



CITY OF  
FORT LAUDERDALE

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*Venice of America*

# CODE ENFORCEMENT BOARD HEARING AGENDA

**JANUARY 22, 2008**  
**10:00 AM**

CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT LAUDERDALE, FL 33301

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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**Board Members:** Myrnabelle Roche, **Chair** • Sam Mitchell, **Vice Chair** • Howard Elfman • John Greenfield • Genia Ellis • Jan Sheppard • Doug White • Patricia Rathburn, alternate •

**CODE ENFORCEMENT BOARD**  
**City Commission Meeting Room**  
**100 North Andrews Avenue**  
**January 22, 2008**  
**10:00 A.M. – 1:16 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>2/2007 through 1/2008</u>	
		<u>Present</u>	<u>Absent</u>
Rixon Rafter, Chair	P	9	1
Myrnabelle Roche, Vice Chair [10:40]	P	7	3
Howard Elfman	P	9	0
Genia Ellis	P	9	0
John Greenfield	P	7	0
Sam Mitchell	P	9	1
John Phillips [10:13]	P	8	2
Patricia Rathburn [alternate]	A	0	6
Jan Sheppard [alternate]	A	4	4
Doug White [alternate]	A	3	3

Staff Present

Ginger Wald, Assistant City Attorney  
Bruce Jolly, Board Attorney  
Mark Campbell, Secretary, Code Enforcement Board  
Lindwell Bradley, Code Enforcement Supervisor  
Brian McKelligett, Administrative Assistant II  
Wayne Strawn, Building Inspector  
Jorg Hruschka, Building Inspector  
Mohammed Malik, Building Inspector  
Thomas Clements, Fire Inspector  
Ivett Spence-Brown, Fire Inspector  
Jamie Opperee, Recording Secretary

Also Present:

CE03120005: John Bria, owner  
CE06111420: Antoinette Rowe, owner  
CE05120450: Miguel Gonzalez, manager  
CE06120242: Alexander Johnson, owner  
CE07082001: Catherine Banta, Managing member  
CE07030857: Tania Ouaknine, owner  
CE01100240: John Seiler, attorney  
CE05100033: Mark Lobar, owner  
CE06030776: Sheryl Melson, owner  
CE07030177: Tammi Molinet, owner; Toby Smith, fiance  
CE07030221; CE06070690: Carlos Fernandez, owner's representative  
CE06080836: Daniel Stein, attorney; Michael Smith, project manager  
CE06050647: Gina Villavicencio, owner  
CE05120448: Mark Lauro, owner

CE06021206: Philip Bacigaluppi, owner; Alan Klein, property manager  
CE04051739; CE04051740: Alejandro Lee, owner  
CE05121985: Victor Hechavarrio, owner; Shaher Husein, tenant  
CE05121203: Audrey Demuthm owner  
CE07091032; CE07061043; CE07061040: Amjad Hammad, owner  
CE07120382; CE07120383: Dirk Rahim manager  
CE07120384: Deonour Biditanauth, owner  
CE07040546; CE07040525: Megan Zobalo, property manager; Mike Small, property manager  
CE07040542: Bradley Young, project manager  
CE07040572: Gary Keenan, owner's representative  
CE06110989: Robert Symington, owner  
CE07030221; CE06070690: Carlos Molina, owner

Chair Rafter called the meeting to order at 10:05 a.m., introduced the Board and explained the procedures for the hearing.

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

**Case: CE06120242**

Alexander Johnson  
420 Southeast 13 Street

Mr. McKelligett announced the Inspector had a verbal agreement with the owner to comply. Certified mail sent to the owner was accepted on 12/18/07.

Violations:

47-21.3.

THE PARCEL OF LAND HAS BEEN CHANGED IN USE FROM A SINGLE FAMILY DWELLING TO AN OFFICE AND THE REAR YARD PAVED OVER WITHOUT PROVIDING THE REQUIRED LANDSCAPING.

47-24.1.B.

THE USE OF THE SITE HAS BEEN CHANGED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE CITY.

FBC 105.1

THE FOLLOWING ALTERATIONS AND CONSTRUCTION PROJECTS HAVE BEEN ACCOMPLISHED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE BUILDING HAS BEEN CHANGED IN OCCUPANCY.
2. THE REAR YARD HAS BEEN PAVED OVER.
3. THE GARAGE HAS BEEN CONVERTED INTO LIVING AREA WITH THE GARAGE DOORS REMOVED AND A WINDOW INSTALLED.
4. A RAMP HAS BEEN CONSTRUCTED TO PROVIDE ACCESS FROM THE PARKING LOT TO THE BUILDING.

5. THE REAR SCREEN PORCH HAS BEEN ALTERED.  
THE SCREENING HAS BEEN REMOVED AND WINDOWS  
INSTALLED.

FBC 105.2.11

A CENTRAL AIR-CONDITIONING SYSTEM HAS BEEN  
INSTALLED WITHOUT OBTAINING A PERMIT.

