



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MAY 22, 2018
9:00 A.M.**

Board Members

	<u>Attendance</u>	Cumulative attendance 2/2018 through 1/2019	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	2	2
Mark Booth, Vice Chair	P	3	1
Joan Hinton	P	4	0
Lakhi Mohnani	P	4	0
Peter Cooper	P	4	0
Chris Evert	P	4	0
William Marx	P	4	0

Alternates

Michael Madfis	P	3	1
Robert Smith	A	2	2

Staff Present

- Richard Guiffreda, Board Attorney
- Yvette Cross-Spencer, Clerk
- Yvette Ketor, Clerk III
- Victoria Mack, Clerk III
- Rhonda Hasan, Assistant City Attorney
- Tasha Williams, Administrative Aide
- Kelvin Arnold, Building Inspector
- Mario Carrasquel, Building Inspector
- Robert Masula, Building Inspector
- Alejandro DelRio, Building Inspector
- Captain Robert Kisarewich, Fire Inspector
- Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18011787: Philip Capolupo, owner; Joseph Della Guardia, president of the HOA; Monica McWilliams, attorney
CE11040091: Charles Yeargin, owner
CE16071180: Sidney Besse, property manager
CE17101770; CE16090952; CE15120539; CE15120540: Courtney Crush, attorney
CE17061566: Desiree Dominguez, employee
CE17082515: Justin Beachum, neighbor
CE16050226: Guy Belanger, contractor; Devansh Mehta, tenant
CE17072240: Lawrence Mervin, owner
CE13091180: Kimberly McClam, owner
CE18020771: Alexandra Henao, owner
CE17020841: Eric Martinez, contractor
CE16030502: Kenneth Minerley, attorney
CE17050468: Gregory McAloon, attorney
CE17060453: Howard Butler, attorney, Edward Klem, realtor
CE17070827: Michael Delaney, contractor
CE17040532: Maria Whitty, neighbor; Edward Whitty, neighbor; Ramon Ripoll, brother
CE18010149: Samuel Ruk, owner; Pablo Gimenez, general contractor
CE17070861: Reinaldo Diaz, employee
CE16122275: Timothy Glidden, owner
CE17121965: Elizabeth Herman, owner
CE16121142: Eric Martinez, contractor
CE17121201: Gino Valderrama, engineer; Robert Cannella, unit owner; Tricia Rampersad, unit owner; Marcela Cardona, property manager
CE17071043: Kenneth DiVencenzo, tenant
CE15121310: Marwan Iskandar, general contractor

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

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

Case: CE17121965

2921 NE 55 PL

HERMAN, ELIZABETH A

Service was via posting at the property on 5/8/18 and at City Hall on 5/10/18.

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. INTERIOR ALTERATIONS AND THE HOUSE HAS BEEN SUB-DIVIDED CREATING A SEPARATE LIVING QUARTERS WITH A SECOND FULL KITCHEN INSTALLED 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 35 days or a fine of \$50 per day, per violation. He stated a permit application had failed plan review.

Elizabeth Herman, owner, admitted the violations and requested 90 days.

Motion made by Mr. Booth, 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 98 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: CE13091180

833 NW 19 AV
MCCLAM, KIMBERLY
JONES, AUDREY

This case was first heard on 11/26/13 to comply by 3/25/14. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,020 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit pulled for the air conditioning system replacement or electrical.

Kimberly McClam, owner, said she had been working with Art Plumbing and Air Conditioning, who informed her that the system in the house must be inspected before they replaced it with a new one. She said the contractor had informed her they were in contact with Chief Building Inspector George Oliva and Chief Mechanical Inspector Robert Gonzalez.

Inspector Masula stated there was no mechanical permit for the property.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 35-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

This case was first heard on 4/24/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the pool deck permit application had failed plan review and was pending corrections as of 5/17; there was no application for the boat lift or electrical work.

Monica McWilliams, attorney for the unit owner, said the pool application had been submitted twice by her client. Her client had installed the boat lift, but she said it was actually owned by the HOA, not the owner of the unit, so the HOA should be responsible for pulling the permit. Despite that, her client had hired a permitting company and hired a survey company, but nothing had been done. Ms. McWilliams said her client would agree to pay for the boat lift permit. The permitting company had noticed that the dock pilings did not match what had been permitted.

