



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
APRIL 24, 2018
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	A	1	2
Mark Booth, Vice Chair	P	2	1
Joan Hinton	P	3	0
Lakhi Mohnani	P	3	0
Peter Cooper	P	3	0
Chris Evert	P	3	0
William Marx	P	3	0
Alternates:			
Michael Madfis	A	2	1
Robert Smith	P	2	1

Staff Present

Gregory Jolly, Board Attorney
Yvette Cross-Spencer, Clerk
Yvette Ketor, Clerk III
Victoria Mack, Clerk III
Tasha Williams, Administrative Aide
Kelvin Arnold, Building Inspector
Crystal Green-Griffith, Clerk III
Robert Masula, Building Inspector
Quesly Alexis, Building Inspector
George Oliva, Chief Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18011892: Alireza Moghaddam, owner; Masqud Fahimipour, representative
CE18011787: Maria Della Guardia, neighbor; Joseph Della Guardia, president of the HOA
CE18011220: Ronald Ramcharran, owner
CE16061817: H. Collins Forman, attorney
CE15090186: Ronen Kremen, owner
CE16090592: Courtney Crush, attorney
CE17082515: Justin Beachum, neighbor
CE15120268; CE15120269: Oscar Alphonso, contractor
CE17052351: Franck Louis, owner
CE17071308: Douglas Goldstein, owner; Vita Maingrette, representative
CE17101607; CE16061714; CE16090428: Jennifer Murillo, attorney
CE17121769: Elvia Mendez, owner
CE16041977: Brian Villatoro, owner's son; Mack Young, property manager
CE17111030: Jodi Stav, owner
CE18011539; CE17040532: Edward Whitty, neighbor; Maria Whitty, neighbor; Ramon Ripoll, owner's brother
CE17052121: Walter Lee Morgan, attorney
CE17032390: Lena Ung, owner
CE17101019: Robert Abcug, representative
CE18011717: Bruce Richard Toski, owner
CE17121201: Robert Cannela, neighbor; Tricia Rampersad, neighbor; Gino Vladerrama, engineer; Marcela Santiago, property manager
CE16020537: Graham Penn, attorney

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

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

Case: CE15120268

888 SE 3 AVE # 301A
888 FORT LAUDERDALE LLC

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

Robert Masula, Building Inspector, reported the master permit was active. The electrical and fire alarm permit applications had been voided and were not in compliance.

Oscar Alphonso, contractor, requested 90 days. He said it had been difficult to get all of the professionals coordinated to update the permits.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15120269

888 SE 3 AVE # 301B

888 FORT LAUDERDALE LLC

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

Robert Masula, Building Inspector, reported the circumstances were the same as for the previous case. He reiterated that the fire alarm and electrical permits were required to comply.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16061817

437 NW 1 AVE

CHARLES L PEET REV TR

PEET, CHARLES

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported the owner had applied for the permit on 3/28/18 and recommended a 63-day extension.

H. Collins Forman, attorney, said they were waiting for the application revisions to be reviewed and requested 63 days.

Motion made by Ms. Hinton, seconded by Mr. Marx, to grant a 63-day extension to 6/26/18, 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

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the plans had been resubmitted with corrections and recommended a 63-day extension.

Walter Lee Morgan, attorney, agreed.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, 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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 4/25/18 and would continue to accrue until the property was in compliance.

Quesly Alexis, Building Inspector, reported no action had been taken to comply.

Courtney Crush, attorney, explained they were processing a site plan amendment and were in the process of having a landscape architect amend the landscape plan. She requested a 28-day extension.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, 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

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the mechanical permit had been ready for pickup for a year.

Jennifer Murillo, attorney, requested 28 days. Inspector Masula did not object.

Motion made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. 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 and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the expired master permit was renewed on 3/21/18. There was a second application for a master permit that had failed plan review. He recommended a 91-day extension.

Jennifer Murillo, agreed to the extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 91-day extension to 7/24/18, 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 no permit activity and he did not recommend any extension.

Jennifer Murillo, attorney, said the tenant had recently been evicted, allowing them access to the unit, and requested 63 days.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Ms. Hinton and Mr. Booth opposed.

Case: CE16020537
5570 NW 10 TER
5551 NW 9TH AVE 1-5 LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported the permit was active and recommended a 63-day extension.

