



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD  
1<sup>st</sup> FLOOR COMMISSION CHAMBER  
FORT LAUDERDALE CITY HALL  
100 NORTH ANDREWS AVENUE  
FEBRUARY 27, 2018  
9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2018 through 1/2019</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Patrick McGee, Chair	P	1	0
Mark Booth, Vice Chair	A	0	1
Joan Hinton	P	1	0
Lakhi Mohnani	P	1	0
Peter Cooper	P	1	0
Chris Evert	P	1	0
William Marx	P	1	0

**Alternates:**

Michael Madfis	P	1	0
Jonathan Keith	A	0	1
Robert Smith	A	0	1

**Staff Present**

Bruce Jolly, Board Attorney  
 Rhonda Hasan, Assistant City Attorney  
 Yvette Cross-Spencer, Clerk  
 Dorian Koloian, Clerk III  
 Yvette Ketor, Clerk III  
 Crystal Green-Griffith, Clerk III  
 Tasha Williams, Administrative Aide  
 Jorge Martinez, Code Compliance Officer  
 Kelvin Arnold, Building Inspector  
 Robert Masula, Building Inspector  
 Mario Carrasquel, Building Inspector  
 George Oliva, Chief Building Inspector  
 Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE16080756: Tahuan Squires, owner; Joy Beatrice, owner  
CE18010115: Eric Aslaksen, owner  
CE16061817: Robert Dunckel, attorney  
CE17060974: Karita Bedasie, property manager  
CE16090952; CE15120540: Courtney Crush, attorney  
CE17082515: Lucmon Joseph, property manager  
CE17060339: Peter Carvalho, owner; Bisson Carvalho, owner  
CE17101428: Shirley Ruiz, secretary; Paula Chacon, employee; Jose Pellon, contractor  
CE18020771: Alexandra Henao Valdez, owner  
CE17110342: Juan Gomez, owner  
CE17062698: Brandon Johnson, owner's son  
CE17110771: Caldwell Cooper, owner  
CE16030502; CE17101607; CE16061714: Kenneth Minerly, attorney; Patricia Humpage, contractor's employee; James Patrick Humpage, electrical contractor  
CE17110664: Thomas Reich, manager  
CE17050468: Gregory McAloon, attorney; Peter Kelly, owner  
CE17110546: Arvind Sharma, owner  
CE14051440: Vanel Alladin, owner; Lawrence Szeliga, Housing and Community Development representative  
CE17052121: Walter Morgan, attorney; Stephen Stamper, owner  
CE17070260: Cristal Kelly, owner  
CE16031640: Stephen Hoffman, attorney  
CE17070861: Reinaldo Diaz, employee  
CE16122275: Timothy Glidden, owner  
CE17061131: Peter Sorrentino, owner  
CE16050534: Steven Katz, attorney  
CE17090116: Ermilus Gaspard, owner  
CE17032662: Pedro Beltran, owners' son  
CE14100834: Vincent Graham, owner  
CE17032764: Francesco Cannataro, owner  
CE16030032: Nickoletta Racz, owner  
CE17050759: Rodrigo Maldonado, owner's son

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: CE15120540**

3024 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.

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

Courtney Crush, attorney, was present.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16090592**

600 BREAKERS AVE  
SEAWIND PLAZA LLC

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

Mario Carrasquel, Building Inspector, reported the owner was having problems with the plans revisions and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,000 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines. Permit applications had failed review in November and never been picked up for corrections.

Karita Bedasie, property manager, said the fencing contractor informed her that the drawings had been submitted the previous day. She said the first contractor had backed out of the project and it had taken time to get a new contractor after the

hurricane. She said she had been in contact with Inspector Abin.

Inspector Arnold stated this was a life safety issue involving a handrail.

Ms. Bedasie said Inspector Abin had advised her that they could use a temporary repair until the new rail was installed. They had installed plywood and reinstalled it when tenants had removed it.

Ms. Hasan reiterated that this was a life safety issue. She stated the plans had never been picked up for corrections until yesterday. She recommended imposition of the fines.

Mr. Cooper recalled it had been very difficult to hire contractors after the hurricane and he felt the Board should consider this.

Ms. Hinton asked if there was another way to secure the property. Ms. Bedasie stated everything was secured with plywood now. She visited the property every day to inspect it. Inspector Arnold said he did not see that the plans had been resubmitted but Ms. Bedasie reiterated that the fencing company informed her that they had resubmitted the plans.

