

**CODE ENFORCEMENT BOARD**  
City Commission Meeting Room  
100 North Andrews Avenue  
July 22, 2003  
10:00 A.M – 1:40 P.M.

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**CUMULATIVE ATTENDANCE**  
From January, 2003

<u>Present</u>	<u>Absent</u>
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**BOARD MEMBERS PRESENT:**

Pat Hale, Vice-Chairman	7	0
Larry Hayes	7	0
Sarah Horn	6	1
Gerald D. Jordan, Chairman	7	0
John Phillips	6	1
Rixon Rafter	4	2
Richard Grieffreda, Attorney		

**BOARD MEMBERS ABSENT**

Bobby Young	4	3
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**STAFF PRESENT**

Susan Batchelder, Administrative Assistant II  
Sylvia Dietrich, Service Clerk  
Assistant City Attorney  
Mohammed Malik, Building Inspector  
Douglas Kurtock, Building Inspector  
Wayne Strawn, Building Inspector  
Bob Clements, Building Inspector  
Ken Reardon, Building Inspector  
Robert Pignataro, Building Inspector

Margaret A. D'Alessio, Recording Secretary

**ALSO PRESENT**

Carlos Vega (CE03021896)  
Norman Stewart (CE02100344)  
Don Olson (CE00080137)  
Joseph Chiesa (CE02101544)  
Nolan Haan (CE02071382)  
Douglas Miska (CE02101544)

**ALSO PRESENT (CONT'D)**

Berbeth Murray (CE03070354)  
Glen Murray (CE03070354)  
Randy Smith (CE03041279)  
Eliker Lamour (CE03050758)  
Lois Roig (CE03041128)  
Kevin Fernander (CE03022088)  
Robert Pignone (CE03062271)  
Al Robinson (CE03061307)  
Cedric Patterson (CE03020547)  
Latonya Patterson (CE03020547)  
Loretta Davis (CE03020099)  
Maria Abreu (CE03041128)  
Mack Young (CE03042289)  
Marwan Eid (CE03041498)  
Cornelius Benton (CE03041498)  
Volkmer Dirksen (CE03041498)  
Alexander Gary (CE03060737)

At 10:15 a.m. Chairman Jordan called the meeting to order. Roll call was taken and a quorum was present. Chairman Jordan explained the procedures the Board typically followed and introduced its members.

**NOTE: All individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Reference: CE03022088**

H. & Minerva L. Glaston  
3623 Davie Boulevard

ULDR Sec. 47-25.3.A.3.d.iv – Required landscape buffer; FBC 104.1 – Work without permits; FBC 104.2.11 – Mechanical work without permits; FBC 104.2.4 – Plumbing work without permits; FBC 104.2.5 – Electrical work without permits; FBC 3401.6 – Structure / fixtures in disrepair

Ms. Batchelder announced that Certified Mail had been sent to H. & Minerva Glaston and signed for on July 2, 2003 by Henry Glaston.

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Kevin Fernando, attorney, stated that he had been recently engaged by the owners to research this matter, and therefore, was asking for a continuance to do so.

Wayne Strawn, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that there were no life safety issues involved at this property. He suggested that 30-days be given for finding of fact.

Rixon Rafter asked when the citation had first been issued. Mr. Strawn replied that the owner was elderly and had just recently retained counsel. He added that the owner was to come to his office and sign a Stipulated Agreement, but at the last minute cancelled and instead retained counsel.

**Motion** made by Sarah Horn and seconded by Pat Hale to find in favor of the City and approve a 30-day continuance.

Mr. Fernando stated he was going on vacation and would not return until the middle of September.

Chairman Jordan suggested that if the Board granted the continuance, Mr. Fernando was to meet constantly with the owner and attempt a resolution or remedy of the violations before he left for vacation.

The following amendment was offered to the motion:

**Motion** made by Sarah Horn and seconded by Pat Hale to find in favor of the City and approve a 60-day continuance. Board approved unanimously.

**Reference: CE03070354**

Berbeth Jones-Murray & Glenn Murray  
3101 Southwest 12 Place

NFPA 1 6-1.2 – Improperly wired exit lights;  
NFPA 101 26.3.3.1 – Required fire alarm system; NFPA 101 7.9.1.1 – Required emergency lighting; NFPA 101 26.2.3 – Required width of door opening into bathroom; NVPA 1 13 – 1.1 – Required range hood system consistent

Ms. Batchelder stated that Certified Mail had been sent to Berbeth Jones-Murray and Glenn Murray and signed for by S. Whiltes. There was no date on the green card and it had been received back in Community Inspections on July 14, 2003.