FBC 11-1.2

THE BUILDING AND PROPERTY FORMERLY APPROVED FOR A  
RESIDENCE HAS BEEN ALTERED TO ACCOMMODATE A LAW  
OFFICE. THE REQUIRED ACCESSIBILITY FOR THE  
DISABLED HAS NOT BEEN PROVIDED.

FBC 110.1.1

THE BUILDING IS BEING UTILIZED AS AN OFFICE  
BUILDING WITHOUT OBTAINING A CERTIFICATE OF  
OCCUPANCY FOR USE AS AN OFFICE BUILDING. THE  
BUILDING WAS PREVIOUSLY APPROVED FOR USE AS A  
SINGLE FAMILY DWELLING.

Mr. Wayne Strawn, Building Inspector, stated he had a verbal agreement with the owner to comply within 6 months or a fine of \$50 per day, per violation.

Mr. Alexander Johnson, owner, agreed to comply within 6 months.

**Motion** made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 6 months, by 7/22/08, or a fine of \$50 per day, per violation. In a voice vote, Board approved 5 – 0.

The following 26 cases on pages 11 through 60 were heard together:

**Case: CE05092124** Request for Extension  
Villa Sun Ray Condo Association Inc.  
720 Northeast 13 Court

**Case: CE05092015** Request for Extension  
Michael Bland  
720 Northeast 13 Court # 1

**Case: CE05092038** Request for Extension  
Pablo Martin  
720 Northeast 13 Court # 2

**Case: CE05092046** Request for Extension  
Jamie Schetter  
720 Northeast 13 Court # 3

**Case: CE05092051** Request for Extension  
Eric Von Karaschan  
720 Northeast 13 Court # 4

**Case: CE05092093** Request for Extension  
Marc Kantor  
720 Northeast 13 Court # 5

**Case: CE05100037** Request for Extension  
Villa Sun Ray Condo Association Inc.  
728 Northeast 13 Court

**Case: CE05092144** Request for Extension  
Bruce Darcy  
728 Northeast 13 Court # 6

**Case: CE05100033** Request for Extension  
John Weiss & Mark Lobar  
728 Northeast 13 Court # 7

**Case: CE05100048** Request for Extension  
Frank Rubino  
728 Northeast 13 Court # 8

**Case: CE05100074** Request for Extension  
Kenneth Goodwin & Jesus Margarinos  
728 Northeast 13 Court # 9

**Case: CE05100097** Request for Extension  
Tony Bernard  
728 Northeast 13 Court # 10

**Case: CE05100374** Request for Extension  
Sandra Sullivan  
728 Northeast 13 Court # 11

**Case: CE05100380** Request for Extension  
Kevin Irish & Michael McClure  
728 Northeast 13 Court # 12

**Case: CE05100382** Request for Extension  
Kevin Irish  
728 Northeast 13 Court # 13

**Case: CE05100391** Request for Extension  
Carlos Bastidas  
728 Northeast 13 Court # 14

**Case: CE05100446** Request for Extension  
Villa Sun Ray Condo Association Inc  
736 Northeast 13 Court

**Case: CE05100394** Request for Extension  
Sidney Jamila  
736 Northeast 13 Court # 15

**Case: CE05100462** Request for Extension  
Marc Kantor  
736 Northeast 13 Court # 16

**Case: CE05100465** Request for Extension  
Miguel Mato-Camacho  
736 Northeast 13 Court # 17

**Case: CE05100467** Request for Extension  
Michael Robinson  
736 Northeast 13 Court # 18

**Case: CE05100471** Request for Extension  
Jeremy Joiner & Carlos Mejia  
736 Northeast 13 Court # 19

**Case: CE05100474** Request for Extension  
Miguel Schiaffino & Ana Aubry  
736 Northeast 13 Court # 20

**Case: CE05100479** Request for Extension  
William Lackey & Ray Schindler  
736 Northeast 13 Court # 21

**Case: CE05100483** Request for Extension  
Ronald Walker  
736 Northeast 13 Court # 22

**Case: CE05100484** Request for Extension  
Sidney Jamila  
736 Northeast 13 Court # 23

Mr. Mark Lobar stated he had power of attorney to represent 19 of the unit owners; he presented copies of the powers of attorney to Mr. McKelligett. Mr. Lobar explained that notice for this hearing had been sent to the developer's attorney, Larry Wolk; the association had not been noticed. Mr. Lobar reported that as of 7/24/07, the developer had abandoned the project, leaving the unit owners to resolve the issues.

Mr. Lobar stated the association members had paid the \$13,000 permit fees and the permits were closed out in December. At that time, Inspector Hruschka informed them the fence and paver violations were not resolved. The association discovered the developer had not included these items on the permit applications, so on 1/3/08, the association applied for the permits; these applications were still pending. Mr. Lobar requested 60 more days to comply.

[Mr. Phillips arrived at 10:13]

Mr. Jorg Hruschka, Building Inspector, said he supported the request for an extension, noting that permits had been voided and must be reissued.