Chief Building inspector George Oliva said the permit application could be viewed immediately in the computer but he did not see it.

**Motion** made by Mr. Cooper, seconded by Ms. Mohnani, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a roll call vote, motion failed 2-5 with only Mr. Mohnani and Mr. Cooper in favor.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 28-day extension to 3/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17052121**

1851 SW 2 AVE # 07  
STAMPER, STEPHEN SCOTT

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

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. BATHROOM BUILT ON THE MAIN FLOOR.
2. MEZZANINE WITH STAIRS AND BATHROOM.

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 56 days or a fine of \$50 per day, per violation.

Walter Morgan, attorney, stated the permit application had been submitted with as-built plans.

**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 56 days, by 4/24/18, 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: CE16061817**

437 NW 1 AV  
CHARLES L PEET REV TR  
PEET, CHARLES

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):  
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 RESIDENTIAL DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF WAREHOUSE STORAGE WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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

Bob Dunckel, attorney, agreed.

**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 56 days, by 4/24/18, 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: CE14051440**

1663 NW 15 TER  
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$280 fine, which would continue to accrue until the property was in compliance.

Lawrence Szeliga, Housing and Community Development representative, said Mr. Vanel was a rehabilitation client. He explained that the first plans had been incorrect and the project needed to be re-bid. The new bids had just been received the previous Wednesday. He needed to meet with Mr. Vanel to discuss reducing the cost and choosing a contractor. He had informed Chief Building Inspector Oliva that the house would be done in the next 120 days.

Inspector Oliva explained that the owner had been taken by an unlicensed contractor. The City wanted to work with the owner and he asked the Board to grant a 147-day extension and to remove the accrued fines.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 147-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to abate all accrued fines. 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.

Robert Masula, Building Inspector, reported the drywall replacement permit had been ready for pickup since November 6, 2017.

Gregory McAloon, attorney, explained that there were two violations: one for the unit owner and one for the condo association. He had been informed that the permit that was ready in November was for the owner. They had submitted an application for the association and the application required an adjustment to the scope of work in January. The contractor had quit the job and they needed to find a new contractor. The association had also hired a professional property manager; prior to November, a group of unit owners had been trying to resolve the issue.

Peter Kelly, neighbor, said he had been unable to live in or rent his condo for 16 months due to the mold issue. He said the association had been apprised of the mold issue in October 2016. Since then, the board had hired two unlicensed handymen to remediate the problem. The licensed contractor had informed Mr. Kelly that he quit the job because of the difficulty dealing with the condo board. Mr. Kelly said his contractor did not want to act on the permit he had pulled to install a water heater until the condo association completed work on the mold issue. Mr. Kelly stated the condo board refused to release the results of mold tests from two weeks ago.

Inspector Masula stated the permit application for the association had failed plan review and not been picked up for corrections.

Mr. McAloon said the contractor had applied for the permit in the name of the property owner in error; it should have been for the condo association. The Plaza 15 violation related to common areas and they had filed an application for the association. Mr. McAloon said water had seeped into the common area and created mold. He stated they were hiring a new contractor to change the scope of work and resubmit the application.

Inspector Masula said there was nothing in the building code requiring a permit or inspections for mold remediation but once mold was discovered, a contractor was responsible to hire a remediator and someone to test to ensure the mold was gone. The City of Fort Lauderdale did not inspect to ensure that the mold had been removed. He said the association's permit had failed plan review and the unit owner must wait for that permit to be issued to proceed with his work.

Ms. Hasan stated the repair of the common area and mold remediation was not a difficult task. He recommended no extension be granted.

The Board took no action.

**Case: CE17070260**

1716 NW 7 TER  
KELLY, CRISTAL

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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. CARPORT ENCLOSED.

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 56 days or a fine of \$50 per day, per violation.

Crystal Kelly, owner, said she had purchased the property in April 2014 with significant damage. She said she had not received proper notice of the violation, except for the posting on the building and notice of this hearing by regular mail. She requested evidence that notice had been sent certified, return receipt.

Ms. Kelly stated she had "put a carport door on" and she was unsure this was a violation. She showed the Board photos of the carport on her tablet computer.

**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 56 days, by 4/24/18, 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.