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Thomas Clements, Fire Inspector, stated the case number, address of the property and violations per the agenda. He further stated that he had been to the subject property on

March 7, 2003, April 10, 2003, May 12, 2003 and this date, and advised that this property was zoned RS-H. He further stated that this property was a rooming house and had 4 violations which were life safety issues. He stated that the Fire Marshall was recommending 180 days for the property to come into compliance, and thereafter a fine would be imposed of \$100 per day, per violation. He stated that there had been problems obtaining the permits, and now work had begun at the site.

Berbeth Jones-Murray, owner, stated there had been problems regarding the permits, but she had process numbers for them at this time, and contractors had been hired.

**Motion** made by Pat Hale and seconded by Larry Hayes to find in favor of the City and approve 180 days for the property to come into compliance or a fine of \$100 per day, per violation would be imposed. Board unanimously agreed.

**Reference: CE03020099**

Anthony Leonardi Trust &  
Leonardi Investment Trust  
812 Northwest 8<sup>th</sup> Avenue

Sec, 15-28 – Required occupational license;  
Sec. 47-22.9 – Signs without permits;  
FBC 104.1 – Work without permits;  
FBC 104.2.11 – Mechanical work without  
permits; FBC 104.2.5 – Electrical work without  
permits; FBC 3401.6 – Structure/fixtures in  
disrepair

Ms. Batchelder stated that Certified Mail had been sent to Anthony Leonardi and Leonardi Investment Trust and was signed for on July 10, 2003 by Loretta Davis.

Wayne Strawn, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that there was a Verbal Agreement, but he believes that he had failed to state that a fine would be attached. He stated they would have 90 days for compliance or a fine of \$25 per day, per violation would be imposed. He added that one item was in contest which was 104.2.11, and Mrs. Davis had stated that permits associated with a different property which had been subdivided appeared to be causing the problem. Mr. Strawn stated that the City's position was that any time those permits could be found, the violation would be removed from the property.

Loretta Davis, Leonardi Investment Trust, stated that she had met with the tenant and they were presently working on the violations. She stated the tenant was presently in the process of closing down this operation. She added that the previous tenant had

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stated that permits had been pulled regarding the air conditioning and they were researching the matter.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City and grant 90 days for compliance or a fine of \$25 per day, per violation would be imposed. Board unanimously agreed.

**Reference: CE03041498**

PMG Plaza Inc.  
1135 North Federal Highway FBC 104.1 – Work without permits.

Ms. Batchelder stated that Certified Mail had been sent to DVW Investments, Inc., Registered Agent, and signed for on July 15, 2003 by Ed Rouland. Certified Mail was also sent to Peter Gayda, President/Director and to Marc Gayda, Vice President, and signed for on July 15, 2003 by Ed Rouland.

Mohammed Malik, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated the City was recommending 60 days be granted for compliance or a fine of \$50 per day be imposed. He added that this establishment was Big Mike's Pizza

**Motion** made by Pat Hale and seconded by Sarah Horn to find in favor of the City and grant 60 days for compliance or a fine of \$50 per day, per violation be imposed thereafter. Board unanimously agreed.

**Reference: CE03060737**

A S G Properties, Inc.  
1150 Southwest 28<sup>th</sup> Street      FBC 104.1 - Work without permits;  
FBC 104.2.4 – Plumbing work without permits;  
FBC 104.2.5 – Electrical work without permits

Ms. Batchelder stated that Certified Mail had been sent to Gary Alexander, Registered Agent, and signed for on July 1, 2003 by "Gary." Certified Mail had also been sent to ASG Properties, Inc. and signed for on July 1, 2003 by "Gary."

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He stated that the only violation which existed was in connection with FBC 104.1 due to a duplex being converted into three living units. The other violations had been withdrawn. He explained that he had reached a verbal agreement with the owner for the property to be brought into compliance with 60 days or a fine of \$50 per day be imposed.

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**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City and grant 60 days for the property to come into compliance, or a fine of \$50 per day would be imposed. Board agreed unanimously.

**Reference: CE03050758**

Eliker & Stephan Lamour  
2931 Southwest 14<sup>th</sup> Street

FBC 104.1 – Work without permits;  
FBC 104.2.4 – Plumbing work without permits;  
FBC 104.2.5 – Electrical work without permits;  
FBC 106.1 – Required certificate of occupancy

Ms. Batchelder announced that Certified Mail had been sent to Eliker D. & Stephanie Lamour and signed for on July 15, 2003 by S. Lamour.

