agreed.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16121959

1524 SW 18 TER
MINEO, MARK
MINEO, STEPHANIE

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said no permit applications had been submitted.

Charles Mineo, owner, said he and Janet Mineo were the owners, not Mark and Stephanie Mineo. Mr. Mineo said he hoped to have the plans complete within two weeks. He assured the Board that he would not only comply the violations but he would also significantly improve the property. Inspector Abin recommended a 57-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16120647

1601 NW 11 CT
EDEN HOUSE PROPERTY LLC

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.

Jose Abin, Building Inspector, reported the master permit had been issued and recommended an 84-day extension.

Stephano Barbosa, manager, said they were in the process of inspections.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15120539

3020 SEVILLE ST
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,450.

Robert Masula, Building Inspector, reported the master permit was active and the property had already passed some inspections. He recommended a 113-day extension.

Motion made by Ms. Evert, seconded by Ms. Hinton, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15120540

3024 SEVILLE ST
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 1/30/18 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said the plans had been picked up for revisions on October 26, 2017 and never returned. The last inspections were more than six months ago.

Courtney Crush, attorney, said the last permit revision related to a fire alarm system and this should be done within the next 10 day. She noted that no other inspections could be called until they had the fire alarm permit.

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

Case: CE08070448

1431 NW 11 PL
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting no fine be imposed.

Jose Abin, Building Inspector, confirmed the property was in compliance as of 1/2/18 and recommended no fine be imposed.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE17051543

1816 SW 11 ST
COMMUNITY 8 PROPERTIES LLC

Certified mail addressed to the owner was accepted on 12/18/17.

Mario Carrasquel, 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. WALL MOUNTED A/C UNIT.
2. SHED INSTALLED IN BACK YARD.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 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: CE13091180

833 NW 19 AV
BROWN, J M & SILLIE MAE EST
NEW OWNERS: MCCLAIM, KIMBERLY
JONES, AUDREY

This case was first heard on 11/26/13 to comply by 3/25/14. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of a \$1,020 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the window permit was ready to be issued and the electrical permit was in plan review but there was no application for the air conditioning system.

Kimberly Myrna McClaim, owner, said she thought the air conditioning system had already been done. She agreed to talk to Inspector Masula.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17080023

1901 N OCEAN BLVD
THE SHORE CLUB CONDO ASSN INC.

Certified mail addressed to the owner was accepted on 12/18/17.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN
PROGRESS OR WORK COMPLETED.

1. RAINWATER PIPES WERE REDIRECTED TO THE BACK OF
THE BUILDING INTO A GRASS AREA THAT DRAINS TO THE
BACK STREET.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence. He explained that the rainwater was not contained on the property, as it should be. He recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Larry Smith, consultant, said they had retained a contractor to video the underground pipes and they intended to clean out the storm sewers and water management system to see if this would alleviate the problem. They would also re-route the pipes back to their original configuration. Mr. Smith agreed to keep in touch with Inspector Carrasquel.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant the respondent 57 days to comply. In a voice vote, motion passed 7-0.

Later in the meeting, Ms. Hasan pointed out that the Board's motion had not found in favor of the City that the violations existed and asked the Board to revisit the case.

Motion made by Ms. Evert, 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 57 days, 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: CE17062111
2667 NE 32 ST
BARMER LLC

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, 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. CONSTRUCTION ALTERATIONS TO THE INTERIOR OF THE BUILDING.
2. MODIFICATION OF EQUIPMENT AND BUILDING SYSTEMS SERVICING THE STRUCTURE.
3. BUILT ROOF STRUCTURE AT THE REAR POOL DECK AREA.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Courtney Crush, attorney, said they had met with members of the Building Department, Inspector Abin and members of the City Attorney's office. She said the Special Magistrate case had been deferred until February. Ms. Crush requested the cases be deferred because they were still researching the originally permitted use of the property. Regarding the unpermitted work, they would perform a comparison of the City's records and if work had been done, the owner would correct it. Ms. Crush requested 30 days.

Inspector Abin stated any unpermitted work was considered unsafe. Chair McGee wanted the owner to address any safety concerns, particularly regarding the electricity. Ms. Crush said the property's annual fire inspections were up-to-date.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to continue the case to March 27, 2018. In a voice vote, motion passed 7-0.

Case: CE17062112

2640 NE 32 ST
BARMER LLC

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, 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. CONSTRUCTION ALTERATIONS TO THE INTERIOR OF THE BUILDING.
2. MODIFICATION OF EQUIPMENT AND BUILDING SYSTEMS SERVICING THE STRUCTURE.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2648-2667 NE 32 ST.

FBC(2014) 110.1

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

Motion made by Mr. Mohnani, seconded by Ms. Evert, to continue this case and CE17062113 to March 27, 2018. In a voice vote, motion passed 7-0.

Case: CE17062113

2648 NE 32 ST
BARMER LLC

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, 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. CONSTRUCTION ALTERATIONS TO THE INTERIOR OF THE BUILDING.
2. MODIFICATION OF EQUIPMENT AND BUILDING SYSTEMS SERVICING THE STRUCTURE.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2640-2667 NE 32 ST.

FBC(2014) 110.1

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

Continued to March 27, 2018.

Case: CE17071273

2425 NE 25 PL
BUDD, LISA J EST

Certified mail addressed to the owner was accepted on 12/18/17.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. INTERIOR ALTERATIONS CREATING AN ILLEGAL STUDIO UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$50 per day, per violation.

Allen Bosworth, attorney, said both units were occupied by tenants and they were in litigation with both. There was a court order for the first tenant to vacate by January 31 and they had begun eviction proceedings against the second tenant for non-payment of rent. He added later that the second tenant's lease would expire on 2/28/18, whether

she was evicted or not. Mr. Bosworth stated Scott Fowler, estate executor, had hired an architect to create plans to put the building back in its former condition by opening up one wall. He requested 60 days.

Chair McGee was concerned about the life safety issues.

Inspector Masula advised Mr. Fowler that the front unit's kitchen and bathroom work should be permitted.

Motion made by Ms. Evert, 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 by 3/27/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Ms. Hinton and Mr. Mohnani opposed.

Case: CE16021352

1621 SW 25 ST
LAROCCA, DEBORAH L

Service was via posting at the property on 12/20/17 and at City Hall on 1/18/18.