The three cases for which Mr. Lobar did not have power of attorney were: CE05092015, CE05092046, and CE05100471. Inspector Hruschka noted that the violations concerned common areas at the complex.

**Motion** made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 60-day extension to 3/25/07 for all above-listed cases. In a voice vote, Board approved 6 – 0.

**Case: CE07040572**

Request for extension

Richard & Marcie Spreen  
6680 Northwest 17 Avenue

Mr. McKelligett announced that this case was first heard on 5/22/07 to comply by 7/24/07. Time to comply had been extended from 8/28/07 to 11/27/07 and from 11/27/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Gary Keenan, owner's representative, reported that all permits had been issued, as well as the certificate of occupancy. He had called but was unable to get on the agenda in July, so the fines had accrued. He requested abatement of the fines.

Ms. Ivett Spence-Brown, Fire Inspector, had no objection to abatement of the fine.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to impose no fine. In a voice vote, Board approved 6 – 0.

**Case: CE03120005**

Request for abatement

John & Georgiann Bria  
219 Southwest 21st Terrace

Mr. McKelligett announced that this case was first heard on 3/23/04 with compliance ordered by 7/21/04. Previous actions taken by the Board were noted on the agenda.

Mr. John Bria, owner, reported the property was now complied, and requested no fine be imposed.

Mr. Jorg Hruschka, Building Inspector, had no objection to abatement of the fine.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to impose no fine. In a voice vote, Board approved 6 – 0.

**Case: CE06110989**

Request for extension

CABO 6795 LLC  
6795 Northwest 17<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 1/23/07 to comply by 3/27/07. Time for compliance was extended from 6/26/07 to 8/28/07, from 8/28/07 to 9/25/07 and from 10/23/07 to 1/22/08.

Mr. Robert Symington, owner, reported that he had hired Diamond Enterprise to pull the permit, but the company had abandoned the project. He had determined what must be done and hired a plumber to do the work. He requested another 60 days.

Ms. Ivett Spence-Brown, Fire Inspector, explained that this case had been active since 2006. The original problem was that the spray booth had been installed without a permit, and it had been determined in May 2007 that a tag was required.

Mr. Symington said the booth had been purchased through Eagle Fire, and installed by Diamond. He confirmed that he had found out in June what was needed. He reiterated he had hired a new plumber, and agreed to return in 30 days to provide a progress report to the Board.

**Motion** made by Mr. Phillips to grant a 60-day extension. Motion died for lack of a second.

**Motion** made by Mr. Mitchell, seconded by Mr. Phillips, to grant a 30-day extension, the property to be complied or the respondent to return at the February hearing to provide a progress report. In a voice vote, Board approved 6 – 0.



**Case: CE05121985**

Request for extension

Lucy's Meat Market Corp.  
1708 Northwest 6 Street

Mr. McKelligett announced that this case was first heard on 2/28/06 to comply by 7/25/06. The property was not complied and current fines stood at \$28,900.

Mr. Mitchell asked about extensions that were not noted on the agenda. [Fines had been suspended from 7/25/06 to 8/22/06, from 9/26/06 to 1/23/07, from 1/23/07 to 7/24/07 and from 7/24/07 to 1/22/08.]

Mr. Wayne Strawn, Building Inspector, explained that a few of the violations, specifically those involving the parking lot, were complied, but most were not.

Mr. Victor Hechavarrio, owner, said he had a contract with the tenant, who was aware of the violations, to purchase the property.

[Ms. Roche arrived at 10:40]

Mr. Shaher Husein, tenant, said he was aware of the violations and had entered into a contract in November 2007 to purchase it. He had also spoken with Alfred Battle from the CRA regarding plans for redeveloping the entire block. Mr. Phillips remarked that the fines would continue to accrue while Mr. Hussein waited for his financing for the redevelopment. Mr. Hussein said Mr. Battle had told him "we might be able to work something out" regarding the violations, once he was in possession of the property, but Ms. Ellis said this was not in Mr. Battle's purview.

Mr. Phillips remembered that they were working with Gus Carbonell, architect, and seemed to be making progress. Mr. Hechavarrio said repairing the building had proven to be too expensive. He explained that the illegal work had been done prior to his father's purchase of the property. There was an additional complication because the area where the City wanted the masonry wall installed was over an FPL easement. Inspector Strawn pointed out that if FPL objected, there were other ways to provide the buffer.

Inspector Strawn noted that no definite timeframe for complying the property had been given.

**Motion** made by Mr. Mitchell, seconded by Mr. Greenfield, to find the violations had not been complied by the ordered date, to impose the existing fines, to continue the fine accrual, and to record the order.

Mr. Phillips noted that fines of \$28,000 per month would run on the property until it was complied. Inspector Strawn advised that if the business closed and the illegal work was removed, the fines would stop.

Mr. Phillips suggested the Board could continued the case for a month to give the owner time to close the business and plan to remove the illegal work. Inspector Strawn said the case originated in the early 1990s, but the City had never liened the property.