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that a Verbal Agreement was reached with the property owner for the property to come in compliance within 90 days or a fine of \$25 per day, per violation would be imposed.

Chairman Jordan asked the owner if he understood the conditions of the agreement. Mr. Eliker Lamour stated that there was no bathroom. Mr. Reardon explained that the permit originally applied for was for a bathroom, family room, and kitchen. He stated the building had been constructed, but they had not followed through with the permit. Mr. Lamour stated he had not done the kitchen. Chairman Jordan advised Mr. Lamour to tell the City what work had not been done and then they could come out and inspect the property. Mr. Reardon advised that the permit had never been issued.

**Motion** made by Pat Hale and seconded by Pat Hale to find in favor of the City and grant 120 days for the property to be brought into compliance or a fine of \$25 per day, per violation would be imposed. Board agreed unanimously.

**Reference: CE03041279**

Elinor Smith  
3133 Southwest 16<sup>th</sup> Street

FBC 104.1 – Work without permits;  
FBC 104.2.11 – Mechanical work without permits; Sec. 9-280(b) – Roof in disrepair;  
FBC 3401.6 – Structure/fixtures in disrepair;  
Sec. 9-306 – Peeling paint/stained surfaces;  
ULDR 47-20.13 A. – Driveway in disrepair;  
Sec. 9-281(b) – Trash and/or inoperable;

inoperable vehicles on property.

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Ms. Batchelder stated that service was obtained by a personal appearance at today's meeting through a representative of the owner.

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that he had reached a Verbal Agreement with the representative for the property to be brought into compliance as follows:

FBC 104.1 - 180 days; Sec. 9-280(b) – 180 days; ULDR 47-20.13.A – 180 days.  
FBC 104.2.11 - 60 days; Sec. 9-306 – 60 days; Sec. 9- 281(b) – 60 days.  
FBC 3401.6 – complied.

The above conditions were to be met or a fine of \$10 per day, per violation would be imposed.

Mr. Reardon stated that the owner was working very hard to bring the property into compliance.

**Motion** made by Pat Hale and seconded by Rixon Rafter to find in favor of the City and grant the time frames involved for the violations as previously listed for the property to come into compliance or a fine of \$10 per day, per violation would be imposed. Board unanimously agreed.

**Reference: CE03062271**

#111 Properties Inc.  
110 SW 3 Avenue.

NFPA 10 4-4.1 – Fire extinguisher maintenance. NFPA 1 6-1.5 – Extension cords used as permanent wiring. NFPA 1 1-4.5 – Maximum capacity sign not posted.

Ms. Batchelder announced that Certified Mail had been sent to Cara E. Cameron and signed for on July 1, 2003 by C. Bertolino. Certified Mail had also been sent to #111 Properties, Inc. and signed for on July 1, 2003 by C. Bertolino.

Thomas Clements, Fire Inspector, stated the case number, address of the property and violations per the agenda. He further stated that he had been at the subject property on February 27, 2003; March 18, 2003; and April 8, 2003, and also attempted to gain entry yesterday 3 times but could not do so. He continued stating that the property was a nightclub, and that none of the violations were life safety issues. He added that a Verbal Agreement had been reached to have the property brought into compliance within 14 days or a fine of \$50 per day, per violation would be imposed.

**Motion** made by Sarah Horn and seconded by Pat Hale to find in favor of the City and grant 14 days for the property to come into compliance or a fine of \$50 per day, per violation would be imposed. Board unanimously agreed.

**Reference: CE03020547**

Cedric & Latonya Patterson  
414 SW 22 Ave.

Sec. 9-313(b) – Bulding Numbers not posted. FBC 104.1 – Work without permits.

Ms. Batchelder stated that Certified Mail had been sent to Cedric & Latonya Patterson and signed for on July 2, 1003 by Latonya Patterson. Personal Service was also made to Latonya Patterson by Inspector Thime on June 29, 2003.

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that the City was suggesting the following time frame for compliance or a fine of \$50 per day, per violation would be imposed:

Sec. 9-313(b) – 30 days  
FBC 104.1 – 90 days

John Phillips entered the meeting at approximately 10:50 a.m.

Cedric Patterson stated that the numbers had been posted to the house as of this date. He stated the home had been purchased in 1993 with the subject glass blocks in place. He asked about the law regarding the purchase of a home and then 10 years later was cited with such a violation.

Chairman Jordan explained that a permit should have been obtained by the owners who installed the glass blocks. Mr. Patterson stated that he had the home inspected before purchasing it and they had been informed there were no problems.

Mr. Reardon proceeded to show photographs of the subject property. He also asked that the Board have the Order recorded.