Joseph Della Guardia, president of the HOA, said the docks and slips were owed by the HOA but the declaration stated clearly that the exclusive use of the dock and slip belonged to 61 Hendricks Isle, not 59 Hendricks Isle. Mr. Della Guardia lived at 61 Hendricks Isle. He said the owner of 59 Hendricks Isle erected the boat lift, without a permit, on the dock that belonged to 61 Hendricks Isle.

Chair McGee wanted to determine who was responsible to pull the permits and Mr. Della Guardia said, "You can't pull permits for something on somebody else's property."

Ms. Hasan had reviewed a declaratory judgement action filed by Mr. Della Guardia and noted the violation could only be cured by the property owner. It appeared to Ms. Hasan that 59 Hendricks Isle was the *apparent* owner but allegations had been made that someone else had the use of the dock, and the ability to permit the boat lift and electrical. She noted the Board had already determined the violation existed and she said if Mr. Della Guardia was successful in his declaratory judgement action, the violator would be forced to demolish the lift. Ms. Hasan stated this dock was attached to 59 Hendricks Isle.

Mr. Della Guardia reiterated that per the declaration, unit 61 had exclusive use of this dock and boat slip and the HOA owned it.

Chair McGee suggested the City withdraw the case, given the confusion and Ms. Hasan stated the Board had already found a violation existed and until a court found otherwise, the City believed it had cited the right entity. The owner of unit 59 could comply the violation by removing the boat lift. She suggested a 90-120-day extension to hear the outcome of the lawsuit.

Ms. McWilliams said in 2005, the owner of 61 Hendricks Isle had assigned exclusive use of the slip to the previous owner of 59 Hendricks Isle. The assignment was from the president of the HOA at that time, who was also the developer of the homes. Ms. McWilliams stated her client had received approval from the HOA board for the lift and hired a contractor to build the lift, which was supposed to include pulling the permit.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17050468

1600 SE 15 ST
PLAZA 15 CONDO ASSN INC.

This case was first heard on 8/22/17 to comply by 10/24/17. Violations, 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.

Robert Masula, Building Inspector, reported the permit application was in plan review and recommended a 63-day extension.

Gregory McAloon, attorney, agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17121201

3500 GALT OCEAN DR
PLAYA DEL SOL ASSOC. INC.

This case was first heard on 4/24/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the property manager had not sent the report confirming the building had been returned to its original condition.

Marcela Cardona, property manager, stated they had hired a mechanical engineer to bring the building back to its original condition. She had not yet received a copy of the

inspection report yet. The work had been done, but the engineer had noted that a fire damper had not been properly installed so they needed to make that correction. Robert Gonzalez, Chief Mechanical inspector, had also indicated that they needed to performing testing and balancing, and this would be done on May 24.

Ms. Cardona explained that they had blocked the supply and returns in the air conditioning meter room after a fire years ago.

Robert Cannella, unit owner, said they had alerted the building over one year ago to the off-gassing of overheated electrical insulation and wires entering the units. He said this situation occurred after a fire 25 years ago when the building management wanted to prevent the odor of the fire from escaping. He stated this situation had existed in the meter room on all 29 floors. Mr. Cannella wanted the building to be required to have an engineer inspect.

Gino Valderrama, engineer, said he had inspected Mr. Cannella's unit and noted odors entering. He had also noticed that supplies and returns had been blocked off in the electrical meter rooms. He said they should see a plan for removing the built-up fumes, not just the plan to unblock the ventilation supplies and returns.

Chair McGee recalled being a firefighter who attended the fire at this building years ago and thought there was the potential for carcinogens to be released. Mr. Cannella said they had sent samples to a lab but the results had been inconclusive.

Chair McGee said after the property was in compliance, it was up to the unit owners to address the lingering gas issue in the building.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17060453

1800 SE 24 AV

FISSETTE, GARY A EST

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 and fines had accrued to \$1,350.

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

Howard Butler, bank attorney, said the bank had taken back title on May 2 and requested 90 days. He said they had already approved bids to have the work done.

Inspector Masula had spoken with the contractor the bank had hired. He estimated the permit process could be started within 35 days.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 35-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 and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, said the permit application required corrections and recommended a 63-day extension.