In a roll call vote, the vote was as follows: Mr. Elfman: yes, Ms. Ellis: yes, Mr. Greenfield: no, Mr. Mitchell: yes, Mr. Phillips: no, Ms. Roche: yes, Chair Rafter: yes.  
**Motion passed 5 – 2.**

**Case: CE05120448**  
Progresso Holding Group, LLC  
1224 Northeast 7th Avenue

Request for abatement  
Hearing to impose fine

Mr. McKelligett announced that this case was first heard 10/24/06 to comply by 1/23/07. Mr. McKelligett stated extensions were noted on the agenda, and the City was requesting imposition of a \$3,100 fine.

Mr. Mark Lauro, owner, reported the roof was finished, but he had still not collected the funds from the insurance company. He requested abatement of the fines.

Mr. Jorg Hruschka, Building Inspector, reminded the Board that 2 hurricane seasons had passed since this case was first brought to the Board, and requested imposition of the fine.

**Motion** made by Mr. Phillips to reduce the fine to \$1,000. Motion died for lack of a second.

**Motion** made by Ms. Roche, seconded by Mr. Greenfield, to reduce the fine to \$300. In a voice vote, with Mr. Mitchell opposed, motion passed 6 – 1.

The following 2 cases for the same owner were heard together:

**Case: CE04051739**  
Oasis Falls Condo Association Inc.  
1424 Holly Heights Drive

Request for Extension

Mr. McKelligett announced that this case was first heard on 9/27/05 to comply by 10/25/05. Mr. McKelligett noted that extensions granted were listed on the agenda.

**Case: CE04051740**  
Oasis Falls Condo Association Inc.  
1430 Holly Heights Drive

Request for Extension

Mr. McKelligett announced that this case was first heard on 9/27/05 to comply by 10/25/05. Mr. McKelligett noted that extensions granted were listed on the agenda.

Mr. Alejandro Lee, owner, reported to the Board that 37 permits had been closed out since he last appeared in October. There were only two left: the pavers and the fence.

The City had lost these permits and the contractor was resubmitting the application. He requested another 30 days.

Mr. Jorg Hruschka, Building Inspector, had no objection to an extension.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to grant a 30-days extension. In a voice vote, Board approved 7 – 0.

**Case: CE05121203**  
Audrey Demuth  
2902 Northwest 69 Court

Request for extension

Mr. McKelligett announced that this case was first heard on 1/23/07 with compliance ordered by 4/24/07. Time to comply had been extended from 7/24/07 to 11/27/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Audrey Demuth, owner, said she had shown up for the November hearing but was not on the agenda. She had spoken with Inspector Strawn on Christmas Eve and explained that she had lost her job. Ms. Demuth stated she had just started a new job, and someone had offered to help her perform the work.

Mr. Phillips suggested Ms. Demuth just remove the fence. She said this was what she needed help with.

Mr. Wayne Strawn, Building Inspector, explained that this property was annexed from the County and when the hurricane took down a section of fence, it was no longer grandfathered in. He noted that the location of the old fence did not meet the code, so it could not be reconstructed in the same place.

Ms. Demuth requested another 30 days to get someone to help her remove the fence.

**Motion** made by Ms. Ellis, seconded by Mr. Phillips, to grant a 30-day extension. In a voice vote, Board approved 7 – 0.

**Case: CE07120384**  
Third D.B. Investments LLC  
3906 Southwest 12<sup>th</sup> Court

Mr. McKelligett announced that certified mail sent to the owner and registered agent were accepted [no date].

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Inspector Clements explained that the Fire Marshall was enforcing the requirement for a hard-wired smoke detection system. He had been unable to inspect this property to confirm there were hard-wired smoke detectors.

Inspector Clements recommended ordering compliance within 30 days or a fine of \$250 per day.

Mr. Deonour Biditanauth, owner, said the hard-wired smoke detectors were already installed. He agreed to the Inspector's deadline and potential fine.

Mr. Mitchell felt the potential fine was excessive for a 4-unit building, but Inspector Clements insisted this was a life safety issue.

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to find in favor of the City and order compliance within 30 days or a fine of \$250 per day. In a voice vote, Board approved 7 – 0.

**Case: CE07091032**

A&M Investments Of America LLC  
3200 West Broward Boulevard

Mr. McKelligett announced that certified mail sent to the owner, an officer of the company and the registered agent were all accepted on 12/15/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:  
NFPA 1 1.12.1

INTERIOR RENOVATIONS WERE PERFORMED WITHOUT  
OBTAINING A PERMIT.

Inspector Clements stated he had spoken with the owner, who informed him WaterWorks 2011 was performing sewer work in the street and they intended to connect to the new system in a few months. Inspector Clements said he had agreed with the owner to recommend ordering compliance within 90 days or a fine of \$100 per day.

**Motion** made by Ms. Ellis, seconded by Ms. Roche, to find in favor of the City and order compliance within 90 days or a fine of \$100 per day. In a voice vote, Board approved 7 – 0.