**Motion** made by Pat Hale and seconded by Rixon Rafter to find in favor of the City and grant the time frames involved for the violations as previously listed for the property to come into compliance or a fine of \$50 per day, per violation would be imposed, and that the Order be recorded. Board unanimously approved.

**Reference: CE03031402**

Munaz Enterprises Inc.  
201 NW 6 St.

FBC 11-4.6.1 – Required handicapped parking. FBC 11-4.6.4 – Required handicapped signage. FBC 11-4.7 – Required handicapped ramp.

Ms. Batchelder announced that Certified Mail had been sent to Munir Abuznaid, Officer of the Company, and was signed for on July 10, 2003 by Mamun Haron. Certified Mail had also been sent to Seril Grossfeld, Registered Agent, and was signed for on July 10, 2003 by S. Thoma. Certified Mail was also sent to Munaz Enterprises signed for on July 10, 2003 by Mamun Haron.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this was a convenience store and a contractor had been hired and the permits pulled, but the work was not yet completed. He stated the City was asking for 30 days for the property to come into compliance, or a fine of \$50 per day, per violation be imposed.

Al Robinson, contractor, stated that the work should be completed within 30 days.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City and grant 30 days for the property to come into compliance or a fine of \$50 per day would be imposed thereafter,. Board unanimously agreed.

**Reference: CE03041128**

Isaac Fryd, TR  
4950 W. Prospect Rd.

FBC 104.1 – Work without permits. FBC 104.2.4 – Plumbing work without permits. FBC 104.2.5 – Electrical work without permits. FBC 11-4.6.1 – Required handicapped parking. FBC 11-4.6.4 – Required handicapped signage. FBC 11-4.7 – Required handicapped ramp. FBC 1016.3.1 – Emergency exit signs required. Sec. 15-28 – Required occupational license. FBC 1016.2.1 - Emergency lighting required. FBC 704.2.3.1 – One-hour fire separation required between tenants.

Ms. Batchelder stated that Certified Mail had been sent to Isaac Fryd and signed for on

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July 10, 2003 by M. Abreu.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this was a business establishment that had previously been the Southern Bell financial office, and was then a song stage production facility. Now, there were the present owners. He explained that the way the structure was divided between the office and the warehouse, it did not conform to Code. He stated the City was recommending 90 days for the property to be brought into compliance or a fine of \$50 per day, per violation be imposed.

Maria Abreu, on behalf of the owner, stated that they were in agreement with the 90 days being suggested, and they were working with the tenants regarding the violations. She stated that the landlord was due back today and would take care of the matter.

Mr. Kurtock explained that the tenant had engaged an architect, and the landlord would have to approve the plans.

**Motion** made by Rixon Rafter and seconded by Sarah Horn to find in favor of the City and grant 90 days for the property to come into compliance or a fine of \$50 per day, per violation be imposed. Board unanimously agreed.

**Reference: CE03061307**

Stacy Seel  
2140 NW 6 Street

FBC 104.1 – Work without permits. FBC 11-4.6.1 - Required handicapped parking. FBC 104.2.11 – Mechanical work without permits. FMC 403.3 - No ventilation or window in bathroom. FPC 403.1 – No sink in bathroom. FBC 1820.3 – Wire mesh not included prior to pouring of concrete slabs. ULDR 47-25.3.A.3.d – Required landscaped buffer. ULDR 47-21.9.G.1 - No retroactive via landscaping at property.

Ms. Batchelder announced that Certified Mail had been sent to Stacy Seel and signed for on July 3, 2003, signature illegible.

Robert Pignataro, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that FBC 104.1, installation of car tents had been complied. He also stated that regarding FBC 104.2.11 and FMC 403.3 had

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been complied.

Mr. Pignataro advised that the remaining violations had not been complied with as of today's date. He stated there had been rumors that the City was attempting to buy the property and tear it down, and construct townhouses. He added that the first citation had been about one year ago. Mr. Rafter remarked they were just rumors and it was not going to happen. Mr. Pignataro stated the City was recommending 60 days for the property to come into compliance or a fine of \$100 per day, per violation be imposed.

Douglas Kurtock, Building Inspector, stated that he was also working on cases regarding this property and its adjoining addresses. He stated there were other violations regarding this property, including ones regarding unsafe structure.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City and grant 60 days for the property to come into compliance or a fine of \$100 per day, per violation would be imposed, and that the Order be recorded. Board unanimously agreed.