Courtney Crush, attorney agreed.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17101770
550 N BIRCH RD
NORTH BEACH HOTEL LLC

Certified mail addressed to the owner was accepted on 5/3/18.

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 RENOVATION TO INCLUDE: DRYWALL PLUMBING AND ELECTRICAL WORK.

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.

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 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.

Courtney Crush, attorney, requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 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: 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 the master permit and sub permits were all active and recommended a 126-day extension.

Courtney Crush, attorney, requested a 126-day extension.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 126-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15120539

3020 SEVILLE ST
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the fines be abated.

Robert Masula, Building Inspector, recommended no fines be imposed.

Courtney Crush, attorney, thanked the Board.

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

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 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.

Mario Carrasquel, Building Inspector, said the owner had submitted a permit application to the Historic Preservation Board (HPB) for approval. He said a variance had been approved for the fence.

Justin Beachum, neighbor, said he had met with the City's Historic Planner, Trish Logan, who informed him the request to the HPB was to move a section of the illegally installed fence, which Mr. Beachum believed was a "stall tactic."

Inspector Carrasquel stated there was a 2015 permit for the entire fence; this permit pertained to a section of the fence that had been moved. He said he had spoken with the property owner, and the owner had been present at a recent Special Magistrate hearing for a case regarding this property.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Marx, Mr. Booth, Ms. Evert and Mr. Cooper opposed.

Motion made by Mr. Booth, seconded by Mr. Marx, to find that the violations were not complied by the ordered date, and to impose the \$2,700 fine, which would continue to accrue until the violations were corrected.

Ms. Hasan explained that the permit was just for the section of fence that had been moved, which required applying to the HPB for permission because of the historic status of the property. The owner had received approval from the HPB and now needed to move forward with the permit.

Mr. Booth withdrew his **motion** and Mr. Marx withdrew his second.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Marx, Mr. Booth and Mr. Cooper opposed.

The Board took a brief break.

Case: CE18010149

2140 NE 56 ST

2140 NE 56TH ST FL LLC

Certified mail addressed to the owner was accepted on 5/3/18.

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 TO THE KITCHENS AND BATHROOMS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

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

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

FBC(2014) 105.3.1.4.5

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

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

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Samuel Ruk, owner, said they had already filed for permits.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/18, 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: CE16050226

728 NW 6 AVE # A

CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,800 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and nine extensions had been granted.

Devansh Mehta, tenant, said they had paid the contractor extra to supposedly resolve the issues at this property but he had not. He said they were still awaiting mechanical approval and requested another extension.

Inspector Arnold said the application had failed review in February and been picked up for corrections in May. He confirmed that the mechanical approval was holding up the permit.

Guy Belanger, new contractor, said he had taken the application to his mechanical engineer.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, 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 and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the board-up permit application had been submitted on May 11 and the electrical permit was active.

Desiree Dominguez, employee, said she would follow up on the electrical permit and the board-up application.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16071180

512 NW 15 TER
PASCAL 2014 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$21,350 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.

Sidney Besse, property manager, said the owner was selling the property to a contractor who was willing to buy it with the violations. The closing was scheduled for June 5.

Inspector Arnold said the Zoning Department had been requesting the breakdown to determine if the improvements were "substantial" and if they were, the building must meet new flood elevations.

The Board wanted to be certain the buyer was aware of the possible scope of the problems, including the possible flood elevation issue.

Motion made by Mr. Mohnani to grant a 35-day extension to 6/26/18, during which time no fines would accrue. Motion died for lack of a second.

Mr. Mohnani wanted to give Mr. Besse 35 days to sell the property. Mr. Besse said the buyer wanted to "break down everything; they want to remodel the house; they want to make a new structure; they want to re-do everything."

Mr. Booth wanted to know what information was available for the prospective buyer to see. Mr. Besse said when the buyer signed the contract, he had a copy of all of the violations.