The following 2 cases for the same owner were heard together:

**Case: CE07061043**

Request for extension

A&M Investments of America LLC  
3220 West Broward Boulevard

Mr. McKelligett announced that this case was first heard on 8/28/07 to comply by 10/23/07.

**Case: CE07061040**

Request for extension

A&M Investments of America LLC  
3224 West Broward Boulevard

Mr. McKelligett announced that this case was first heard on 7/24/07 to comply by 9/25/07. Time to comply had been extended from 9/25/07 to 1/22/08.

Mr. Thomas Clements, Fire Inspector, said he had spoken to the owner and agreed to recommend a 90-day extension for these 2 cases.

Mr. Mitchell asked what sort of alterations had been done; Mr. Amjad Hammad, the owner, explained that interior drywall work was done after the hurricane.

Ms. Roche advised Inspector Clements that in the future, the citations should be more specific regarding what work had been done without a permit.

Inspector Clements said all 3 of these cases against A&M Investments of America LLC involved unpermitted interior drywall work.

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to grant a 90-day extension for both cases. In a voice vote, Board approved 7 – 0.

The following 2 cases for the same owner were heard together:

**Case: CE07030221**

Request for extension

Villas Santa Fe Corp  
1111 Southwest 4 Street

Mr. McKelligett announced that this case was first heard on 10/23/07 to comply by 11/27/07. Mr. McKelligett recited violations and compliance dates and stated potential fines totaled \$19,200.

**Case: CE06070690**

Request for extension

Villas Florence Inc  
1114 - 1116 Southwest 4<sup>th</sup> Street

Mr. McKelligett announced that this case was first heard on 5/22/07 to comply by 9/25/07. Time to comply had been extended from 9/25/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Carlos Molina, owner, reported several permits had been approved. During the final inspection, the City had requested some changes, which he was still working on. Mr. Molina requested a 90-day extension for Villa Florence and a 120-day extension for Villa Santa Fe.

Mr. Wayne Strawn, Building Inspector, was not satisfied with the progress made at the properties. He explained these were rehabilitation projects the owners originally intended to complete without permits until they were caught. Inspector Strawn did not support the request for an extension.

Mr. Jorg Hruschka, Building Inspector, agreed with Inspector Strawn that work was not progressing in a timely manner, and he did not support an extension either.

**Motion** made by Mr. Mitchell, seconded by Mr. Phillips, to grant a 30-day extension for both properties. In a voice vote, with Mr. Mitchell opposed, Board approved 6 – 1.

**Case: CE01100240**

Hearing to impose fines/  
Request for abatement

John & Susan Storelli  
631 Northeast 18<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 7/24/04 to comply by 9/25/04. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied on 12/20/05 and the City was requesting imposition of a \$25,650 fine.

Mr. John Seiler, attorney, explained that after the project was completed in 2003, the City informed the owner a variance was needed. The owner had lost his first request for a variance and fines had accrued while he waited 2 years to reapply. The variance had been granted in 2005 and the property was complied. Mr. Seiler requested the fines be waived.

Mr. Mohammed Malik, Building Inspector, did not object to abatement of the fines.

**Motion** made by Mr. Phillips, seconded by Ms. Ellis, to impose no fine. In a voice vote, Board approved 7 – 0.

**Case: CE07082001**

Request for extension

Westwood Apartments LLC  
445 Southwest 27<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 9/25/07 to comply by 11/27/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Catherine Banta, Managing member, said final inspection took place on 11/9/07 and she called the Fire Marshall, who informed her he would inspect the smoke detectors at the same time he inspected the pull stations. There had been delays with the pull station installations in November, and when she phoned to be put on the November agenda, she was informed it was closed.

Mr. Thomas Clements, Fire Inspector, said the pull stations had passed inspection that morning and the property was now complied. He said he supported abatement of the fines.

**Motion** made by Mr. Mitchell, seconded by Ms. Ellis, to impose no fine. In a voice vote, Board approved 7 – 0.

**Case: CE07030857**

Request for extension

Michel & Tania Ouaknine Inc.  
519 Northwest 23 Avenue

Mr. McKelligett announced that this case was first heard on 6/26/07 to comply by 9/25/07. Time to comply had been extended from 9/25/07 to 11/27/07 and from 11/27/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Tania Ouaknine, owner, said she had obtained all but 1 permit. Ms. Ouaknine said she had 2 buyers interested in the property "as is" and therefore had not made the repairs. She had a contractor to do the work if a sale did not go through.

Mr. Wayne Strawn, Building Inspector, said he had spoken with the contractor, and knew Ms. Ouaknine had given the contractor a large deposit, but the applications for the permits had not been submitted.

Mr. McKelligett informed Ms. Roche that the order had been recorded.

**Motion** made by Ms. Roche, seconded by Ms. Ellis, to grant a 30-day extension. In a voice vote, Board approved 7 – 0.

Ms. Roche said the Board must be informed after the 30 days whether the property would definitely be sold, or Ms. Ouaknine would make repairs.