**Reference: CE03051896**

Denman Limited LLC  
5470 NW 10 Ter

FBC 104.2.4 – Plumbing work without permits.  
FBC 104.1 – Work without permits. FBC  
104.2.5 – Electrical work without permits. FBC  
11-4.1.2(5)(a) – No handicapped parking. FBC  
11-4.6.4 – Required handicapped signage.  
ULDR 47-20.20 H – Parking area in disrepair.  
Sec. 9-306 – Peeling paint/stained surfaces.  
Sec. 9-305 – Landscaping maintenance. FBC  
11-4.3 – No accessible route from parking lot  
to building. FBC 3401.6 – Structure/fixtures in  
disrepair.

Ms. Batchelder announced that Certified Mail had been sent to Denman Ltd. signed for on July 15, 2003 by Leslie Pope.

Mohammed Malik, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated the City was recommending 60 days for the property to come into compliance, or a fine of \$100 per day, per violation be imposed. He stated this was a tire store, and there was a new tenant. He stated the violations appeared on the pre-sale survey and the tenant stated he would work on the violations, but so far nothing had been done. He asked that the Order also be recorded.

**Motion** made by Larry Hayes and seconded by Sarah Horn to find in favor of the City and grant 60 days for the property to come into compliance or a fine of \$100 per day, per violation be imposed, and that the Order be recorded.

John Phillips asked if the tenant had ever received notice of the violations and possibly should be given some additional time to bring the property into compliance. Ms. Batchelder added that it was ultimately the property owner's responsibility to have the property in compliance. Mr. Phillips reiterated that many people don't realize the seriousness of the situation.

Mr. Malik stated that he would not have a problem giving the owner 90 days to come into compliance. He reiterated that the tenant was Frank Ruff. Mr. Hayes remarked that he had a violation previously and had removed around the corner.

Board unanimously approved the motion.

**Reference: CE02101072**

John P. Mink Rev. TR  
5780 NW 9 Avenue

Sec. 18-27(a) – Trash on property.  
ULDR 47-22.3.R – Sign on sidewalk illegal.  
ULDR 47-22.3.S – Illegal wall signs without permit.  
Sec. 9-304(b) – Maintenance of parking area.  
Sec. 9-305(b) – Required ground cover.  
Sec. 9-306 – Peeling paint.stained surfaces.  
FBC 104.1 – Work without permits.  
FBC 3401.6 – Structure/fixtures in disrepair.  
FBC 11-4.1.2(5)(a) - No handicapped parking.  
FBC 11-4.6.2 – No accessible route from parking to the building.  
FBC 1203.4.2 - No ventilation in bathrooms and next to meter room.

Ms. Batchelder announced that Certified Mail had been refused and it had been received back in Community Inspections on July 11, 2003.

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that ULDR 47-22.3.R, ULDR 47-22.3.S, and Section 9-306 had complied. He also stated that some element of FBC 104.1 were also in compliance. He suggested that 90 days be given for the property to come into compliance or a fine of \$100 per day, per violation be imposed.

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**Motion** made by Rixon Rafter and seconded by Larry Hayes to find in favor of the City that the owner be granted 90 days for the property to come into compliance or a fine of \$100 per day, per violation be imposed.

**Reference: CE03030636**

Sandra Wolfner  
1009 Mandarin Isle

FBC 104.1 – Work without permits.

Ms. Batchelder announced that personal service had been made to Sandra Wolfner by Inspector Pignataro on July 13, 2003. She also stated that there was a Stipulated Agreement with the owner for the property to come into compliance within 6 months or a fine of \$10 per day would be imposed.

Kenneth Reardon, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this was an elderly woman who had been instructed by her doctor to get a Jacuzzi for her arthritis, she did so but was not aware that she needed a permit. She hired an architect who was in the purpose of preparing the drawings. He stated that he advised this longer period of time so as not to cause the woman any further problems or grief.

**Motion** made by Rixon Rafter and seconded by Sarah Horn to find in favor of the City and accept the Stipulated Agreement as proposed. Board unanimously agreed.

**Reference: CE03030470**

Mt. Hermon African Methodist  
Episcopal Church, Inc.  
711 NW 4 St.

FBC 104-1. – Work without permits. Sec. 15-28  
– Required occupational license.

Ms. Batchelder announced that Certified Mail had been sent to Rev. John White, Registered Agent and signed for on July 10, 2003, signature illegible. Certified Mail had also been sent to Mt. Hermon African Methodist Episcopal Church, Inc. and signed for on July 10, 2003, signature illegible.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this was an office building which had originally been a single-family home. He suggested that 120 days be given for compliance or a fine of \$10 per day, per violation be imposed. He added that he had met with the Pastor who stated that he had engaged a contractor to pull the permits, but that had not yet been done.