Jose Abin, Building Inspector, testified to the following violation(s):
FBC(2014) 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. BUILT SCREENED PORCH STRUCTURE WITH A
CORRUGATED ROOF.

FBC(2014) 110.6

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Deborah Larocca, owner, stated she had submitted drawings for the permit earlier in the month and had received notification that the plans had passed review. Inspector Abin said he only saw an application from April 2016 in the permit history. He reiterated his recommendation.

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 57 days, or a fine of \$25 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: CE17110445
2100 NE 39 ST # 407
OBSZANSKI, ANDRZEJ

Certified mail addressed to the owner was accepted on 1/11/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. ALTERATIONS OF THE KITCHEN AND BATHROOM, ELECTRICAL AND PLUMBING WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 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.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$50 per day, per violation.

Andrzej Obszanski, owner, said he had electrical, plumbing and building permits that were closed but the permits for the air conditioning and kitchen cabinets were still open.

Inspector Masula said the violation related to the lack of a master permit for all of the work. The master permit application was still in plan review and did not address the

electrical work that had been done. The owner still needed an electrical permit for the work that was done, in addition to a master permit.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 26 days, or a fine of \$25 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: CE17051264

1305 NW 15 CT

MULLINGS, ROBERT S H/E

MULLINGS, JENNIFER ARLENE

Certified mail addressed to the owner was accepted on 12/22/17.

Jose Abin, 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. ADDED SHED TO EXISTING UTILITY BUILDING.
2. REPLACED FENCE ON WEST SIDE OF PARCEL.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Joseph Chaiban, engineer, stated the shed plans required revisions, which they were addressing. He thought the fence plans had been approved. He requested 60 days. Inspector Abin confirmed the fence permit was ready for pick-up.

Mr. Chaiban asked about reducing the doubled permit fees and Ms. Hasan stated this must be discussed with the Building Official.

Motion made by Ms. Evert, 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 57 days, 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: CE17070309

2921 SW 19 AV
KEYSTONE HALLS INC.

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, 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. RE-ROOFING AND HOT MOPPING WITHOUT A PERMIT.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Richard Coker, attorney, said the owner had already hired a roofer to file for a permit. He requested the case be deferred or continued for 57 days because the owner had just replaced the blue tarp with self-adhesive tar paper; they had not done re-roofing work as cited. He was not certain this work required a permit.

Chair McGee said the photos showed that the roof had been mopped with tar as well. Because of the type of property this was, he said the City needed to be more stringent about compliance.

Inspector Abin said if more than 25% of the roof was replaced, a permit was required. In this case, more than 25% of the roof had been replaced.

Motion made by Mr. Mohnani to defer the case for 57 days. Motion died for lack of a second.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, or a fine of \$25 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.

The Board took a brief break.

Case: CE17060963

1410 NW 4 AVE
PETIT, FRANCOIS
DIEUJUSTE, ST CHARLES

Certified mail addressed to the owner was accepted on 12/22/17.

Jose Abin, 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. STRUCTURE BUILT WITHOUT PERMITS.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

St. Charles Dieu Juste, owner, said the old shed had been destroyed by the hurricane and he tried to replace it but Inspector Abin informed him he needed an architect and a permit to rebuild the old shed. He had also advised him to buy a pre-made shed, which would cost less. Mr. Dieu Juste requested time to remove what was left of the shed.

Motion made by Ms. Evert, 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 57 days, 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: CE17060231

1112 NE 5 AVE
HENAO INVESTMENTS LLC

This case was first heard on 7/25/17 to comply by 8/22/17. 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 1/30/18 and would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, reported there was a clerical error with the citation and withdrew the case from the agenda.

Case: CE16101307

600 NW 18 ST
KAAREFL CORP

This case was first heard on 3/28/17 to comply by 4/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$167,750.

Jose Abin, Building Inspector, reported the plans were out for corrections and the manager had informed him that the revised plans would be submitted within a week. He recommended a 26-day extension.

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

Case: CE17050468

1600 SE 15 ST
PLAZA 15 CONDO ASSN INC.

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had failed plan review in December and recommended a 26-day extension.

Gregory McAloon, attorney, said they were working with the contractor and they expected work would be completed in two months.

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

Case: CE17101607

1400 NE 56 ST # 106
DIXIE REALTY LLC

Certified mail addressed to the owner was accepted on 1/10/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. ALTERATIONS MADE SUCH AS BATHROOM RENOVATIONS, REMOVING AND REPLACING THE TILE BACKING BOARD IN BOTH BATHROOMS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

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

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.
2. THE INSIDE A/C AIR HANDLER WAS REMOVED AND REPLACED.

FBC(2014) 105.3.1.4.4

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

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.
2. KITCHEN: REMOVED AND REPLACED SINK AND FAUCET.
3. BATHROOM ONE WAS COMPLETELY REMODELED: REPLACED SHOWER WITH A PREFAB UNIT, REPLACED SHOWER VALVE, REPLACED TOILET, REPLACED VANITY SINK AND FAUCET.
4. BATHROOM TWO WAS PARTIALLY REMODELED: REPLACED SHOWER/TUB VALVE, REPLACED TOILET.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$50 per day, per violation.

Kenneth Minerly, attorney, agreed.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 26 days, 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: CE16061714

1400 NE 56 ST # 209
DIXIE REALTY LLC

This case was first heard on 7/26/16 to comply by 9/27/16. 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 1/30/18 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had expired. The mechanical violation had been complied.

Kenneth Minerly, attorney, agreed to a 26-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16080192

2200 MARINA BAY DR E
SPVEF-SKID LLC

Certified mail addressed to the owner was accepted on 12/14/17.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THERE IS AN OCCUPIED OFFICE TRAILER WITH A RAMP
AND STAIRS ATTACHED ON THIS PROPERTY INSTALLED
WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.4

1. WATER HAS BEEN HOOKED UP TO THE OFFICE TRAILER
WITHOUT A PERMIT.
2. THE OFFICE TRAILER SANITARY LINE HAS BEEN
HOOKED UP TO AN ABOVE GROUND HOLDING TANK WITHOUT
A PERMIT.

FBC(2014) 105.3.1.4.5

ELECTRICAL POWER HAS BEEN HOOKED UP TO THE
OFFICE TRAILER ON THIS PROPERTY WITHOUT A PERMIT.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 176 days or a fine of \$50 per day, per violation.