**Case: CE18020771**

1112 NE 5 AVE  
HENA INVESTMENTS LLC

Personal service was made on 2/13/18. Service was also via posting at City Hall on 2/15/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):  
NFPA 101: 43.7.2

THE STRUCTURE HAS EXPERIENCED A CHANGE IN THE  
OCCUPANCY CLASSIFICATION FROM A TWO-FAMILY DWELLING TO A  
LODGING OR ROOM HOUSE.

NFPA 101: 26.3.6.1

AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT  
PROVIDED.

Captain Kisarewich presented photos of the property and the case file into evidence stated a permit application had been submitted for the third bedroom conversions and to license the property as a vacation rental. If the vacation rental was approved, this would no longer be considered a rooming house. He recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

Alexandra Henao, owner, said she was going forward with the vacation rental license.

**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, by 5/22/18, or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16031640**

2100 NE 63 CT

WINSELMANN, KAREN H & KURT P

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

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 REMOVING AND REPLACING  
WINDOW AND DOORS WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 110.6

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 28 days or a fine of \$50 per day, per violation.

Steve Hoffman, attorney, said the previous owners had done the unpermitted work. The current owner had hired an engineering company to draw plans and a glass contractor to pull the permit. He requested 60 days.

**Motion** made by Mr. Cooper, 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 56 days, by 4/24/18, 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: CE17061131**

2741 NE 29 CT  
SORRENTINO, PETER A  
SORRENTINO, STEPHANIE

Certified mail addressed to the owner was accepted on 2/17/18.

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. AN ALUMINUM CANOPY AND AN ABOVE GROUND SPA  
INSTALLED WITHOUT PERMITS.

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 56 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 56 days, by 4/24/18, 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: CE17082515**

721 SW 2 ST  
FREE BETHLEHEM BAPTIST CHURCH INC

Certified mail addressed to the registered agent was accepted on 2/17/18.

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. A NEW PORTION OF A CHAIN LINK FENCE INSTALLED ON  
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 56 days or a fine of \$50 per day, per violation. He clarified the section of fencing that did not have a permit.

Lucmon Joseph, property manager, said he thought the same permit applied to all sections of the fencing.

Inspector Carrasquel said there was a 2015 permit, but it only covered a portion of the fencing. This permit was closed.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 4/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

The Board took a break and Mr. Marx left the dais temporarily.

**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, electrical and plumbing permits had been issued and the mechanical permit was pending. He requested amending the comply-by dates to remove the accrued fines. Chair McGee suggested waiting until the property was in compliance to remove any fines.

**Motion** made by Mr. Mohnani, seconded by Mr. Cooper, to grant an 84-day extension to 5/22/18 and to abate all accrued fines. In a voice vote, motion passed 6-0.

Mr. Marx returned to the dais.

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

Robert Masula, Building Inspector, reported the master permit application had failed plan review and was pending corrections. He recommended a 28-day extension.

Kenneth Minerly, attorney, said the electrical contractor was working with the general contractor.

Patrick Humpage, electrical contractor, was present.

Mr. Minerly requested 56 days and Inspector Masula did not object.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 4/24/18, 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

This case was first heard on 1/29/18 to comply by 2/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Kenneth Minerly, attorney, said this was the same issue as the previous case and requested 56 days.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16030502**

1400 NE 56 ST # 105  
DIXIE REALTY LLC

Certified mail addressed to the registered agent was accepted on 2/16/18.

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

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 28 days or a fine of \$50 per day, per violation. He stated a permit application had been approved but the permit had never been picked up.

Inspector Masula advised Kenneth Minerly, attorney that he could try to change the contractor on the old permit, if it had not been purged from the system.

**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 56 days, by 4/24/18, 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: CE16050534**

2900 NE 30 ST  
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit had been issued in August but no inspections had been scheduled or performed.

Steven Katz, attorney, explained that the former contractor had been performing the repairs in a shoddy way and they had hired an engineer. He was unsure if any balconies had been closed off, despite the Board's previous recommendation. Mr. Katz stated the previous property manager had destroyed records so the new board and property manager were unaware of what had happened in the past regarding the violations.

Inspector Masula recalled that after the permit had been issued, the contractor had never called in for job checks to document the permit and subsequently he had quit the job. Mr. Katz said the prior contractor and his engineer had developed a scope of work and costs far in excess of what the condo board had believed it should be.