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**Motion** made by Larry Hayes and seconded by Sarah Horn to find in favor of the City and grant 120 days for the property to come into compliance or a fine of \$10 per day, per violation would be imposed. Board agreed unanimously.

**Reference: CE03041145**

Cheryl Hannon  
1139 NW 5 Ave.

FBC 104.2.11 – Mechanical work without permits. FBC 1401.6 – Failure to maintain property.

Ms. Batchelder announced that Certified Mail had been sent to Cheryl Hannon and signed for on July 8, 2003 by Tracy Hannon.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that the City was recommending 60 days for the property to come into compliance or a fine of \$25 per day, per violation be imposed. He added that this was a single-family residence, and there were no life safety issues involved.

**Motion** made by Larry Hayes and seconded by Sarah Horn to find in favor of the City and grant 60 days for the property to come into compliance or a fine of \$25 per day, per violation would be imposed. Board agreed unanimously.

**Reference: CE03050364**

Rick Wolfe  
1544 NW 4 Avenue

FBC 104.1 – Work without permits. FBC 104.2.11 – Mechanical work without permits.

Ms. Batchelder announced that Certified Mail had been sent to Rick Wolfe and signed for on July 12, 2003 by Richard Wolfe. She added that a representative, claiming to be a co-owner of the property, came into the office but offered no evidence of that and wanted to sign a Stipulated Agreement, but that was not possible. She stated that the Stipulated Agreement provided for 30 days for the property to come into compliance or a fine of \$50 per day, per violation would be imposed.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated the City was recommending 30 days or a fine of \$50 per day, per violation be imposed, and asked that the Order be recorded.

**Motion** made by Rixon Rafter and seconded by Pat Hale to find in favor of the City and

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Grant 30 days for the property to come into compliance or a fine of \$50 per day, per

violation be imposed. Board unanimously approved.

**Reference: CE03050452**

Guy Smith  
1107 NW 4 Avenue

FBC 104.1 – Work without permits. FBC  
104.2.4 – Plumbing work without permits. FBC  
104.2.5 – Electrical work without permits. FBC  
104.2.11 – Mechanical work without permits.

Ms. Batchelder announced that Certified Mail had been sent to Guy Smith and signed for on July 2, 2003 by J. Johonson.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that after-the-fact permits had been applied for on July 8, 2003. The City was recommending 30 days for the property to come into compliance or a fine of \$25 per day, per violation be imposed.

**Motion** made by Larry Hayes and seconded by Sarah Horn to find in favor of the City and grant 30 days for compliance or a fine of \$25 per day, per violation be imposed. Board unanimously agreed.

**Reference: CE03050858**

Silveri Leasing Inc.  
6700 NW 9 Avenue

Sec. 9-305(b)-Required ground cover. FBC  
104.1 – Work without permits. FBC 11-4.6.1 –  
Required handicapped parking. FBC 11-4.6.4 –  
Required handicapped signage. FBC 11-4.7 –  
Required handicapped ramp.

Ms. Batchelder announced that Certified Mail had been sent to Silveri Leasing, Inc. and signed for on July 11, 2003 by N. Day. Certified Mail was also sent to Mike Silveri, Registered Agent and signed for on July 11, 2003 by N. Day.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this was a warehouse facility used for the leasing of commercial vehicles with corporate offices. He advised that FBC 104.1 and Sec. 9-305(b) were in compliance. He stated the City was recommending 60 days for compliance or a fine of \$100 per day, per violation be imposed.

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**Motion** made by Pat Hale and seconded by Rixon Rafter to find in favor of the City and

Grant 60 days for compliance or a fine of \$100 per day, per violation would be imposed.  
Board unanimously agreed.

**Reference: CE03050863**

Conseco Finances Servicing Corp.  
1332 NW 5 Ave.

FBC 104.1 – Work without permits.

Ms. Batchelder announced that Certified Mail had been sent to CT Corp. System, Registered Agent, and signed for on July 1, 2003 by Michael Kepwiss. Certified Mail was also sent to Richard Gilmarain, Vice-President, and signed for on July 5, 2003 by Rodrigo V.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that this property was under control by an institution in Tampa, and had contact with various representatives in that office and were attempting to comply. He stated the City was recommending 60 days for compliance or a fine of \$50 per day be imposed, and asked that the Order be recorded.

**Motion** made by Larry Hayes and seconded by Pat Hale to find in favor of the City and that 60 days be granted for compliance or a fine of \$50 per day be imposed. Board unanimously approved.