Ms. Hasan said a lien search had been conducted on the property in April 2018. She said if the lien search only inquired about liens, the report would not indicate that there were violations, because a lien had not been put on the property yet. She said if fines were imposed, typically, a portion of the fines could be put in escrow at the closing.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15121310

4100 N FEDERAL HWY
4100 FEDERAL HWY LLC

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

Robert Masula, Building Inspector, reported the mater and sub permits were active and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17040532

1820 NE 59 CT
ANIBAL RIPOLL/NIRACI LLC

This case was first heard on 4/24/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been multiple driveway applications and the most recent one had been voided. The owner had been made aware of the needed engineering corrections for the permit that had failed plan review twice and was picked up for corrections on May 15, 2018. The application had not been resubmitted. Because of the circumstances and the fact that the violation was a nuisance to neighboring properties, Inspector Masula did not support an extension. If the permit application was issued prior to the CEB's next meeting, he would support an extension then.

Ramon Ripoll, the owner's brother, said the driveway had already been built when they applied for the permit. They had hired a new contractor, who was correcting the plans to resubmit for the permit. Mr. Ripoll requested 60 days.

Edward Whitty, neighbor, said Mr. Ripoll had been aware of the problems since 2016 and kept submitting the same permit documents to buy time.

Inspector Masula said the corrections had been resubmitted a third time as of Friday, May 18 but they had not been reviewed by engineering yet.

Maria Whitty, neighbor, said cars for Mr. Ripoll's residence parked on her right-of-way, blocking access to her property. Mr. Ripoll had illegally paved right-of-way.

Inspector Masula said since April 2016, code officers had granted extensions due to the permit activity that had taken place but he had examined the documents and noticed the same, recurring engineering comments. He explained that the problem with this driveway was that it extended into the right-of-way and was causing water run-off onto neighboring properties. The driveway was also built so large that it blocked in neighbors' vehicles from enter/exiting their property. He said engineering had indicated that the driveway as it was built would probably not be approved unless an exfiltration drainage system was constructed for the water run-off.

Chair McGee pointed out that even if no extension were granted, Mr. Ripoll would still have 35 days until the next hearing to pull the permit.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Marx, Ms. Evert, Mr. Cooper and Chair McGee opposed.

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 the dock permit application had been resubmitted and recommended a 63-day extension.

Timothy Glidden, owner, agreed.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Mario Carrasquel, Building Inspector, reported the property was in compliance and recommended no fines be imposed.

Lawrence Mervin, owner, thanked the Board.

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

Case: CE17070827

1801 NE 62 ST # 107
FOGLIETTA, ALESSANDRA

Service was via posting at the property on 5/8/18 and at City Hall on 5/10/18.

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

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

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

FBC(2014) 110.1

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

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Michael Delaney, contractor, said he had applied for the permits and was waiting on the electrician to update his general liability and workers' compensation insurance. He explained he had done the renovation work for a family member.

Motion made by Mr. Booth, 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 35 days, by 6/26/18, 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: CE18020771

1112 NE 5 AVE
HENAO INVESTMENTS LLC

This case was first heard on 2/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspector, reported there had been progress with permits.

Alexandra Henao, owner, said they were moving forward and requested 90 days.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. 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, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$48,000 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the master permit and sub permits were in review and recommended a 63-day extension.

Reinaldo Diaz, employee, requested an extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17071043

6250 N ANDREWS AVE # 25
DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 1/29/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

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

Kenneth DiVencenzo, tenant, said he had tried to contact an inspector to determine what needed to be done to comply. He stated the property had been annexed into Fort Lauderdale in 2008 and there had been no work done since then.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, 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 and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical permit application was pending and recommended a 35-day extension.

Kenneth Minerley, attorney agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11040091

509 NW 20 AV
RETLEY, LELA EST

This case was first heard on 2/28/17 to comply by 4/25/17. Violations, extensions and

notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress. Permits had been issued in August 2017 but put on hold pursuant to a probate/ownership issue.

Charles Yeargin, owner, said his lawyer had informed him that the probate case should be over in the next 30 days.

Ms. Hasan said there was no probate case open and the City was foreclosing on the property. She said the consultant hired to identify possible heirs to the property had been unable to determine any legal heirs.

Mr. Yeargin said his probate attorney was in Hollywood and provided Ms. Hasan with his card. He said he was a beneficiary of Ms. Retley's will. He had been living at the property for eight years.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17020841

1220 SE 2 ST
BLUDWORTH, C TODD

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 permits had been issued and recommended a 154-day extension.