Jason Goldman, attorney, agreed.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 176 days, 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: CE17101727

3001 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 1/17/18 and at City Hall on 1/18/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 116.2.1.2.1

A BUILDING SHALL BE DEEMED UNSAFE WHEN: THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING, BLOCK, BRICK, OR OTHER BUILDING STRUCTURAL PARTS.

FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$200 per day, per violation.

Joseph Catolano, attorney, agreed. He said they had already put a fence around the property, drained the pools, emptied the dumpsters and cleaned up the trash. He had recommended the next step be to remove the hanging objects. Mr. Catolano did not know the owners' long-term plans for the buildings.

Motion made by Ms. Evert, 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 26 days, 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: CE16050226

728 NW 6 AVE # A
CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,400 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the plans had been picked up for corrections on 1/19/18 and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 57-day extension. In a voice vote, motion passed 7-0.

Case: CE17041535

1243 NW 3 AVE
MANJARRES, MARIA GABRIELA

Personal service was made on 12/14/17.

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. WINDOWS, DOORS AND WOOD FENCE INSTALLED WITHOUT PERMITS AND INSPECTIONS.
2. DOORS AND WINDOWS INSTALLED WITHOUT FIRST OBTAINING PERMITS AND INSPECTIONS.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, 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: CE17020045

721 SW 2 ST
FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 5/23/17 to comply by 6/27/17. 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 1/30/18 and would continue to accrue until the property was in compliance.

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

Lucmon Joseph, property manager, said he had started eviction proceedings against the tenant and requested 90 days.

Justin Beachum, neighbor, said the church disregarded every rule and regulation that pertained to running a business in a historic neighborhood. He said the church and business tenant had paved the parking lot without going through the proper steps. Mr. Beachum stated there had been several extensions but nothing had been done and the property was still an eyesore. He asked the Board to impose the fine and make an example of this property.

Chair McGee said the respondent had probably been cooperating and therefore receiving extensions. He admitted the process could be slow. Mr. Beecham stated he had seen no changes at the property in a year.

Mr. Joseph agreed that the tenant was not acting to comply but said he needed to evict him. Chair McGee said the owner could act to comply the violation without evicting the tenant.

Motion made by Mr. Cooper, seconded by Ms. Evert, to find that the violations were not complied by the ordered date, and to impose the fine, which would begin to accrue on 1/30/18 and would continue to accrue until the violations were corrected. In a roll call vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16071180

512 NW 15 TER
PASCAL 2014 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 \$16,625 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the plans had been picked up for corrections on 12/20/17 and recommended a 26-day extension.

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

Case: CE17020841

1220 SE 2 ST
BLUDWORTH, TODD

This case was first heard on 6/27/17 to comply by 8/22/17. 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 1/30/18 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the permit application had failed plan review in August and nothing had been done once then. He recommended imposition of the fines.

Tatiana Piedrahita, manager, said two contractors had "dropped the ball" and they had now hired Aruba Services, who was taking care of everything.

Eric Martinez, contractor, stated they had submitted permit applications on 1/26/18. He requested 60 days.

Motion made by Mr. Mohnani, seconded by Ms. Evert, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17071103

407 SW 12 AVE
GARRETT, ROBERT

Certified mail addressed to the owner was accepted on 12/27/17.

Jose Abin, 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. KITCHEN AND BATHROOM REMODEL.
2. UPGRADE, ALTERATIONS AND REPLACEMENT OF SYSTEM COMPONENTS.
3. WOOD DECKING AT POOL AREA.
4. REPLACEMENT OF WOOD DECK AT FRONT PORCH.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Robert Garrett, owner, agreed.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, 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: CE17050053

2808 SW 7 ST
SERRANO, GILFREDO H/E
ESTEVEZ, CONCEPCION

Certified mail addressed to the owner was accepted on 12/19/17.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. TWO NEW CONCRETE DRIVEWAYS INSTALLED.
2. NEW LIVING AREA ERECTED ON SE CORNER OF THE PROPERTY ENCROACHING ON THE SETBACK.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 84 days, 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: CE17061437

1211 SW 31 AVE

BELL, CAMILE R

Certified mail addressed to the owner was accepted on 1/8/18.

Jose Abin, 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. ENCLOSED WINDOW AT REAR ADDITION AND BUILT SHED WITHOUT PERMIT.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Camile Bell, owner, said the window had not been reduced, it had been enclosed. Inspector Abin referred to the photos showing the size of a window had been reduced. Ms. Bell stated she had a permit for the windows and the shed. She said the property tax inspector had first believed that she had built an entire structure onto the house. She had proved that this structure had been there 20 years ago when she bought the

house. When she went to the City to talk to Inspector Abin, she said, "Then it was, 'Okay, well, I'll just change it as a window then.'"

Inspector Abin reiterated that permits were needed for the window enclosure/reduction and the shed. He agreed that it had been determined that the porch had not been enclosed. Ms. Bell said she had pulled the permit for the enclosed window and had pulled the shed permit in December.

Chair McGee advised Ms. Bell to speak with Inspector Abin about what must be done to comply.

Motion made by Ms. Evert, 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 113 days, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

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

Case: CE15120268

888 SE 3 AVE # 301A

888 FORT LAUDERDALE LLC

Certified mail addressed to the owner was accepted on 12/16/17.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula related that in December 2015, a code case had been brought to the Board and the Board had found for the City. This case had later been closed because there had been a discrepancy in the citation due to the fact that the offices were actually individually-owned condominium units. At that time, a master permit application was pending. Inspector Masula had opened three new cases under three separate folio numbers. The master permit had been issued, but the sub-permits had not been.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Oscar Alfonso, manager, agreed.

Motion made by Ms. Evert, seconded by Mr. Cooper, to find for the City that the violations existed as alleged for all three cases and to order the property owner to come into compliance for all three cases within 84 days, 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: CE15120269

888 SE 3 AVE # 301B

888 FORT LAUDERDALE LLC

Certified mail addressed to the owner was accepted on 12/16/17.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

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

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Case: CE15120270

888 SE 3 AVE # 400D

888 FORT LAUDERDALE LLC

Certified mail addressed to the owner was accepted on 12/16/17.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 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.

Case: CE17071043

6250 N ANDREWS AVE # 25

DOUBLE MOUNTAIN DEV VENTURES LLC

Certified mail addressed to the owner was accepted on 12/27/17.