**Reference: CE03050453**

Eva Stimpson  
1129 NW 7 Terr

FBC 104.1 – Work without permits. FBC 104.2.11 – Mechanical work without permits.  
FBC 104.2.4 – Plumbing work without permits.  
FBC 104.2.5 – Electrical work without permits.  
FBC 3401.6 - Structure/fixtures in disrepair.

Ms. Batchelder announced that personal service had been made to a resident at the property by Inspector Reardon on July 19, 2003.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated that application had been made for after-the-fact permits on July 8, 2003. No discussion had taken place with any representatives of the property. The City was recommending 30 days for compliance or a fine of \$30 per day, per violation be imposed.

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**Motion** made by Sarah Horn and seconded by Larry Hayes to find in favor of the City and grant 30 days for compliance or a fine of \$30 per day, per violation be imposed. Board unanimously approved.

**Reference: CE03050963**

RKH Investments, Inc.  
1810 NW 9 St.

FBC 104.1 – Work without permits.

Ms. Batchelder announced that Certified Mail had been sent to RKH Investments, Inc. and signed for on July 10, 2003 by "Hunter." Certified Mail had also been sent to Robert K. Hunter, Registered Agent, and signed for on July 10, 2003 by "Hunter."

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated this was a single-family residence and an application for permit was submitted on July 17, 2003, but as of yet no permits had been issued. The City was recommending 30 days or a fine of \$25 per day be imposed.

**Motion** made by Larry Hayes and seconded by Sarah Horn to find in favor of the City and grant 30 days for compliance or a fine of \$25 per day be imposed. Board unanimously approved.

Mr. Hayes asked for further clarification of demolition of interior units. Mr. Kurtock stated that a partition separating the family room from the kitchen had been removed without permits.

**Reference: CE03051780**

Kurt Grunwald  
1601 NW 2 Ave.

FBC 104.1 – Work without permits. FBC  
104.2.4 – Plumbing work without permits.

Ms. Batchelder announced that Certified Mail had been sent to Kurt Grunwalk and signed for on July 18, 2003 by Kerry Rogers.

Douglas Kurtock, Building Inspector, stated the case number, address of the property and violations per the agenda. He further stated the City was recommending 90 days or a fine of \$25 per day, per violation be imposed, and that the Order be recorded.

**Motion** made by Rixon Rafter and seconded by Sarah Horn to find in favor of the City and grant 90 days for compliance or a fine of \$25 per day, per violation be imposed. Board unanimously approved.

**Motion** made by Rixon Rafter and seconded by Pat Hale to approve the minutes of the June 24, 2003 meeting. Board unanimously approved.

Ms. Batchelder announced that there were hearings held today regarding Massey orders due to changes being made to the letters. She advised that new instructions had been given to all inspectors regarding to the Massey letters since there had been some confusion. She explained that longer time periods were being requested.

**BREAK WAS TAKEN AT 11:40 A.M.**

**BOARD RECONVENED AT 12:50 P.M.**

**All individuals wishing to speak on the cases to be heard were sworn in.**

**Motion** made by Pat Hale and seconded by Rixon Rafter to approve the minutes of the March 25, 2003 meeting. Board unanimously approved.

**Reference: CE00080137**

New River Boat Club, Inc.  
3001 State Road 84

Old Business

Ms. Batchelder stated that the dates and compliance dates for this case were as follows:

<u>Hearing Date</u>	<u>Compliance Date</u>
Originally heard on April 28, 1995	February 27, 1996
June 26, 1996	April 24, 1997
September 25, 1997	June 26, 1998
December 22, 1998	October 23, 1999
March 23, 2000	January 22, 2001
October 21, 2001	July 23, 2001
December 21, 2001	October 22, 2002
January 25, 2003	

Ms. Batchelder announced that all fines had been abated on January 25, 2003. She stated that time had been extended for compliance until March 29, 2003 and fines were again abated. She advised that fines ran from April 22, 2003 to July 24, 2003 and totaled \$2400. She stated further that the City did not recommend an abatement of fines.

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Don Olson, Operations Manager, stated that they would be in total compliance as of next week, and were asking for an abatement of the additional fines which had accrued since April due to the fact that they had been noticed late.

Ms. Batchelder advised that they were not in compliance by the date ordered by the Board and that was the reason for the fines.

Wayne Strawn, Building Inspector, stated that the property had originally been in disrepair and required an extensive rehabilitation. He further stated that the Board had extended times for compliance many times due to the fact that progress had been made at the site with the overall idea not to punish the owner, but to assist in compliance with the Code. The Board had generously abated the previous fines. He advised that the City was not in favor of abatement of the present fines.