Eric Martinez, general contractor, agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 154-day extension to 10/23/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Booth temporarily left the dais.

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

was requesting imposition of a \$24,750 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the water heater and permit applications had been picked up for corrections.

Eric Martinez, general contractor, admitted progress was slow but said they had run into several obstacles. They had addressed the life safety issues and the plan reviewers and engineer were working together.

Motion made by Ms. Hinton, seconded by Ms. Evert, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Mr. Booth absent from the dais.

The Board took a break and Mr. Mohnani left the meeting.

Case: CE15102646

2720 NW 22 ST
PRINCESS CRIS INVESTMENTS LLC

Service was via posting at the property on 5/3/18 and at City Hall on 5/10/18.

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

REQUIRED PERMIT. ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, REMOVE OR DEMOLISH ANY BUILDING, STRUCTURE, OR ANY PART THEREOF; OR ANY EQUIPMENT, DEVICE OR FACILITY THEREIN OR THEREON, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY IMPACT-RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE; OR TO CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE FROM ONE USE GROUP TO ANOTHER REQUIRING GREATER STRENGTH, MEANS OF EGRESS, FIRE AND SANITARY PROVISIONS; OR TO CHANGE TO AN UNAUTHORIZED OR PROHIBITED USE; OR TO INSTALL OR ALTER ANY EQUIPMENT FOR WHICH PROVISION IS MADE OR THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE; SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND/OR FIRE CODE OFFICIAL AS INDICATED IN FFPC OR A DULY AUTHORIZED REPRESENTATIVE AND

OBTAIN THE REQUIRED PERMITS. A PERMIT SHALL BE DEEMED ISSUED WHEN RELEASED BY THE BUILDING OFFICIAL AND OR FIRE CODE OFFICIAL OR A DULY AUTHORIZED REPRESENTATIVE.

RESPONDING TO A CALL FOR WORK WITHOUT PERMITS AT THIS ADDRESS I FOUND THE FOLLOWING WORK WAS DONE WITHOUT PERMIT:

1. WALL COVERING HAS BEEN REMOVED FROM THE WALLS OF THE BATHROOMS, REAR ROOMS AND KITCHEN WALLS AND CEILING.
2. FRAMING HAS BEEN REMOVED, RELOCATED AND/OR REPLACED.
3. ALL PLUMBING FIXTURES REMOVED AND NEW WATER SUPPLY AND SANITARY LINES INSTALLED ABOVE AND BELOW THE SLAB.
4. NEW ELECTRICAL SERVICE, BREAKER PANEL, OUTLETS AND RECESSED LIGHTING INSTALLED.
5. A/C COMPRESSOR AND AIR HANDLER REMOVED, HOWEVER DON'T SEE PERMIT FOR CENTRAL AIR.
6. THERE ARE 2 ADDITIONS ON THIS HOUSE THAT MAY HAVE BEEN CONSTRUCTED WITHOUT A PERMIT. ONE AT THE REAR AND ONE ON THE WEST SIDE THAT IS ENCROACHING THE SIDE SETBACK.
7. WINDOWS HAVE BEEN REPLACED.

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.

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 Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE17011902
1401 SW 15 TER
ARENDR, BRADLEY

Service was via posting at the property on 5/3/18 and at City Hall on 5/10/18.

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

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

1. THE WINDOWS AND EXTERIOR DOORS HAVE BEEN REPLACED.
2. BRICK PAVER AND A WOOD DECK INSTALLED.
3. STORAGE SHED INSTALLED IN THE SET BACK.

FBC(2014) 105.3.1.4.4

INSTA-HOT GAS WATER HEATER INSTALLED.

FBC(2014) 105.3.1.4.5

INSTA-HOT GAS WATER HEATER AND A HOT TUB
INSTALLED.

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 Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE17051414

1213 MANGO ISLE
YEAGER, JOHN W IV, CAROLYN B
YEAGER, JOHN WILLIAM V

Service was via posting at the property on 5/3/18 and at City Hall on 5/10/18.

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 WALLS DRYWALL REMOVED.