Jose Abin, 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. INTERIOR ALTERATIONS TO FLOOR PLAN.
2. INSTALLED ELECTRICAL.
3. INSTALLED BATHTUBS.
4. INSTALLED WATER HEATERS.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Kenneth DiVencenzo, tenant, said the property had been annexed into the City in 2008. He said permits had been issued by the County prior to 2008. He noted that the water heater installation was from 1997.

Inspector Abin said the County permits related to suites 7, 21 and 22: this was suite 25; another electrical grid permit did not identify any particular unit. Mr. DiVencenzo stated the floorplan showed different unit numbers.

Inspector Abin said even though the water heaters were dated 1997, he did not know that they were installed in 1997. They were also improperly installed.

Mr. DiVencenzo said no work had been done to his unit after 2007. Chair McGee said the owner was responsible to bring the property up to code with a permit. Mr. DiVencenzo stated this work had been permitted 20 years ago and Chair McGee argued the work had not been permitted, as proved by the unit numbers on the permits.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 113 days, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-2 with Mr. Mohnani and Mr. Cooper opposed.

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 the permits were under revision and recommended a 57-day extension.

Robert Tower, tenant, said the owner had been doing work without permits since he purchased the property. He stated the building was a firetrap and he intended to move out of the building and sue the owner. He said there had been three Stop Work Orders but work was still ongoing.

Chair McGee explained that the Board could not shut the building down.

Inspector Carrasquel said the owner had applied for permits on almost all of the units and the City had denied an "early start" request because of all the issue at the building. He stated he had not had access to the meter room or to all of the units but based on the photographs, he believed they would open additional cases.

Motion made by Ms. Hinton, seconded by Mr. Cooper, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Evert opposed.

Case: CE17020146

1545 NW 6 ST
PERSAUD, BOODHWATTIE

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF SINKS.
2. INSTALLATION OF GAS LINES TO SERVICE GAS STOVES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ADDED OUTLETS.
OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 406.4 (D)(1) THRU (D)(6)
GFI'S REQUIRED AS PER NEC 108.8
OUTLET SPACING AS REQUIRED UNDER NEC 210.52
- R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLED FIRE SUPPRESSION SYSTEM WITH HOOD.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING

STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

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

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF BEAUTY SALON TO RESTAURANT WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Boodhwattie Persaud, owner, said the business owner, Cynthia Williams, had been trying to resolve the issues but she was running out of funds. They had appealed to the CRA and been approved for a \$50,000 loan. Ms. Persaud said contractors should begin work later in the week.

Motion made by Ms. Evert, 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 147 days, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a break.

Case: CE16090703

3058 N FEDERAL HWY
OAKLAND CORNER CENTER LLC

Service was via posting at the property on 12/26/17 and at City Hall on 1/18/18.

Jose Abin, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.1.4.3

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION PERMIT AND INSPECTIONS:

1. INTERIOR DEMOLITION.

FBC(2014) 110.6

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Jean-Pierre Dasilva, engineer, said they had submitted a full set of drawings and the scope of work would cover a lot of the violations. He believed they would obtain the permit later in the week.

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 84 days, 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: CE16061700

1553 NW 15 AVE
2771 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 \$15,250 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the property was in compliance as of 7/14/17.

Motion made by Ms. Evert, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE16041977

1511 NW 11 PL
2771 LLC

This case was first heard on 1/24/17 to comply by 4/25/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, had spoken with the owner earlier, who said he would submit the plan revisions.

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

Case: CE17060215

2501 SW 29 WAY
LEIVA, STEPHANIE S & CESAR

Certified mail addressed to the owner was accepted on 12/18/17.

Mario Carrasquel, 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. A NEW GAZEBO INSTALLED ON THE NORTH SIDE OF PROPERTY.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, 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: CE16051422

1249 SEABREEZE BLVD
MITTONE, HUGO F
MITTONE, PATRICIA N

This case was first heard on 6/27/17 to comply by 8/22/17. 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 1/30/18 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 57-day extension.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16121633

2201 NE 16 ST
EDWARDS, ANDY L

This case was first heard on 2/28/17 to comply by 4/25/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,100 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the permit had been issued and recommended a 176-day extension and to abate the existing fines.

Motion made by Mr. Mohnani, seconded by Ms. Evert, to grant a 176-day extension, during which time no fines would accrue and to remove all accrued fines. In a voice vote, motion passed 7-0.

Case: CE16070231

500 E DAYTON CIR
ISLANDER'S HOMES INVESTMENT LLC

This case was first heard on 4/25/17 to comply by 6/27/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,200 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the permit application had been submitted on 1/22/18 and recommended a 26-day extension.

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

Case: CE11040091

509 NW 20 AV
RETLEY, LELA EST

This case was first heard on 2/28/17 to comply by 4/25/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been progress but the owner still needed a plumbing permit. He recommended a 57-day extension.

Charles Yeargin, owner, agreed.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17062530
2030 NE 31 AV
CRICKETT, JOHN J

Service was via posting at the property on 12/26/17 and at City Hall on 1/18/18.

Jose Abin, 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. BATHROOM REMODEL.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 84 days, 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: CE16062293
1716 SW 11 ST
CONCESSION MANAGEMENT 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 in compliance, fines had accrued to \$30,450 and the City was requesting no fine be imposed.

Jose Abin, Building Inspector, confirmed that the property was in compliance as of 10/23/17.

Abiel Ballesteros, owner, confirmed that all permits were closed.

Motion made by Ms. Hinton, seconded by Ms. Evert, to impose no fine. In a voice vote, motion passed 7-0.

Mr. Ballesteros said after his first property was cited, he believed the City had sought out his other properties for citations.

Ms. Hasan denied that it was City policy to look up properties with the same owner to target them for citations once violations were discovered on one property.

Chair McGee advised Mr. Ballesteros that he could file a complaint with the City Manager's office if he wished.

Case: CE17052136
1064 CAROLINA AVE
PIERRE, JACQUES C

Service was via posting at the property on 12/27/17 and at City Hall on 1/18/18.

Jose Abin, 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. ENCLOSED CARPORT.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Jacques Pierre, owner, acknowledged that the violations existed.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 84 days, 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: CE16090595

3134 NE 9 ST
3134 NE 9TH LLC

This case was first heard on 11/22/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been submitted on 12/21/17, had failed plan review and been picked up for corrections earlier in the day.

Justin Greenbaum, owner, was present.