Ms. Hasan wanted a letter from the engineer of record stating that the balconies were safe. She pointed out that two years had gone by and they were unsure whether the balconies were safe or had been closed off.

The Board took no action.

**Case: CE17032662**

3543 DAVIE BLVD  
PEDRO BELTRAN ROJAS INC.

Certified mail addressed to the owner was accepted on 2/15/18.

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. INTERIOR MODIFICATIONS TO FLOOR PLAN BY  
BUILDING WALLS.
2. ADDED ELECTRICAL.
3. ALTERED DUCT WORK.

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

Mr. Mohnani temporarily left the dais.

Pedro Beltran, the owners' son, said the tenant had done all of the unpermitted work. They had already hired a contractor and he believed they would have the drawings to submit for permits within days.

**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 56 days, by 4/24/18, 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.

Mr. Mohnani returned to the dais.

**Case: CE17050759**

5541 NE 26 AVE  
MALDONADO, ALEXANDR  
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 application had failed plan review and required corrections. An electrical sub-permit application was also required.

Rodrigo Maldonado, the owners' son, said he was working with his neighbor to permit the section of the wall that had been installed on the neighbor's property.

Inspector Masula explained that the electrical work in the front wall had not been included on the plans that were submitted.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17060339**

841 ARIZONA AVE  
CARVALHO, PETER R & BISSON T

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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 IN THE FOLLOWING MANNER,

BUT NOT LIMITED TO:

1. CARPORT ENCLOSED.

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 Mr. Cooper, 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 84 days, by 5/22/18, 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: CE17062698**

1220 NW 7 TER

JOHNSON, TOWANDA

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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. WOOD FENCE INSTALLED WITHOUT A PERMIT.
2. DOOR INSTALLED LEADING INTO REAR YARD OF THE PROPERTY.

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 56 days or a fine of \$50 per day, per violation.

Brandon Johnson, the deceased owner's son, reported he had done the work, but he thought if the work cost less than \$1,500, a permit was not needed.

Ms. Hasan suggested the Board grant additional time to Mr. Carson to allow the ownership issue to be resolved. The house still appeared in his mother's name and it should be in the name of her estate. Mr. Carson would not be able to pull a permit in his own name, but had to be named the legal representative of his mother's estate.

**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 182 days, by 8/28/18, or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE18010115**

340 SUNSET DR # 707  
ASLAKSEN, ERIC C

Service was via posting at the property on 2/15/18 and at City Hall on 2/15/18.

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 INTERIOR DEMOLITION WORK IN ORDER TO START A KITCHEN AND BATHROOM 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 28 days or a fine of \$50 per day, per violation.

Eric Aslaksen, owner, said he had hired a contractor and the plans were ready to submit for a permit.

**Motion** made by Mr. Cooper, 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 28 days, by 3/27/18, 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: CE17090116**

3030 SW 1 ST  
GASPARD, ERMILUS &  
JULES, ITILIA

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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. SHED INSTALLED ON 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 56 days or a fine of \$50 per day, per violation.

Inspector Carrasquel informed Chair McGee that the shed could not be permitted as it was and Chair McGee advised Ermilus Gaspard, the owner, to remove the shed. Mr. Gaspard requested two months.

**Motion** made by Mr. Cooper, 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 28 days, by 3/27/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion failed 3-4 with Mr. Mohnani, Mr. Madfis, Ms. Hinton and Chair McGee opposed.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 84 days, by 5/22/18, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Ms. Hinton, Mr. Cooper and Chair McGee opposed.

**Case: CE17101428**

1100 SW 21 ST  
CHURCH OF GOD FORT LAUD INC.

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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. PAVERS 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 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, by 5/22/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16030032**

5300 NE 24 TER # 310C  
RACZ, NICKOLETTA

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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 A KITCHEN REMODEL AND WORKED PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

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 28 days or a fine of \$50 per day, per

violation. He stated the contractor had only applied for a master permit, and not for the plumbing and electric sub-permits for.

Nickoletta Racz, owner, said she was broke and could not afford to have the contractor do any more work. She did not understand why additional permits were needed. Inspector Masula stated a wall with electrical in it had been cut down, requiring an electrical permit and the sink replacement required a plumbing permit. Ms. Racz needed to hire a contractor to pull these two permits.