FBC(2014) 110.1

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

FBC(2014) 110.2

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

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 189 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 189 days, by 11/27/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE18011055

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

Service was via posting at the property on 5/3/18 and at City Hall on 5/10/18.

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. THREE WINDOWS INSTALLED.
2. GARAGE DOOR INSTALLED.
3. BLOCKED UP A/C OPENING.
4. BLOCKED UP 1/2 OF DOUBLE DOOR GARAGE.
5. INSTALLED IRON GATE.

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
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 Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE18020982

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

Certified mail addressed to the owner was accepted on 5/3/18.

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. WINDOWS AND DOORS INSTALLED WITHOUT A PERMIT.

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
PURPOSES.

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 Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE17070424

1629 NE 12 ST
MCDERMOTT DEVELOPMENT LLC

Certified mail addressed to the owner was accepted on 5/7/18.

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. INTERIOR AND EXTERIOR ALTERATIONS THAT HAS CONVERTED THIS ORIGINALLY PERMITTED DUPLEX BUILDING INTO AND ILLEGAL THREE UNIT DWELLING 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 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/18, 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: CE17070776

2153 NE 62 ST
AREVALO, WASHINGTON M

Certified mail addressed to the owner was accepted on 5/9/18.

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 GAZEBO INSTALLED IN BACK YARD.

FBC(2014)110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

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

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE17081341
2465 BIMINI LN
REED, ELLEN J

Certified mail addressed to the owner was accepted on 5/4/18.

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

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN
PROGRESS:

1. DOCK EXTENSIONS ON BOTH SIDES 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 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/18, 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: CE13080252

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical permits were active and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and sub permits were active and recommended a 189-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 189-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15092005

1800 N ANDREWS AVE #05K
LUTHY, HEDY
A & H LUTHY REV LIV TR ET AL.

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

Robert Masula, Building Inspector, reported the master and sub permits had been issued and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 there had been progress and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17032764

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

This case was first heard on 8/22/17 to comply by 9/26/17, amended to 10/24/17 and then to 11/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was active, sub permits were already closed and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17071229

1717 NE 16 AV
BAKER & DIAZ 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 the master permit was active and the electrical and plumbing permit applications had been submitted.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17070150

2430 SE 17 ST
LA MARIETTA INC.

This case was first heard on 8/22/17 to comply by 11/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was active and recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 had been awaiting pickup for corrections since 4/11/18.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17070987

4250 GALT OCEAN DR # 3E
PAPRANIKU, DESHIRA & OLIVER
PAPRANIKU, 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 permit and sub permits were active but no application had been submitted for mechanical work.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17050759

5541 NE 26 AVE
MALDONADO, ALEXANDRE
MALDONADO, PATRICIA

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

Robert Masula, Building Inspector, reported the permit application had failed plan review and had been awaiting pickup for corrections since 12/8/2017. He did not support any further extension.

The Board took no action.

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

Robert Masula, Building Inspector, reported the demolition permit application had been picked up for corrections on 5/2/18 and had not been resubmitted yet.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17120219

1333 SW 21 LN
HOLLAND MOBILE HOME PARK LLC

This case was first heard on 3/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress but the owner had stated she was experiencing a hardship and requested additional time. Inspector Arnold recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14031507

416 SW 11 CT
REYNOLDS, STUART L

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

Kelvin Arnold, Building Inspector, reported the property was in compliance. He recommended reducing fines to cover administrative costs. The Board heard other cases while staff calculated the administrative costs.

Upon returning to the case, Inspector Arnold recommended imposing a fine of \$1,520 to cover administrative costs.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find the violations were in compliance and to impose a fine of \$1,520. In a voice vote, motion passed 6-0.

Case: CE17020835

1000 SW 18 CT
SOJA, WIESLAW

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

Kelvin Arnold, Building Inspector, reported the window permit had been issued in April but no permit had been issued for the blocked openings. He recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Cooper, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17021488

2131 NE 56 CT
JLP REALTY OF FLORIDA LLC

This case was first heard on 7/25/17 to comply by 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 kitchen plumbing permit had passed final inspection but the electrical had failed final inspection. He recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17041080

1208 SW 4 ST
MCSHANE, CHRISTOPHER M

This case was first heard on 3/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the illegal structure violation was in compliance but the fence violation was not. He recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17110342

1121 CHATEAU PARK DR
GOMEZ, JUAN

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.