Motion made by Mr. Mohnani, seconded by Ms. Evert, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16020021

6303 NW 9 AVE # 9
6303 L L C

This case was first heard on 7/26/16 to comply by 10/25/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,250 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 57-day extension.

Motion made by Ms. Evert, seconded by Ms. Hinton, to grant a 57-day extension, 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 A HORNER IRA 201315701

Certified mail addressed to the owner was accepted on 12/26/17.

Jose Abin, 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. CONSTRUCTED AN ENCLOSED GARAGE.
2. BUILT FENCE.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Julieta Horner, owner, said she had hired an architect and already passed the fencing permit. She said the work had been done by a prior owner.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 84 days, 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: CE17041567

200 S ANDREWS AVE # 603
G & G INSURANCE ADJUSTERS INC.

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no permit activity and he did not recommend an extension.

Luis Hernandez, manager, said they had hired an electrician, who had filed a permit application. The fire wall separation wall had been addressed. The electrician had also submitted drawings for the sub meter separation. He requested 57 days.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17060458

1535 NW 10 AV

WASHINGTON, JEANETTE

Service was via posting at the property on 12/21/17 and at City Hall on 1/18/18.

Jose Abin, 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. INTERIOR ALTERATIONS AND REMODELING.
2. CONSTRUCTED KITCHEN AND BATHROOM.
3. CONVERTED SFR TO DUPLEX.

FBC(2014) 110.1

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

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SFR TO DUPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Jeanette Washington, owner, said the work had been done by a prior owner. She explained that she had allowed two homeless men into the house and when she tried to remove them, they had reported her to Code Enforcement. She said these men had done a lot of damage to the house. Ms. Washington had researched the permit history for the house but could not find any information about the changes that had been made.

Chair McGee said the house was not safe to live in, judging by the photos.

Chair McGee explained that the work did not need to be done by the deadline the Board set; the Board wanted to see progress by that date. Ms. Washington said it was a matter of money, not a matter of time. Mr. Cooper advised Ms. Washington to consult with Inspector Abin about what needed to be done to comply.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 176 days, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17062711

1309 NW 8 AV
EL MAR INVESTMENTS LLC

Certified mail addressed to the owner was accepted on 12/19/17.

Mario Carrasquel, 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. NEW WOOD FENCE INSTALLED IN FRONT ELEVATION.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and said the owner had requested 84 days.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 84 days, 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: CE16121142

3001 SE 6 AVE
ROSSEL GROUP LLC

This case was first heard on 5/23/17 to comply by 7/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted in August but there had been no progress since then.

Eric Martinez, general contractor, said they were about to submit the final plans. He requested 27 days.

Motion made by Mr. Mohnani, seconded by Ms. Evert, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16101617

2436 OKEECHOBEE LN
FUNG YOUNG, RICARDO ALONSO
GLANERT, CLEONICE

This case was first heard on 3/28/17 to comply by 4/25/17. 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 1/30/18 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported master permit revisions had been submitted on 1/26/18.

Chair McGee asked if the pool had been secured and Inspector Masula stated there was a fence around the backyard. He said the electrical work had been finalized.

Young Fung, owner, stated he had hired an engineer and submitted new plans.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031507

416 SW 11 CT
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,300.

Jose Abin, Building Inspector, reported the permits had been renewed and recommended an 84-day extension.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 7-0.

At 1:41 Mr. Smith left the meeting.

Case: CE17080866

1628 NE 4 PL
NATION TRUST LLC

Certified mail addressed to the owner was accepted on 12/27/17.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

PLASTIC SHED WITH ELECTRICAL AND PLUMBING
CONNECTIONS INSTALLED AT THE REAR OF THE PROPERTY.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, 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. Mohnani opposed.

Case: CE17060477

1609 NW 6 PL
PROGRESSIVE INDUSTRIES LLC

Service was via posting at the property on 12/14/17 and at City Hall on 1/18/18.

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. WINDOWS AND DOORS HAS BEEN INSTALLED IN THIS
BUILDING WITHOUT INSPECTIONS.

FBC(2014) 110.1

GENERAL CONSTRUCTION OR WORK FOR
WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO
INSPECTION BY THE BUILDING OFFICIAL AND SUCH
CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND
EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. WINDOWS AND DOORS INSTALLED IN THIS BUILDING WITHOUT INSPECTIONS.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 84 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17062413
3034 NW 69 CT # 4D
BONI FL LLC

Certified mail addressed to the owner was accepted on 12/16/17.

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. REAR SIDE OF ROOF TORN, STRIPPED AND DRYING WITHOUT A PERMIT.
2. WINDOWS AND DOOR INSTALLED WITHOUT A PERMIT.

FBC(2014) 110.1

GENERAL CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17101717

4280 GALT OCEAN DR # 12N
LANDSKIND, EMMA & VIKTOR

Service was via posting at the property on 1/8/18 and at City Hall on 1/18/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. THE REMODELING OF THE KITCHEN WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

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

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 211 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 211 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17101720

4280 GALT OCEAN DR # 15N
ZHITNITSKY, BORIS & TATIANA

Certified mail addressed to the owner was accepted on 1/6/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. INTERIOR DEMOLITION OF THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

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

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17110021

4010 GALT OCEAN DR # 907
PELOSO, DEBORAH
PELOSO, DENNIS

Certified mail addressed to the owner was accepted on 1/5/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

I MADE MY INITIAL SITE VISIT TO THIS CONDO UNIT ON

WEDNESDAY 11-01-2017 AT 3:30PM. I WAS ESCORTED TO THE UNIT BY THE C.A.M. WHO PROVIDED ME ACCESS. MY FINDINGS WERE A FULL KITCHEN AND BATHROOM REMODEL IN PROGRESS. THE SCOPE OF WORK INCLUDES FRAMING, DRYWALL, ELECTRICAL, PLUMBING AND MECHANICAL. THERE WAS NO ONE WORKING ONSITE AT THIS TIME. THERE ARE NO ACTIVE PERMITS FOR THIS UNIT. I PLACED A STOP WORK ORDER AND TOOK PICTURES.

FBC(2014) 105.3.1.4.4

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

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

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

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

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

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 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.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17071229

1717 NE 16 AV
BAKER & DIAZ LLC

Certified mail addressed to the owner was accepted on 1/17/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

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

1. ALTERATIONS MADE SUCH AS A FULL KITCHEN RENOVATION WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 26 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 26 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17040083

2041 SW 32 TER
CONSUEGRA, RAFAELA

Service was via posting at the property on 12/20/17 and at City Hall on 1/18/18.