Graham Penn, attorney, requested 63 days.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18011787

59 HENDRICKS ISLE

59 KENDRICKS

Certified mail addressed to the owner was accepted on 4/9/18.

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

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

1. ALTERATIONS MADE TO THE POOL/JACUZZI AND DECK AREA INCLUDING STRUCTURAL, ELECTRICAL AND PLUMBING WORK WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE BOATLIFT AND RELATED ELECTRICAL ALSO WERE NOT PROPERLY PERMITTED AND IS A VIOLATION AT THIS TIME.

FBC(2017) 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.

Joseph Della Guardia, president of this homeowners' association, said the owners of this property were contractors in New England and were well aware of the process for compliance. Mr. Della Guardia said the boatlift had been installed in 2013 with no permit. He explained that the owner of 59 Hendricks Isle was not the owner of the dock on which the boat lift had been installed. The homeowners' association owned the dock and the owner of 61 Hendricks Isle had exclusive use of the boat slip and the dock.

Motion made by Ms. Evert, seconded by Mr. Smith, 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 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: CE18011717

2361 SW 36 TER

TOSKI, BRUCE

Certified mail addressed to the owner was refused. Service was via posting at City Hall on 4/12/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

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

1. FENCE WITHOUT A PERMIT.

FBC(2017) 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.

Bruce Toski, owner, objected and demanded an immediate evidentiary jurisdictional hearing, which Mr. Booth denied.

Inspector Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Mr. Toski said the property was not within the jurisdiction of the City of Fort Lauderdale and the owner was not a resident of the City of Fort Lauderdale. Mr. Booth asked Mr. Toski if he had proof that the violation did not exist and Mr. Toski replied, "I have proof that this whole star chamber here is actually just extorting money from me and other people under terrorism." He insisted that the person to whom the City had mailed notices (himself) was a "fictitious legal entity created by the State of Florida" and "The City of Fort Lauderdale is a fictitious legal entity." He said the City had no jurisdiction to enforce "an arbitrary permit thing."

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 28 days, by 5/22/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

Case: CE17121201

3500 GALT OCEAN DR
PLAYA DEL SOL ASSOC INC.

Certified mail addressed to the owner was accepted on 4/12/18.

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

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

1. THE VENTILATION SYSTEM OF THE BUILDING HAS BEEN ALTERED ILLEGALLY ALLOWING NOXIOUS GASES AND ODORS TO PENETRATE RESIDENT LIVING SPACES POTENTIALLY AFFECTING THE AIR QUALITY OF THE BUILDING. SMOKE/FIRE BARRIERS HAVE BEEN ILLEGALLY COMPROMISED.

FBC(2017) 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 by putting the building back in its original condition within 28 days or a fine of \$300 per day, per violation.

Robert Cannela, neighbor, said there had been a noxious smell in the building since April 2017 and they had hired a mechanical engineer to verify the problem.

Marcela Santiago, property manager, explained they had converted the condo back to its original state. She had a copy of the neighbor's engineer's report and said she had not been aware that they needed to hire an engineer to certify that they had retrofitted the building back to its original state. She agreed to hire an engineer.

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 28 days, by 5/22/18, or a fine of \$300 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17101019

2130 SW 23 AV
REALTY FIRE INVESTMENTS LLC

Service was via posting at the property on 4/10/18 and at City Hall on 4/12/18.

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. WORKING BEYOND THE SCOPE OF THE PERMIT:
 - A. 2ND FLOOR WALL SIDING BEING REMOVED.
 - B. JOIST BEING INSTALLED IN GARAGE AREA WITHOUT PERMITTING.

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

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

Inspector Arnold said a Stop Work Order had been posted on the building but the contractor had proceeded with work. He presented photos of the property and the case file into evidence and requested the Board find that the violation had existed as cited.

Robert Abcug, representative said they had a permit and were prepared for inspections.

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 28 days and to record the order.

Mr. Smith asked what the permit covered and Inspector Arnold stated the plans showed studs that had been replaced, as well as exterior plywood. Mr. Abcug said they had a full scope permit, including a revision for replacement of the plywood, beams, studs and siding. He invited Inspector Arnold to visit the property and inspect. Mr. Abcug presented photos of the interior work.