**Motion** made by Ms. Evert, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 182 days, by 8/28/18, or a fine of \$2 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE17110771**

1310 NE 5 AV  
SBC 609 LLC

Certified mail addressed to the owner was accepted on 2/15/18.

Robert Masula, 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. HOME DEMOLISHED 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 Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Caldwell Cooper, owner, explained that a palm tree had fallen in Hurricane Irma and compromised the entire house. He had bulldozed the house rather than allow "homeless people [to] sleep in there." Mr. Cooper said he had applied for permits in December but the application had been returned for corrections. He requested 90 days.

Inspector Masula said no permit application had ever been officially submitted for this property.

**Motion** made by Mr. Cooper, 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 56 days, by 4/24/18, 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: CE17070861**

2251 NW 29 TER  
ROYAL 3 HOLDINGS LLC

This case was first heard on 8/22/17 to comply by 9/5/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$48,000.

Kelvin Arnold, Building Inspector, reported several permits had been issued and a few more were pending. He recommended a 28-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 3/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14100834**

3601 SW 2 ST  
GRAHAM, VINCENT M & JACQUELINE

This case was first heard on 1/26/16 to comply by 4/26/16. 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 but the sub-permits had not been issued.

Vincent Graham, owner, said he had intended to have two inspections but he had experienced physical challenges recently. He stated he intended to get the permits and he could get the work done in six months.

Mr. Graham explained that the problem was money but he felt he could pull the permits within 30 days.

**Motion** made by Ms. Hinton, seconded by Ms. Evert to grant a 28-day extension to 3/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17110546**

1614 NW 3 AV  
BRIDGE GLOBAL INC.

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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. NEW DRYWALL ON INTERIOR WALLS.
2. KITCHEN AND BATHROOM REMODELED.
3. NEW HIGH HAT LIGHT IN LIVING ROOM AND KITCHEN.
4. PLUMBING, ELECTRICAL AND MECHANICAL WORK WITHOUT A PERMIT.

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 56 days or a fine of \$50 per day, per violation.

Arvind Sharma, owner, agreed.

**Motion** made by Ms. Evert, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 4/24/18, 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: 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.

Kelvin Arnold, Building Inspector, reported most permits had been issued or applied for.

Timothy Glidden, owner, noted that some permits had been closed out.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17110342**

1121 CHATEAU PARK DR  
GOMEZ, JUAN

Certified mail addressed to the owner was accepted on 2/17/18.

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. WOOD FENCE INSTALLED WITHOUT A PERMIT.

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 28 days or a fine of \$50 per day, per violation.

Juan Gomez, owner, stated he had applied for the permit.

**Motion** made by Mr. Madfis, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/27/18, 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.

**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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,200 fine, which would continue to accrue until the property was in compliance.

Building Inspector Mario Carrasquel explained the permit application had been approved on October 13, 2016 but had never been picked up.

Tahaun Darnell Squires, owner, said when he went to pick up the permits, he had been told that they were expired. He had been informed that the permits had since been reopened. Mr. Squires said he would pay for the permits today and then call for inspections.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 28-day extension to 3/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break and Mr. Madfis left the meeting at 12:15.

**Case: CE17031532**

1031 SW 32 ST  
MUIR, JOSEPH  
MUIR, AMANDA

Certified mail addressed to the owner was accepted on 2/16/18.

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. 2 SHEDS BUILT ON THE WEST SIDE OF THIS PROPERTY  
WITHOUT A PERMIT.

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 56 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 56 days, by 4/24/18, 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: CE17052351**

901 ARIZONA AVE  
LOUIS, FRANCK & ROSEMENE

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

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. CARPORT ENCLOSED, GARAGE DOOR INSTALLED, WINDOW BLOCKED UP. THERE MAY BE OTHER WORK INVOLVED IN THIS VIOLATION.

FBC(2014) 110.1

GENERAL. CONSTRUCTION OR WORK FOR WHICH 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.

ENCLOSURE OF THE CARPORT REQUIRES AN INSPECTION AND PERMIT.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 56 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 56 days, by 4/24/18, 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: CE17080177**

530 SW 38 TER  
TRIO INVESTMENT GROUP LLC

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

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. INTERIOR RENOVATIONS.