Jose Abin, 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. WINDOW AND DOOR INSTALLATIONS.
2. INSTALLATION OF MECHANICAL SPLIT A/C SYSTEM.
3. INSTALLATION OF MINI SPLIT MECHANICAL SYSTEM.
4. KITCHEN AND BATH REMODEL MAIN HOUSE.
5. BUILT AN APARTMENT AND BATH ON RIGHT SIDE OF SFR.
6. BLOCKED WINDOWS ON RIGHT AND LEFT ELEVATION OF SFR.
7. INSTALLED GLASS BLOCK ON LEFT ELEVATION.
8. INSTALLED YARD LIGHT AT FRONT AND BACK WITH NEW ELECTRICAL CIRCUITS.
9. INSTALLED TWO STORAGE SHEDS IN BACKYARD SETBACK.
10. ONE OF TWO STORAGE SHEDS CONVERTED TO LIVING SPACE WITH UTILITIES.
11. TWO SHEDS IN SETBACK.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 26 days, 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. Mohnani opposed.

Case: CE17050489

1206 NW 4 AV

MASTER INVESTMENT PROPERTIES LLC

Service was via posting at the property on 12/21/17 and at City Hall on 1/18/18.

Jose Abin, 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. INSTALLATION OF WINDOW AT BACK ELEVATION.

FBC(2014) 110.1

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

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17060766

3326 NE 18 ST
POLLOCK, JACOB

Certified mail to the owner was delivered on 12/23/17.

Jose Abin, 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. REMODELED KITCHEN AND BATHROOM.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17060453

1800 SE 24 AV
FISSETTE, GARY A EST

Certified mail to the owner was delivered on 12/23/17.

Jose Abin, 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. ROOF STRUCTURES DO NOT HAVE UPLIFT CONTINUITY TO FOUNDATION.
2. ELECTRICAL WORK WAS DONE WITH ADDED BREAKER PANELS AND CIRCUITS.

FBC(2014) 110.1

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

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board noticed the pool in the photos and Inspector Abin stated there was a fence that was secured with a rope and there was a Special Magistrate case regarding the pool. He said the owner had died and the property had been abandoned for two years.

Ms. Hasan stated there was a probate action on the property and there was a personal representative and an attorney. She agreed to contact the attorney regarding securing the pool.

Ms. Evert and Mr. Cooper withdrew their previous motion.

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 26 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE16121947
5411 NE 18 AVE # 4
WALTERS, ELMORE

Service was via posting at the property on 12/19/17 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 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. ADDITION BEING BUILT IN THE REAR OF THE
PROPERTY.

FBC(2014) 110.6

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

Inspector Carrasquel displayed photos of the property from his laptop to the Board, submitted the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17010269
3100 NE 44 ST
RIZZO, SUSAN V
PAUSE REV LIV TR

Certified mail addressed to the owner was accepted on 12/19/17.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 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. NEW ELECTRICAL OUTLETS IN BACK PATIO.

FBC(2014) 110.6

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, 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. Mohnani opposed.

Case: CE17031412
1117 NW 7 TER
UTHE, SEAN MICHAEL

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Mario Carrasquel, 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. NEW METAL/WOOD FENCE BEING INSTALLED ON FRONT YARD.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. NEW METAL/WOOD FENCE BEING INSTALLED IN FRONT YARD.

FBC(2014) 110.6

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17041700

621 SE 1 AVE
FIRST STREET HOLDINGS LLC
HALL, JOHN T

Service was via posting at the property on 12/19/17 and at City Hall on 1/18/18.

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

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN PROGRESS OR WORK COMPLETED.

1. STRIPING INSTALLED ON PARKING LOT.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Mr. Mohnani stated the wrong code had been cited. He insisted that striping required a zoning permit, not a building code permit. Chief Inspector Oliva informed the Board that all ADA striping required a permit under FBC 105.1.

Motion made by Ms. Evert, 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 57 days, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE17051886

1643 NW 10 AVE
HSBC BANK USA NA TRUSTEE

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
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. NEW WOOD FENCE INSTALLED ON BOTH SIDES OF FRONT
ELEVATION OF PROPERTY.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF
AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN
APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS
CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE
OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER
ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO
CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED

FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 57 days, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17052178

540 SW 11 AV
SCHLOSSER, STEVEN & FIONA

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Mario Carrasquel, 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. UNPERMITTED ATTACHMENT TO FENCE.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. EXTERIOR "ALGAE FARM"

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17052208

2510 DEL LAGO DR
MALVASIO, JOSEPH
MALVASIO REAL ESTATE TR

Certified mail addressed to the owner was accepted on 12/22/17.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC 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. NEW WOOD DECK DOCK BEING INSTALLED ON THE BACK OF PROPERTY.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17061475

2886 NE 25 ST
YUZ, MICHAEL & ELAINE

Certified mail addressed to the owner was accepted on 12/18/17.

Mario Carrasquel, 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. EXISTING DOCK WAS DEMOLISHED.
2. FLOATING DOCK INSTALLED.

FBC(2014) 110.1

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

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 57 days or a fine of \$50 per day, per violation.

Motion made by Ms. Evert, 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 57 days, 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. Mohnani opposed.

Case: CE13051997

1515 NW 7 AVE
YUTHASUNTHORN, CHANCE
YUTHASUNTHORN, SIRILUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported progress was being made and recommended an 84-day extension.

Motion made by Mr. Mohnani, seconded by Mr. Cooper, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Ms. Evert opposed.

Case: CE14051440

1663 NW 15 TER
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, did not support an extension.

The Board took no action.

Case: CE15121310

4100 N FEDERAL HWY
4100 FEDERAL HWY LLC

This case was first heard on 11/22/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$54,400.

Jose Abin, Building Inspector, recommended a 113-day extension.

Motion made by Ms. Hinton, seconded by Mr. Cooper, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071549

942 NW 13 ST
KRAVICH, JOE & RANIT
MALMAZADA, S & ULNER, BARUCH

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.

Jose Abin, Building Inspector, recommended a 147-day extension.

Motion made by Ms. Evert, seconded by Mr. Cooper, to grant a 147-day extension during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060974

451 NW 23 AVE
SUMMER LAKE VILLAS LLC

This case was first heard on 7/25/17 to comply by 8/22/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, did not support an extension.