**Case: CE06080836**

Hearing to impose fine

South Point Inc.  
C/O Wilshire Credit Corp.  
1121 Northeast 2<sup>nd</sup> Avenue

Mr. McKelligett announced that this case was first heard on 2/27/07 to comply by 3/27/07. Time to comply had been extended from 7/24/07 to 11/27/07. The order was recorded on 3/27/07 and a change of ownership had occurred on 5/1/07. Service of this hearing was via certified mail. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$103,800 fine which would continue to accrue until the property complied.

Mr. Daniel Stein, attorney for South Point, said his client had prosecuted a foreclosure action and was the successful bidder at the foreclosure sale. On 7/24/07, Mr. Stein had informed the Board that they wanted to repair the property, but they had later determined it was not feasible to repair it.

Mr. Michael Smith, project manager, said he had performed an assessment to repair/restore the home, and recommended the property be demolished. He said the demolition contractor was pulling the needed permits now and requested an additional 60 days.

Mr. Wayne Strawn, Building Inspector, said he "applauded" the decision to demolish and did not oppose an extension for this purpose.

**Motion** made by Mr. Mitchell, seconded by Ms. Roche, to grant a 60-day extension. In a voice vote, Board approved 7 – 0.

**Case: CE07040542**

Request for extension

Victoria's Corporate Plaza LLC  
6245 Northwest 9<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 5/22/07 to comply by 7/24/07. Time to comply had been extended from 8/28/07 to 9/25/07, from 9/25/07 to 10/23/07 and from 10/23/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Bradley Young, project manager, reported he had the master permit and that bids were currently out for the fire suppression system. Mr. Young anticipated the process would take 120 days and requested an extension.

Ms. Ivett Spence-Brown, Fire Inspector, recommended at least a 120-day extension to complete the work, noting that retrofitting was a very lengthy procedure.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to grant a 120-day extension. In a voice vote, Board approved 7 – 0.



**Case: CE05120450**

Request for extension

D & D Resources LLC  
400 Northeast 13th Street

Mr. McKelligett announced that this case was first heard on 10/24/06 to comply by 2/27/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated extensions were noted on the agenda.

Mr. Miguel Gonzalez, manager, stated he had removed 2 of the containers, the power, the awnings, the pole and the fences. There had been a delay removing the 20-foot trailer, but this should be done this week.

Mr. Mohammed Malik, Building Inspector, said the container must be removed, and permits must be pulled for the paving. The paving permit application had been rejected twice and must be corrected and resubmitted. He believed this could be done within 30 days.

**Motion** made by Ms. Roche, seconded by Mr. Phillips, to grant a 30-day extension. In a voice vote, Board approved 7 – 0.

**Case: CE06021206**

Hearing to impose fine  
Request for abatement

Phillip Bacigaluppi  
1406 Northwest 13<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 9/26/06 to comply by 10/24/06. Mr. McKelligett recited violations, compliance dates and potential fines. He stated extensions were noted on the agenda and the order had been recorded.

Mr. Wayne Strawn, Building Inspector, reported the property was complied as of 11/9/07.

Mr. Phillip Bacigaluppi, owner, stated he now had the permits. He explained that a former tenant had caused the damage at the property and it had taken months to evict the tenant.

**Motion** made by Mr. Phillips, seconded by Mr. Elfman, to impose no fine. In a voice vote, with Mr. Mitchell opposed, Board approved 6 - 1.

**Case: CE07030177**

Request for extension

Tammi Molinet  
915 Cordova Road

Mr. McKelligett announced that this case was first heard on 6/26/07 to comply by 10/23/07. Time to comply had been extended from 10/23/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Toby Smith, the owner's fiancé, reminded the Board that the issue was whether the pilings were replaced or new. He reported the Marine Advisory Board had approved the dock and pilings on 1/2/08, stating they were built to code.

Mr. Wayne Strawn, Building Inspector, said he had received an email from Jamie Hart, Supervisor of Marine Facilities, regarding this. Inspector Strawn said he must study the documents to determine if additional documents were needed or if the plans required revision. He recommended an extension to allow him time to assess the case.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to grant a 60-day extension. In a voice vote, Board approved 7 – 0.

The following 2 cases for the same owner were heard together:

**Case: CE07040525**

Request for extension

First Industrial L P  
4750 Northwest 15<sup>th</sup> Avenue

Mr. McKelligett announced that this case was first heard on 5/22/07 to comply by 9/25/07. Time to comply had been extended from 9/25/07 to 11/27/07 and from 11/27/07 to 1/22/08.

Ms. Megan Zobalo, property manager, requested another 30 days because the tenant was in the process of moving. Once the property was vacant, they would make repairs.

Ms. Roche asked if permits had been pulled. Mr. Michael Small, property manager, stated the plans had not been approved by Zoning.

Ms. Ivett Spence-Brown, Fire Inspector, did not object to a 30-day extension to pull the permit and perform the work.