Chairman Jordan remarked that the permits had been issued and their problem had stemmed from a situation with the County. He stated the fines were valid and they should have gotten on the Board's schedule. Ms. Batchelder stated that the Board had abated fines which totaled \$70,000.

Mr. Olson stated that fire inspections had been held on July 17, 2003.

**Motion** made by Rixon Rafter and seconded by Larry Hayes to not abate the fines regarding this matter. Board agreed, except for Chairman Jordan who voted in favor of abating the fines.

**Reference: CE02071382**

Nolan Haan  
231 SW 8 Ave.

Kenneth Reardon, Building Inspector, stated that this was a request for an extension of time, and no fines were involved. He further stated that the City was recommending a 30-day extension of time for compliance.

**Motion** made by Sarah Horn and seconded by Pat Hale to grant a 30-day extension of time for compliance. Board unanimously agreed.

Reference: CE02100344

Norman Stewart  
1430 SW 34 Ter.

Ms. Batchelder stated that this case had originally been heard on June 23, 2003 and

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time was extended to July 24, 2003. Fines totaled \$1900. She also advised that Sec. 9-281(b) was not in compliance as of this date.

Norman Stewart, owner, stated that he had applied for a roofing permit and had been turned down. He advised that roofers did not want to pull after-the-fact permits since they had not been originally responsible for the work done. He stated that finally he had hired a roofer, but he was presently in the hospital.

Chairman Jordan remarked that an engineer, roofing contractor, or architect could sign-off on the work.

Kenneth Reardon, Building Inspector, advised that this owner had bought the property in a foreclosure situation. He recommended that a 60-day extension of time be granted. He stated further that once the after-the-fact permit was issued, the property would be in compliance.

**Motion** made by Pat Hale and seconded by Rixon Rafter to grant a 60-day extension for the property to come into compliance. Board unanimously approved.

**Reference: CE03021896**

Gloria Vega  
800 SW 22 Ter.

Old Business

Ms. Batchelder stated that this case had originally been heard on May 27, 2003 and time was extended until June 26, 2003.

Carlos Vega, owner, stated that the work was 75% done, but a permit had to be pulled and was requesting an additional 60 days for compliance. He advised that he was presently looking to hire an architect.

Kenneth Reardon, Building Inspector, stated that the Order had listed various compliance dates. He also advised that the shed would be replaced with a new one. He stated that the City had no objection to a 30-day extension of time.

**Motion** made by Sarah Horn and seconded by Rixon Rafter to grant a 60-day extension of time for compliance. Board unanimously approved.

**Reference: CE02101544**

Gator East Wind Partners  
2933 Poinsettia St.

Old Business

Ms. Batchelder stated that this case had originally been heard on February 23, 2003

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with compliance ordered by August 25, 2003. No fines as of this date.

Douglas Miska, one of the owners of the property, stated that this was a rental complex on the beach with 17 units. They had bought the property approximately 1 year ago and began rehabilitation. He explained that the intention of the elevator on the top floor was that a fourth floor was to be added which was  $\frac{3}{4}$  done and was the cause of the violation. He further explained there was a stairwell at the other side of the building and access was now denied to that area. He also stated that the fountain had been removed and now was a parking space. He advised that they had hired an architect and a site plan level IV approval was now needed, and they were presently involved in the DRC process.

Robert Pignataro, Building Inspector, stated that plans had been submitted in June and they had been turned down by Planning and Zoning on June 30, 2003. A Site Plan Level IV approval was needed and the City had no objection to granting a 6-month extension of time.

**Motion** made Rixon Rafter and seconded by Larry Hayes to approve the 6-month extension of time for compliance. Board unanimously approved.

**Cases Complied**

Ms. Batchelder stated that the following cases were in compliance:

CE02080290

CE03010838

CE03061588

**Cases with No Service**

Ms. Batchelder stated that the following cases had no service:

CE03032479

CE02120345

CE03042289

CE03020870

CE02061228

CE03021874

CE03030070

CE03041988

CE03050697

CE03052245

**Cases To Be Rescheduled**

Ms. Batchelder stated that the following case was to be rescheduled:

CE01100240

**Motion** made by Rixon Rafter and seconded by Larry Hayes to adjourn the meeting. Board unanimously agreed.

There being no further business before the Board, the meeting was adjourned at approximately 1:40 p.m.

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Chairman, Code Enforcement Board

ATTEST:

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Margaret A. D'Alessio,  
Recording Secretary

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