The Board took no action.

Case: CE17021462

3161 RIVERLAND RD
FUNDING REALTY LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended an 84-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16122275

2649 GULFSTREAM LN
GLIDDEN, TIMOTHY J & LISA C

This case was first heard on 4/25/17 to comply by 6/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 26-day extension.

Motion made by Ms. Hinton, seconded by Mr. Cooper, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17050290

2005 NW 13 AV
JONES, PERRONE & BENITA A

This case was first heard on 5/23/17 to comply by 7/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,700.

Jose Abin, Building Inspector, recommended a 26-day extension.

Motion made by Ms. Hinton, seconded by Mr. Cooper, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17050759

5541 NE 26 AVE
MALDONADO, ALEXANDRE
MALDONADO, PATRICIA

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans were awaiting pickup for corrections.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16121219

2733 NE 25 PL
MARTELLO, REGINA
MORAIS, NUNO

This case was first heard on 2/28/17 to comply by 3/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$10,800.

Robert Masula, Building Inspector, recommended a 211-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 211-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17032764

4100 GALT OCEAN DR # 305
CANNATARO, FRANCESCO
MARCHESE, PAULA

This case was first heard on 8/22/17 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 \$40,800.

Robert Masula, Building Inspector, reported the master permit had been awaiting pickup for corrections since 1/19/18.

Motion made by Mr. Copper, seconded by Mr. Marx, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17041396

1732 NE 16 TER
ANKEISTE HOLDINGS LTD

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits were active and recommended a 211-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 211-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16111476

2309 BARCELONA DR
LIMA FAM TR ET AL.
%ANTHONY LIMA

This case was first heard on 2/28/17 to comply by 3/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the house had been demolished and recommended a 238-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 238-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16091879

4280 GALT OCEAN DR # 10J
PORTER, GEORGE E
RITZ, MELINDA

This case was first heard on 4/25/17 to comply by 6/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 211-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 211-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16100035

2841 N OCEAN BLVD # 1508
LOSE, JOHN J

This case was first heard on 2/28/17 to comply by 3/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, recommend a six-month extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 176-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16090154

1509 N FTL BEACH BLVD
NUCCI, MARY J H/E
NUCCI, DANIELLE W

This case was first heard on 11/22/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permits were active and recommended an 84-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15091319

307 NE 23 AV
WALTER A CROWELL TR
CROWELL, WALTER A TRUSTEE

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.

Robert Masula, Building Inspector, reported the master permit was active and recommended a 113-day extension.

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17070987

4250 GALT OCEAN DR # 3E
PAPRANIKU, DESHIRA & OLIVER
PAPRANIKU, MUZUYEN

This case was first heard on 8/22/17 to comply by 9/26/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no permit activity and he did not recommend an extension.

The Board took no action.

Case: CE15092003

1824 SE 1 AV
KIENZLE, ROBERT F &
KIENZLE, LYBBI

This case was first heard on 8/22/17 to comply by 9/26/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the permit was active and recommended a 176-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 176-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15092005

1800 N ANDREWS AVE # 05K
A & H LUTHY REV LIV TR
LUTHY, PETER TRUSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, recommended a 113-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16011006

2724 NE 15 ST
2724 NE 15 LLC

This case was first heard on 8/22/17 to comply by 10/24/17. 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 but the electrical and plumbing permits had not been issued.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16030745

2200 NE 52 CT
JAOUADI, OUALID

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permits were still active and recommended a 113-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050869

5100 BAYVIEW DR # 106
SPECIALE, MICHAEL P
SPECIALE, SUSANNE A

This case was first heard on 6/28/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$675.

Robert Masula, Building Inspector, recommended a 113-day extension. He asked the Board to remove the accrued fines as well.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to amend the 6/27/17 Order comply-by date from 9/26/17 to 10/24/17, removing the accrued fines. In a voice vote, motion passed 6-0.

Case: CE16110818
1601 NW 11 AVE
MALATESTA, MARIA PIERINA
SOTTER, PABLO O

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the plans had been submitted and approved.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17020556
1144 NW 4 AVE
HIZUENGA 1144 LAND TR

This case was first heard on 7/25/17 to comply by 9/26/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported electrical and plumbing permits had been issued and closed but the structural/building permit application had not been submitted. He recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17021488
2131 NE 56 CT
JLP REALTY OF FLORIDA LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the plans had been out for corrections since 11/17/17 and recommended a 26-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16062148

1431 SW 32 CT
SPAAPEN, JULES

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

Mario Carrasquel, Building Inspector, reported the master permit was still active and recommended an 84-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16072241

3110 SW 21 ST
MAHMOOD, UNEEZA
RASHID, MAHOOD

This case was first heard on 11/22/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the master permit was active and recommended an 84-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16080549

5581 NE 28 AVE
DESIMONE, MICHAEL

This case was first heard on 2/28/17 to comply by 4/25/17. 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 the issue and recommended a 26-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16080756

200 NE 16 PL
SQUIRES, TAHAUN DARNELL

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had been notified that the permits were ready in October 2016 but had never picked them up. He did not support an extension.

The Board took no action.

Case: CE16101151

2115 SE 18 ST
BOAT HOUSE POOL INC.

This case was first heard on 2/28/17 to comply by 4/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the plans had been resubmitted with corrections the previous week and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16101628

805 SW 16 ST
EIGHT O FIVE LLC

This case was first heard on 2/28/17 to comply by 4/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the new owner was still working with an architect on the drawings and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16110513

1335 SEMINOLE DR
BANK OF NEW YORK TRUSTEE
% BAYVIEW LOAN SERVICING LLC
NEW OWNER: SLB ACQUISITIONS LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the new owner was still working with an architect on the plans and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16121682

1521 SW 4 AVE
WILLIAMS, JOSIE

This case was first heard on 2/28/17 to comply by 4/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

Mario Carrasquel, Building Inspector, reported the application required corrections and recommended a 57-day extension

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17021124

1701 SW 13 ST
R O S INVESTMENTS LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had been notified on 12/20/17 that the permits were ready to be picked up. He recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17032390

2120 SW 28 TER
PINEIRO, GUSTAVO
UNG, LENA

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,100. The City was requesting the Board amend the 8/22/17 order comply-by date from 10/24/17 to 1/24/18, removing the accrued fines.