Ms. Hasan suggested tabling the case for the inspector to visit the property to inspect.

Case: CE17040532

1820 NE 59 CT

ANIBAL RIPOLL/NIRACI LLC

Service was via posting at the property on 4/6/18 and at City Hall on 4/12/18.

Robert Masula, 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. NEW PAVER DRIVEWAY INSTALLED.

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

Ramon Ripoll, the owner's brother, admitted to the violations and explained they had hired a contractor and he had not pulled permits. He said they had a new contractor and requested 28 days.

Edward Whitty, neighbor, said the runoff from the unpermitted pavers had caused potholes in the street.

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 28 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: CE18011539

1820 NE 59 CT

ANIBAL RIPOLL/NIRACI LLC

Service was via posting at the property on 4/6/18 and at City Hall on 4/12/18.

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

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT

IS NOT LIMITED TO:

1. ALTERATIONS MADE. THE HOUSE HAS BEEN ILLEGALLY SUB-DIVIDED CREATING AN ILLEGAL RENTAL UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 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.

Edward Whitty, neighbor, said the owner had been illegally renting the corner apartment on the property. He said these renters had threatened him, his family and workers and tried to intimidate them into moving. He presented his own photos of the property into evidence.

Ramon Ripoll, the owner's brother, said the rental unit had been built for a relative and after she died, he had been unable to rent it. He said he had lent the unit to his niece and then to some friends. Mr. Ripoll said the unit connected the main house; it was not a separate unit.

Mr. Booth asked what alterations had been made and Inspector Masula explained he had not been inside the property so he could not confirm that the connections from the unit to the main house had been closed off, as neighbors had alleged. Mr. Booth said there was no evidence that the alteration had been made.

Ms. Hasan said the addition did not make this a multi-family building; it just expanded the single-family with additional bedrooms and a bathroom.

Inspector Masula reported there had been several Police calls to the property. In February 2017, Police had been called regarding the excessive parking on the property. The Officer had spoken with someone identifying herself as a tenant in the additional unit and the Officer informed her she could not park on the sidewalk.

Mr. Ripoll said he had permits for all work done on the unit.

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 28 days, by 5/22/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion failed 3-4 with Mr. Mohnani, Ms. Hinton, Mr. Booth and Mr. Smith opposed.

Case: CE17111030

1550 PONCE DE LEON DR
STAV, JODI

Service was via posting at the property on 4/10/18 and at City Hall on 4/12/18.

Kelvin Arnold, 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. DOCK REPAIRED MORE THAN 50%.

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

Jodi Stav, owner, said the docks had been damaged in the hurricane and her yard man had repaired and replaced some of the boards. She said a contractor had informed her that the pilings were also damaged and needed to be replaced. Ms. Stav said the docks had since been removed because she was thinking of selling the property.

Inspector Arnold confirmed that a permit was needed to demolish the dock.

Ms. Hasan withdrew the case.

The Board took a brief break.

Case: CE17032390

2120 SW 28 TER
PINEIRO, GUSTAVO
UNG, LENA

This case was first heard on 8/22/17 to comply by 1/29/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Quesly Alexis, Building Inspector, said no action had been taken to comply.

Lena Ung, owner, said she had never received notice of the March hearing. She was working with her architect and had submitted the permit application revisions two days ago. Inspector Alexis was not aware that revisions had been submitted.

Inspector Alexis suggested a 28-day extension and Ms. Ung requested 90 days.

Motion made by Ms. Hinton, seconded by Mr. Marx, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

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 10/24/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,500 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master and electrical permits were expired and the required plumbing, mechanical and roof permits had not been pulled. He suggested the owner should sue the contractor because he believed fraud had been committed. He recommended a 91-day extension.

Ronen Kremen, owner, requested 91 days.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18011892

12 HARBORAGE ISLE DR

MOGHADDAM, ALIREZA AMINI

AMINI, MEHRZAD

Service was via posting at the property on 4/11/18 and at City Hall on 4/12/18.

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

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

1. ALTERATIONS MADE SUCH AS A SWIMMING POOL AND POOL DECK REMODEL.

2. A BATHROOM REMODEL/ALTERATION.
3. WINDOWS INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 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 said a Stop Work order had been posted on the property on 1/31/18. He 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.