Kelvin Arnold, Building Inspector, reported the permit had been issued and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17041535

1243 NW 3 AVE
MANJARRES, MARIA GABRIELA

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.

Kelvin Arnold, Building Inspector, reported the fence permit had been finalized and the window and door permit was pending final inspection. He recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16080336

1000 RIVIERA ISLE DR
WEKERLE FAM 2011 TR
WEKERLE, M A & R

This case was first heard on 3/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress; the plans had been ready for pickup since 9/21/17. He did not recommend any extension.

The Board took no action.

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 and fines had accrued to \$2,700.

Mario Carrasquel, Building Inspector, reported the owner was working toward compliance and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16080756

200 NE 16 PL
SQUIRES, TAHAUN DARNELL

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

Mario Carrasquel, Building Inspector, reported the door permit had been issued and the driveway permit was still pending. He recommended a 98-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 98-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 \$242,000.

Mario Carrasquel, Building Inspector, reported the permits had been issued and recommended a 154-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 10/23/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and fines had accrued to \$2,700.

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

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16111504

2865 NE 35 CT
CASH, THOMAS V & HILLARY A

This case was first heard on 3/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner was working toward compliance and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17032390

2120 SW 28 TER
PINEIRO, GUSTAVO
UNG, LENA

This case was first heard on 8/22/17 to comply by 1/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Mario Carrasquel, Building Inspector, reported the permits had been issued and recommended a 154-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 10/23/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17040174

1700 NE 7 AV
ELLIS, DANIEL C

This case was first heard on 3/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had submitted a revision that failed plan review and required further revisions. He recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17052208

2510 DEL LAGO DR
MALVASIO, JOSEPH
MALVASIO REAL ESTATE

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.

Mario Carrasquel, Building Inspector, reported the plans had failed review and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060215

2501 SW 29 WAY
LEIVA, STEPHANIE S & CESAR

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.

Mario Carrasquel, Building Inspector, reported the plans had failed review and recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060339

841 ARIZONA AVE
CARVALHO, PETER R & BISSON T

This case was first heard on 2/27/18 to comply by 5/22/18. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the revision was still in review and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17061475

2886 NE 25 ST
YUZ, MICHAEL & ELAINE

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.

Mario Carrasquel, Building Inspector, reported the permit application had failed review in April and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17052136

1064 CAROLINA AVE
PIERRE, JACQUES C

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

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

Motion made by Mr. Booth, seconded by Mr. Marx, to find that the violations were not complied by the ordered date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE17070260

1716 NW 7 TER
KELLY, CRISTAL

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$480 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the owner had experienced a hardship and recommended a 35-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 35-day extension to 6/26/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

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

was requesting imposition of a \$9,450 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the master permit had been renewed and recommended a 189-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 189-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16011006

2724 NE 15 ST
2724 NE 15 LLC

This case was first heard on 8/22/17 to comply by 10/24/17. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting the fine be abated.

Robert Masula, Building Inspector, recommended no fine be imposed.

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

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.
CE16090072

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.
CE17071317 CE16092014 CE17090371 CE17121489

Board Discussion

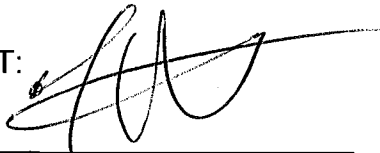
None

Communication to the City Commission

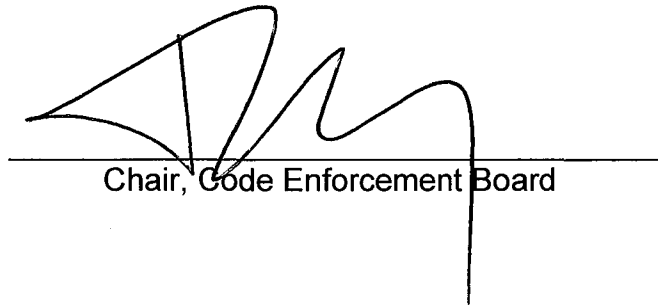
None

There being no further business to come before the Board, the meeting adjourned at 12:56 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.