Mario Carrasquel, Building Inspector, reported the permit application required corrections and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert to amend the 8/22/17 order comply-by date from 10/24/17 to 1/24/18, removing the accrued fines and to grant a 57-day extension. In a voice vote, motion passed 6-0.

Case: CE17050281

1416 NW 4 ST
TRUST NO 1416 LAND TRUST SERVICE CO

This case was first heard on 8/22/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no activity to comply and he did not support an extension.

The Board took no action.

Case: CE17060394

520 NE 8 AV
CHABAD OF LAS OLAS INC.

This case was first heard on 8/22/17, with a continuance granted to 10/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the case was now in compliance.

Case: CE16070373
2610 SW 5 ST
SRZMIAI 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 the fine, which would begin on 1/30/18 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Hinton, 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 1/30/18 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE16011458
2307 N OCEAN BLVD
KERR-ROLLE, SWABY

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,150 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and to impose the \$12,150 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE16050861
2780 NW 24 CT
2771 LLC

This case was first heard on 8/23/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$9,550 and the City was requesting no fine be imposed.

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

Case: CE16060517

1042 NW 8 AV
CM3 HOMES LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,475 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and to impose the \$8,475 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE17030615

539 NE 14 PL
LISA INVESTMENTS LLC

This case was first heard on 6/27/17 to comply by 8/22/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,150 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$9,150 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE16070025

401 RIVIERA ISLE #503
BROOKS, CHRISTOPHER

This case was first heard on 8/23/16 to comply by 9/27/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$93,000 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued in June and the sub-permit applications had been submitted but they had not been issued.

Inspector Masula said dealing with this contractor was very frustrating. He said he had not spoken to the owner recently and the owner traveled often for medical missionary work

Chair McGee was frustrated that fines had accrued to \$93,000 and he was not sure the owner was aware of it. Inspector Masula reminded the Board that at the beginning of the case, the owner was being taken advantage of by the contractor.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 26-day extension, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Marx and Chair McGee opposed.

Case: CE13080252

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. 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 1/30/18 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the case was in compliance and recommended a 113-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 113-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15102509

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. 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 1/30/18 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there was a new tenant and new permits were active. He recommended a 211-day extension

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 211-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16111730

1779 SE 25 AV
MIADO LLC

This case was first heard on 2/28/17 to comply by 3/28/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,150 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported three of four permits had been issued and recommended an 84-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant an 84-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16030934

3334 NE 32 ST
NORTH BEACH PROPERTY INVESTMENTS LLC

This case was first heard on 3/28/17 to comply by 5/23/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,200 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, distributed copies of a letter from the property representative stating the space was no longer occupied.

Motion made by Mr. Mohnani, seconded by Mr. Cooper, to grant a 26-day extension. Mr. Mohnani amended the motion to 57 days.

The letter indicated the property was for sale, and Chair McGee was concerned that granting an extension would just be passing the responsibility to the next owner.

Ms. Hasan was concerned because the letter indicated the owner did not intend to do anything and that the sale listing indicated this was a ready-for-use hair salon with a residential component. It did not mention the serious code violations.

Inspector Masula recalled that the email that accompanied the letter indicated the representative would be back in town in about 30 days.

Inspector Masula and staff confirmed that the violations should come up on a title search.

Mr. Mohnani restated his motion:

Motion made by Mr. Mohnani, seconded by Mr. Marx, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Cooper and Ms. Hinton opposed.

Case: CE16031237

500 NE 13 ST
ALSARRA GROUP LLC

This case was first heard on 5/23/17 to comply by 6/27/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,200 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had applied for the remaining permits and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16081896

1213 NW 4 AV
BRIDGE GLOBAL INC.

This case was first heard on 3/28/17 to comply by 5/23/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the applications had failed review in November 2016 and there had been no activity since then. He recommended imposition of the fine.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$5,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE16090813

914 SE 2 CT
MOORMAN PROPERTIES III LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of a \$6,100 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the owner had reapplied for all permits and recommended a 57-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 57-day extension, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16121184

2470 NW 16 ST
ROBINSON, LEON MYRON H/E
ROBINSON, REGENIA

This case was first heard on 7/25/17 to comply by 9/26/17, amended to 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 \$6,100 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no activity to comply the violations and recommended imposition of the fines.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$6,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE16120832

2849 SW 4 CT
NOARALIS, VERISSEAU

This case was first heard on 6/27/17 to comply by 8/22/17, amended to 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 the \$6,100 fine, which would continue to accrue until the property was in compliance.

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

Motion made by Mr. Cooper, seconded by Mr. Marx, to find that the violations were not complied by the ordered date, and to impose the \$6,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Communication to the City Commission

None.

Approval of Minutes

Motion made by Mr. Cooper, seconded by Ms. Hinton, to approve the minutes of the Board's November 2017 meeting. In a voice vote, motion passed unanimously.

Election of Officers

Ms. Hinton nominated Mr. McGee for Chair, and Mr. Booth for Vice Chair, seconded by Ms. Evert. Motion passed unanimously.

Cases Complied

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

CE16060534	CE16011026	CE16051684	CE16091583
CE17021674	CE17070040	CE17060394	

Cases Withdrawn

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

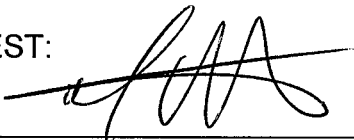
CE17100274	CE15100621	CE17081353	CE17030482
CE17060281	CE17060927	CE17080001	CE17010971
CE17061452	CE17021437	CE17040532	CE17060541
CE17071228	CE17082234	CE17070861	CE16120039

Board Discussion

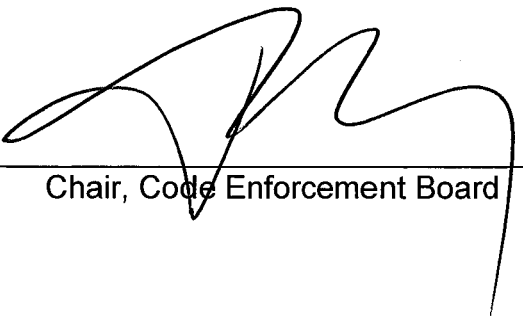
Inspector Oliva announced that Inspector Abin was moving on to become a plans examiner.

There being no further business to come before the Board, the meeting adjourned at 4:00 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

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

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.