Alireza Moghaddam, owner, said he had begun with cosmetic alterations to the property but believed the first contractor had expanded on the changes. Mr. Moghaddam had since hired a civil engineer to apply for the permit. He believed everything was ready to submit.

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 91 days, by 7/24/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17052351

901 ARIZONA AVE

LOUIS, FRANCK & ROSEMENE

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the permit application had failed review and recommended a 63-day extension.

Franck Louis, owner, agreed to the extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18011220

209 SW 15 ST
RAMCHARRAN, RONALD

Service was via posting at the property on 4/5/18 and at City Hall on 4/12/18.

Quesly Alexis, 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. PAVERS INSTALLED IN FRONT OF THE BUILDING
ENCROACHING THE CITY RIGHT OF WAY.

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 Alexis 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.

Ronald Ramcharran, owner, explained there were pavers and stamped concrete. Inspector Alexis confirmed that the citation was for the pavers only. Mr. Ramcharran said the concrete and pavers were installed in 2006 and he had never been notified that the pavers were in violation when the concrete was permitted and inspected.

Mr. Marx believed that less than 200 square feet of pavers did not require a permit. Inspector Alexis said the 200 square-foot exemption referred to concrete but not pavers.

Ms. Hasan read from the code and confirmed that the 200 square-foot exemption only applied to concrete slabs, not pavers.

The Board took no action.

Case: CE17082515

721 SW 2 ST
FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 2/24/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported no action had been taken to comply and he did not support an extension.

Justin Beachum, neighbor, opposed an extension.

Motion made by Mr. Mohnani, seconded by Mr. Marx, to grant a 28-day extension to 5/22/18, during which time no fines would accrue.

Mr. Beachum said there had been problems at the property since July 2015 and displayed his own photos of the property .

Mr. Marx withdrew his second.

The Board took no action.

Case: CE17071308

1301 NW 2 AVE

DKG LLC

Certified mail addressed to the registered agent was accepted on 4/9/18.

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. FRONT UNIT: BATHROOM REMODELED AND HOT WATER HEATER INSTALLED.
2. REAR UNIT: BATHROOM REMODELED AND HOT WATER 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 63 days or a fine of \$50 per day, per violation.

Douglas Goldstein, owner, said he had purchased the property three years ago and had only replaced the water heater in the rear unit, which was installed by a licensed plumber he assumed had pulled a permit. He had done no other remodeling. Inspector Arnold said the tenants had called Code Enforcement to complain about the water heater replacements.

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 91 days, by 7/24/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE18010021

1721 NE 54 ST
NEAL, DAVID C
PANZA, GINA M

Service was via posting at the property on 4/11/18 and at City Hall on 4/12/18.

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. CANOPY LIKE STRUCTURE WITH 4X4 POST BUILT AT THE FRONT ENTRANCE AND WEST SIDE OF THE PROPERTY.
2. DOME LIKE 4X4 STRUCTURE BUILT ON THE WEST SIDE ENTERING INTO THE REAR YARD.

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 63 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 91 days, by 7/24/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18010668

835 NE 16 ST
SUNSET TRUST

Certified mail addressed to the owner was accepted on 4/9/18.

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

FBC(2017) 105.1

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

1. TWO UNPERMITTED UTILITY SHEDS. INSIDE ONE OF THE SHEDS:
 - A. HOT WATER HEATER.
 - B. WASHER AND DRYER.
 - C. ELECTRICAL AND PLUMBING.
2. A LARGE ROOF AND PATIO DECK BUILT WITHOUT A PERMIT.
3. VINYL FENCE SEPARATING THE MAIN HOUSE FROM A SEPARATE LIVING QUARTER, WITH A MAKESHIFT ROOF BUILT WITH 2X4'S AND A PLASTIC CORRUGATED ROOF.
4. THERE IS AN ELECTRICAL CORD COMING FROM THE ATTIC RUNNING BENEATH THE GROUND TO AN ELECTRICAL MOTORIZED GATE.
5. THERE IS A BATHROOM ADDITION AND NO PERMIT HISTORY.
6. THE GARAGE AND POSSIBLY ANOTHER AREA SEPARATED AND IS BEING USED AS LIVING QUARTERS. THIS PROPERTY WILL BE CITED FOR WORK WITHOUT A PERMIT AND ILLEGAL OCCUPANCY.
7. A/C UNIT INSTALLED (2014). NO PERMIT HISTORY.