FBC(2014) 105.3.1.4.3

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION PERMIT AND INSPECTIONS:

1. THE REMOVAL OF DRYWALL OR ANY PART OF THE STRUCTURE.

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 56 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 56 days, by 4/24/18, 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: CE17071513**

1127 NE 5 AVE  
FERNANDER, KEVIN

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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. A/C UNIT INSTALLED.
2. BATHROOM REMODELED.
3. ELECTRICAL HOT WATER HEATER INSTALLED.

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 56 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 56 days, by 4/24/18, 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: CE17101679**  
6808 NW 20 AVE  
TRION CENTER LLC

Personal service was made on 12/13/18. Service was also via posting at City Hall on 2/15/18.

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. WAREHOUSE SPACE HAS BEEN DIVIDED INTO NEW TENANT SPACE WITHOUT A PERMIT.

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 56 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 56 days, by 4/24/18, 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: CE17060692**

1808 SW 9 ST  
JAX MIAMI LLC

Certified mail addressed to the owner was accepted on 2/16/18.

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. INTERIOR RENOVATIONS.
2. ENCLOSED CARPORT AND INSTALLING FLOOR JOISTS.
3. WINDOWS AND DOORS.
4. ROOF.
5. DRIVEWAY AND POOL PAVERS.
6. FENCE
7. ALTERING, MODIFYING AND ADDING TO BUILDING SYSTEMS AND EQUIPMENT.

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 Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 56 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 56 days, by 4/24/18, 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: CE16061731**

2025 S MIAMI RD  
VICTORIA ONE ANCHOR BAY LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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 PAVERS INSTALLED ON PARKING AREA.

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 56 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 56 days, by 4/24/18, 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: CE17072240**

812 NE 16 PL  
HEUBEL, SALVATORE  
MERVIN, LAWRENCE EARL

Certified mail addressed to the owner was accepted on 2/17/18.

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. SHED INSTALLED ON THE WEST 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 56 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 56 days, by 4/24/18, 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: CE17100277**

721 NW 19 ST  
VENICE PARTNERS LTD  
%BOSTON FINANCIAL

Certified mail addressed to the owner was accepted on 2/16/18.

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. (BUILDING 715 UNIT 208)

DRYWALL ON CEILING AND WALLS REPLACED 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 Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 56 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 56 days, by 4/24/18, 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: CE0912046**

2240 NW 30 TER  
HENRY, HUBERT AGUSTAS  
LLOYD, NATASHA ELETE

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

Kelvin Arnold, Building Inspector, reported there had been no progress since the permits were renewed in August.

The Board took no action.

**Case: CE16040814**  
2660 NW 21 ST  
SIP REALTY 1B LLC

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

Kelvin Arnold, Building Inspector, said the master permit had several inspections remaining. He had no communication from the owner.

The Board took no action.

**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 and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$16,625.

Kelvin Arnold, Building Inspector, said there had been no progress. He did not support an extension.

The Board took no action.

**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 master permit had been issued and recommended an 84-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16121543**

819 SE 6 ST  
FOERSTEL, JOHN S EST  
NEW OWNER: HOWELL ENTERPRISES VII INC.

This case was first heard on 7/25/17 to comply by 9/26/17, amended to 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported all permits applications except plumbing had passed review and recommended an 84-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070786**

1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/25/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Kelvin Arnold, Building Inspector, reported some permits had been issued and recommended a 119-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 119-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15010557**

1521 NW 8 AVE  
1519 NW 8 AVE LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$5,100.

Mario Carrasquel, Building Inspector, reported the A.C. permit had expired and there was no permit application for the other violations. He did not recommend an extension.

The Board took no action.

**Case: CE16041977**

1511 NW 11 PL  
2771 LLC

This case was first heard on 1/24/17 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 \$1,700.

Mario Carrasquel, Building Inspector, reported the applications had failed mechanical review and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15050755**

1200 NW 9 ST  
ASSIS HOMES LLC

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

Mario Carrasquel, Building Inspector, reported the permits were active and recommended an 84-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant an 84-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15061198**

1616 SE 2 CT  
FINN, ZACHARY

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$510.

Mario Carrasquel, Building Inspector, reported the permit had expired and he did not recommend an extension.

The Board took no action.

**Case: CE15111269**  
1117 NW 4 AVE  
MAYNARD, JUNIOR

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 permits had failed review and were never picked up for corrections and had subsequently expired. He did not recommend an extension.

The Board took no action.