**Motion** made by Ms. Roche, seconded by Ms. Ellis, to grant a 30-day extension. In a voice vote, Board approved 7 – 0.

**Case: CE07040546**

Hearing to impose fine

First Industrial LP  
4710 Northwest 15<sup>th</sup> Avenue #C

Mr. McKelligett announced that this case was first heard on 5/22/07 to comply by 9/25/07. Time to comply had been extended from 9/25/07 to 11/27/07. Service was via certified mail. Mr. McKelligett stated the City was requesting imposition of a \$2,750 fine which would continue to accrue until the property complied. .

Ms. Megan Zobalo, property manager, reported this violation was now complied, and requested abatement of the fine.

Ms. Ivett Spence-Brown, Fire Inspector, did not object to abating the fine.

**Motion** made by Ms. Ellis, seconded by Mr. Greenfield, to impose no fine. In a voice vote, Board approved 7 – 0.

**Case: CE06111420**

Request for extension

Antoinette Rowe  
320 Southwest 31<sup>st</sup> Avenue

Mr. McKelligett announced that this case was first heard on 9/25/07 to comply by 11/27/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Antoinette Rowe, owner, requested additional time to comply. She explained it had taken a year to make fire repairs to the property. Ms. Rowe said she was using the same contractor that had removed the roof, even though she had experienced problems with him, because other contractors were too expensive.

Mr. Wayne Strawn, Building Inspector, agreed there were issues with this contractor. He stated the contractor had attempted to cover up scorched rafters instead of getting an engineer's report. Inspector Strawn did not object to an extension.

Inspector Strawn explained the carport had an enclosed area where the fire started. This enclosure and the roof had to be removed to make repairs, and this required a permit.

**Motion** made by Ms. Roche, seconded by Ms. Ellis, to grant a 90-day extension. In a voice vote, with Mr. Mitchell opposed, Board approved 6 – 1.

**Case: CE06050647**

Gina Villavicencio  
1145 Northeast 5<sup>th</sup> Terrace

Hearing to impose fine  
Request for abatement  
Continued from 11/27/07

Mr. McKelligett announced that this case was first heard on 1/23/07 to comply by 5/22/07. Extensions were noted on the agenda and notice was provided via posting on the property. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$11,800 fine which would continue to accrue until the property complied.

Ms. Gina Villavicencio, owner, confirmed that the property was complied.

Mr. Mohammed Malik, Building Inspector, said removing the fence had complied the property.

Ms. Villavicencio stated someone from Code Enforcement had informed her that the case was closed when it was not; she presented paperwork to the Board with the City's stamp. She added that notice had been sent to the duplex instead of to her address in Dania.

**Motion** made by Ms. Roche, seconded by Ms. Ellis, to impose no fine. In a voice vote, Board approved 7 – 0.

**Case: CE06030776**

Capital Innovations Inc  
812 Northwest 15<sup>th</sup> Terrace

Request for extension

Mr. McKelligett announced that this case was first heard on 4/25/06 to comply by 10/24/06. Mr. McKelligett recited violations, compliance dates and potential fines and said extensions were noted on the agenda.

Ms. Sheryl Melson, owner, reported there had been progress on the 2 major items, the electrical and the air conditioning, for which she now had permits and work was progressing. The remaining issues were minor. She was aware she also needed to demolish the illegal electrical/meter room.

Mr. Wayne Strawn, Building Inspector, informed the Board that a permit was not needed to remove the electrical/meter room because it was illegal. He said engineer Allan Kozich had confirmed that the building footings were sound, but the meter room did not have a proper foundation.

Ms. Melson explained the electrician had needed to change to outdoor electric equipment so the meter room could be removed. She requested another 90-days.

Inspector Strawn did not object to an extension.

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to grant a 90-day extension. In a voice vote, Board approved 7 – 0.

[The Board took a break from 12:25 to 12:40]

**Case: CE06110858**

Stipulated agreement

Hezreco LLC

1640 Northwest 12<sup>th</sup> Court

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 12/19/07.

Violations:

FBC 105.1

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

1. NEW WINDOWS WERE INSTALLED.
2. THE KITCHEN WAS REMODELED.
3. THE CARPORT WAS ENCLOSED.
4. AN UN-PERMITTED BATHROOM WAS INSTALLED IN THE ILLEGAL CARPORT CONVERSION.
5. EXTERIOR DOORS WERE INSTALLED/REPLACED.
6. THE SCREEN PORCH AT THE REAR OF THE BUILDING HAS BEEN ALTERED BY THE REMOVAL OF THE SUPPORT SYSTEM. WOODEN RAFTERS AND VERTICAL WOOD FRAMING NOW SUPPORT THE ORIGINAL METAL ROOF OF THE SCREENED PORCH.
7. A CONCRETE DRIVEWAY HAS BEEN INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM 1 OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- A. CENTRAL A/C UNIT HAS BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. BATHROOM WAS INSTALLED IN THE ILLEGAL CARPORT CONVERSION.
2. KITCHEN SINKS WERE REPLACED.
3. A DISHWASHER AND DISPOSAL WERE INSTALLED.
4. A TANKLESS WATER HEATER WAS INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. KITCHEN WAS REMODELED AND OUTLETS WERE MOVED AND OR ADDED.