FBC(2017) 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.

FBC(2014) 110.2

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

FBC(2017) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 126 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 126 days, by 8/28/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE17011789

1625 NW 7 AVE

ANTHONY LOGRANDE TR

LOGRANDE, ANTHONY TRSTEE

Service was via posting at the property on 4/10/18 and at City Hall on 4/12/18.

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

THIS RESIDENCE HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. PARTITION WALL REMOVED IN KITCHEN.
2. WALL COVERING REMOVED FROM BATHROOM WALLS.
3. A DOOR-SIZE OPENING HAS BEEN MADE IN THE BLOCK WALL OF THE LAUNDRY.
4. THE GARAGE DOOR HAS BEEN REMOVED AND THE GARAGE HAS BEEN CONVERTED INTO LIVING SPACE.
5. THE FRONT ENTRANCE DOOR HAS BEEN REPLACED.
6. ACCORDION SHUTTERS HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.11

1. CENTRAL A/C HAS BEEN INSTALLED.

FBC(2014) 105.3.1.4.4

1. PLUMBING FIXTURES REMOVED FROM KITCHEN AND BATHROOM.
2. NEW WATER LINES IN LAUNDRY.
3. THE WATER HEATER HAS BEEN REPLACED.

FBC(2014) 105.3.1.4.5

1. THE ELECTRICAL SYSTEM HAS BEEN ALTERED.
2. ELECTRICAL BREAKER PANEL AND DISCONNECTS ARE BEING REPLACED.
3. NEW ELECTRICAL CIRCUITS ADDED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 126 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 126 days, by 8/28/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17082234

2090 NE 55 CT

PARACHA INVESTMENTS LLC

Certified mail addressed to the owner was accepted on 4/7/18.

Quesly Alexis, 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 FRAMING.
2. ROOF STRUCTURE REPAIRS.
3. KITCHEN AND BATHROOMS REMODELING.
4. A/C 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 Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 30 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 28 days, by 5/22/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17071103

407 SW 12 AVE

GARRETT, ROBERT

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported the application had failed plan review on 4/13/18

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17070260

1716 NW 7 TER
KELLY, CRISTAL

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported no action had been taken to comply and he did not support 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.

Quesly Alexis, Building Inspector, recommended a 54-day extension

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16061731

2025 MIAMI RD
VICTORIA ONE ANCHOR BAY LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported the owner had applied for a permit on 6/15/17 and plan revisions had been submitted on 2/27/18. He recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

Quesly Alexis, Building Inspector, reported the permit was active and recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16032002

2349 SW 34 TER

UNITED PROPERTIES OF S FL 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.

Quesly Alexis, Building Inspector, reported all permits were active and recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16090428

1408 NW 3 AVE

CR INVESTMENTS SOLUTION 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.

Quesly Alexis, Building Inspector, reported the owner had submitted a plan revision on 4/11/18 and recommended a 56-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16120039

1320 DIXIE HWY
1320 NE 7TH AVE LLC

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.

Quesly Alexis, Building Inspector, reported the permit had been issued and recommended a 180-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 182-day extension to 10/23/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16121947

5411 NE 18 AVE # 4
WALTERS, ELMORE

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported there had been no action to address the violation and did not recommend an extension.

The Board took no action.

Case: CE17050053

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

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

Quesly Alexis, Building Inspector, reported the owner had informed Inspector Carrasquel that she was hiring an architect to resolve the issue. He recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17052136

1064 CAROLINA AVE
PIERRE, JACQUES C

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

Quesly Alexis, Building Inspector, reported there had been no action to address the violations and he did not support any extension.

The Board took no action.

Case: CE17072240

812 NE 16 PL
HEUBEL, SALVATORE
MERVIN, LAWRENCE EARL

This case was first heard on 2/24/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported there had been no action to address the violations and he did not support any extension.

The Board took no action.