**Case: CE16031538**  
1413 NW 1 AV  
ALEXANDRE, TONY

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 permit application had been submitted and recommended a 56-day extension

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 4/24/18, 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 there had been no progress and did not recommend an extension.

The Board took no action.

**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 and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$12,200.

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

The Board took no action.

**Case: CE16091837**

2675 SW 13 ST  
LONE PALM PROPERTIES 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 and fines had accrued to \$8,500.

Mario Carrasquel, Building Inspector, reported the owner had been notified to pick up the permit in August but he had never picked it up. He did not recommend an extension.

The Board took no action.

**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.

Mario Carrasquel, Building Inspector, reported no corrections had been submitted and he did not support an extension.

The Board took no action.

**Case: CE16110266**

457 SW 28 AV  
HYPPOLITE, SANDRA

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 permit was open and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16120039**

1320 DIXIE HWY  
1320 NE 7TH AVE 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 and fines had accrued to \$2,800. The City was requesting the Board amend the 11/28/17 comply-by date from 1/29/18 to 2/27/18.

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

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Mohnani, seconded by Mr. Cooper to amend the 11/28/17 comply-by date from 1/29/18 to 2/27/18, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE17020603**

601 N RIO VISTA BLVD  
SOUTH BANK APTS LLC

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

Mario Carrasquel, Building Inspector, reported 14 units had permits and recommended a 182-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 182-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15090186**

545 NE 13 AV  
KREMEN, RONEN

This case was first heard on 7/25/17 to comply by 9/26/17, amended to 10/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to abate the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE11020582**

1615 NE 3 CT  
1615 NE 3RD CT LLC

This case was first heard on 10/25/11 to comply by 11/22/11. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$122,640 and the City was requesting no fine be imposed.

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

**Case: CE17021674**

648 NE 17 AVE  
648 NE 17TH AVE LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations, extensions and notice were as noted in the agenda. The City was requesting the Board amend the 10/24/17 comply-by date from 1/29/18 to 2/27/17, removing the accrued fine of \$2,800. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 2/28/18 and would continue to accrue until the property was in compliance.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to amend the 10/24/17 comply-by date from 1/29/18 to 2/27/18 removing the accrued fines. In a voice vote, motion passed 6-0.

Kelvin Arnold, Building Inspector, did not support an extension because this property owner "had shown blatant disregard for the City." He explained that two Stop Work Orders had been posted on the property and work had continued.

Ms. Hasan explained the reason the City had requested the fines be abated was because the case been withdrawn from the last agenda in error. In theory, the property owner missed the opportunity to appear and request an extension.

**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 2/28/18 and would continue to accrue until the violations were corrected. 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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,100 fine, which would continue to accrue until the property was in compliance.

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

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to find that the violations were not complied by the ordered date, and to impose the \$2,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE17070987**

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

This case was first heard on 8/22/17 to comply by 9/26/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit was active; the plumbing and electrical sub-permits were two be determined and the mechanical had not been added. He recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 56-day extension to 4/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE17040083**

2041 SW 32 TER  
CONSUEGRA, RAFAELA

This case was first heard on 1/29/18 to comply by 2/27/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Code Compliance Officer, did not recommend an extension. Chief Building Inspector George Oliva said a window permit had been left to expire and there had been no other progress.

The Board took no action.

**Communication to the City Commission**

None.

**Approval of Minutes**

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to approve the minutes of the Board's January 2018 meeting. In a voice vote, 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.  
CE16121094

**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.

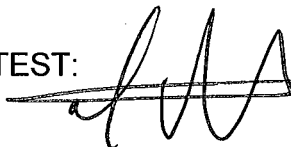
CE17101731	CE16062101	CE17081355	CE17082119
CE17090395	CE17111598	CE17121389	CE16070939
CE17040526	CE17111519	CE17101000	CE17110941
CE17110664			

**Board Discussion**

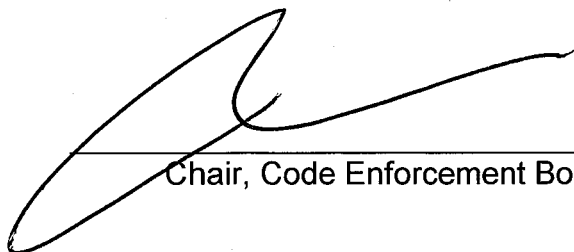
None

There being no further business to come before the Board, the meeting adjourned at 2:03 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.