Case: CE17100277

721 NW 19 ST
VENICE PARTNERS LTD
% BOSTON FINANCIAL

This case was first heard on 2/24/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported there had been no action to address the violations and he did not support any extension.

The Board took no action.

Case: CE17120026

1520 SW 27 CT
LEVON INTERNATIONAL LLC

This case was first heard on 2/24/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Quesly Alexis, Building Inspector, reported there had been no action to address the violations and he did not support any extension.

The Board took no action.

Case: CE16081266

1544 NW 15 TER
WRIGHT, ELIZABETH C &
WRIGHT, JONATHAN

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.

Robert Masula, Building Inspector, reported the carport conversion permit was closed but there were other violations not addressed by that permit.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16031640

2100 NE 63 CT
WINSELMANN, KAREN H & KURT P

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the window permit application was pending and recommended a 91-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17061566

637 NW 15 TER
BBT PROPERTIES OF SOUTH FLORIDA LLC

This case was first heard on 3/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit was active but there was no other permit activity.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16090703
3058 N FEDERAL HWY
OAKLAND CORNER CENTER LLC

This case was first heard on 1/29/18 to comply by 4/24/18. Violations 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 yet. He recommended a 91-day extension.

Motion made by Mr. Cooper, seconded by Mr. Marx, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16111730
1779 SE 25 AV
MIADO LLC

This case was first heard on 2/28/17 to comply by 3/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,150.

Robert Masula, Building Inspector, reported the master and sub permits were active and recommended a 182-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 182-day extension to 10/23/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18010115
340 SUNSET DR # 707
ASLAKSEN, ERIC C

This case was first heard on 2/27/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed plan review and new drawings were submitted on 3/22/18 but had failed again. The application had been pending needed corrections since 4/11/18.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17110771

1310 NE 5 AV
SBC 609 LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit was pending corrections and recommended a 28-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,700.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permits were active but a mechanical permit was still needed.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Mohnani temporarily left the dais.

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 in compliance, fines had accrued to \$2,700 and the City was requesting abatement of the fines.

Kelvin Arnold, Building Inspector, confirmed the property was in compliance and recommended abatement of the fines.

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

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 and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$12,400.

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

The Board took no action.

Case: CE16100373

4040 GALT OCEAN DR

OCEAN MANOR CONDO ASSOC

This case was first heard on 3/28/17 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 some permits had been closed and there had been progress with fire inspections. He recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and fines had accrued to \$12,150. The City was requesting amending the 10/24/17 Order comply-by date from 1/29/18 to 4/24/18, removing the accrued fines.

Kelvin Arnold, Building Inspector, reported all plans except electrical had failed review and recommended a 28-day extension.

The Board took no action.

Mr. Mohnani returned to the dais.

Case: CE17020835

1000 SW 18 CT
SOJA, WIESLAW

This case was first heard on 3/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress but he had spoken with the owner and recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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.

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

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17032662

3543 DAVIE BLVD
PEDRO BELTRAN ROJAS INC.

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

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

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17080177

530 SW 38 TER
TRIO INVESTMENT GROUP LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

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

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17101679

6808 NW 20 AVE
TRION CENTER LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

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

Motion made by Mr. Cooper, seconded by Ms. Evert, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17110546

1614 NW 3 AV
BRIDGE GLOBAL INC.

This case was first heard on 2/27/18 to comply by 4/24/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been some progress and recommended a 182-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 182-day extension to 10/23/18, 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, extensions and

notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property was in compliance.

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

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 28-day extension to 5/22/18, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Mr. Mohnani and Mr. Marx opposed.

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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 4/25/18 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been some progress and recommended a 154-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant 154-day extension to 9/25/18, during which time no fines would accrue. 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.

Quesly Alexis, Building Inspector, reported the owner had applied for a permit that morning and recommended a 63-day extension.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17051886

1643 NW 10 AVE

HSBC BANK USA NA TRUSTEE

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Quesly Alexis, Building Inspector, reported there had been no action to address the violations and recommended imposition of the fines.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$2,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Approval of Minutes

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

CE16120647

CE13051997

CE17020556

CE16021122

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.

CE17121769

CE16021122

CE18011220

Board Discussion

None

Communication to the City Commission

None

There being no further business to come before the Board, the meeting adjourned at 11:54 a.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

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

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.