2. AN ILLEGAL BATHROOM WAS INSTALLED AND OUTLETS WERE ADDED.
3. CIRCUITS FOR CARPORT CONVERSION WERE ADDED.
4. CIRCUITS FOR THE CENTRAL A/C WERE ADDED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS AND PERMITS.

FBC 1626.1

EVERY NEW WINDOW INSTALLED MUST NOW BE PROTECTED WITH APPROVED HURRICANE SHUTTERS AND INSTALLED BY A LICENSED CONTRACTOR.

FBC-M 402.3.1

THE ADDED BATHROOM DOES NOT HAVE A MEANS OF VENTILATION.

Complied:

FBC 1604.1

THE SCREEN PORCH ENCLOSURE WAS NOT CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Mr. Wayne Strawn, Building Inspector, reported he had a stipulated agreement with owner Heather Bauer to comply all 7 violations within 126 days or a fine of \$25 per day, per violation.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to find in favor of the City, approved the stipulated agreement and order compliance with all 7 open violations within 126 days or a fine of \$25 per day, per violation. In a voice vote, Board approved 7 – 0.

**Case: CE06030553**

Stipulated agreement

3901 Davie Associates LLC  
3901 Southwest 16 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/17/07 and certified mail sent to the registered agent was accepted on 12/14/07.

Violations:

47-19.4.D.1.

BULK CONTAINER PLACEMENT AND ENCLOSURE IS NOT PROVIDED.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. IT HAS POTHoles.

47-21.9.G.1.

A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE

REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE. THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.

47-21.9.G.2.

A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE. THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.

47-22.9

OUTSIDE SIGN INSTALLED WITHOUT A PERMIT.

9-280(b)

THE WALLS ARE IN DISREPAIR AND HAVE HOLES, INCLUDING BUT NOT LIMITED TO THE REAR OF THE BUILDING.

9-280(g)

THERE ARE EXPOSED WIRES AND MISSING LIGHTS.

9-281(b)

THERE ARE TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.

9-305

THIS BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

1. SAGGING AND DETERIORATED OVERHANG SECTIONS ARE NOT STRUCTURALLY SOUND.
2. A ROLL UP SHUTTER AT 3911 IS NOT ATTACHED TO THE WALL PROPERLY AND IS LEANING PRECARIOUSLY.
3. WALLS IN THE REAR ARE MISSING PAINT.
4. THERE ARE HOLES IN THE WALL.
5. THE BOTTOM OF A DOOR WAS COVERED WITH CONCRETE, BLOCKING EGRESS FROM THE BUILDING.

9-306

THIS BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

1. SAGGING AND DETERIORATED OVERHANG SECTIONS ARE NOT STRUCTURALLY SOUND.
2. A ROLL UP SHUTTER AT 3911 IS NOT ATTACHED TO THE WALL PROPERLY AND IS LEANING PRECARIOUSLY.
3. WALLS IN THE REAR ARE MISSING PAINT.
4. THERE ARE HOLES IN THE WALL.
5. THE BOTTOM OF A DOOR WAS COVERED WITH CONCRETE, BLOCKING EGRESS FROM THE BUILDING.

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, CLEAN AND WATERTIGHT CONDITION.

FBC 105.1

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

1. STRUCTURAL REPAIRS WERE DONE TO OVERHANG SECTION AT UNIT 3903.
2. A SLIDING DOOR WAS REMOVED AND REPLACED WITH A WALL AT UNIT 3901.
3. THE PARKING LOT WAS RE-STRIPED (PERMIT APPLICATION 04090544 WAS SUBMITTED, BUT WAS NEVER ISSUED)
4. WINDOW OPENINGS WERE BLOCKED OFF.
5. EXTERIOR STEEL DOORS WERE REPLACED.
6. SEVERAL APPROXIMATELY 3X3 ENTRY AREA PADS WERE POURED AT REAR OF THE BUILDING, ESPECIALLY UNITS 3913-3927.
7. THE BARBERSHOP AT 3912 AND UNIT 3919 WERE FIRE-DAMAGED IN 2000 AND WERE REBUILT.
8. THE BOTTOM OF THE REAR EXIT DOOR OF UNIT 3911 HAS BEEN COVERED WITH CONCRETE AND CANNOT BE OPENED FROM THE INSIDE. THIS DEPRIVES THE TENANT OF A SECONDARY MEANS OF EGRESS IN CASE OF FIRE.

Mr. Jorg Hruschka, Building Inspector, advised he had a stipulated agreement with the owner to comply all 19 violations within 150 days or a fine of \$100 per day, per violation.

**Motion** made by Mr. Phillips, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance with all 19 violations within 150 days or a fine of \$100 per day, per violation.

**Case: CE07120414**

Apostolic Alliance Church of  
The Lord Jesus Christ, Inc.  
2880 Southwest 16<sup>th</sup> Street

Mr. McKelligett announced that certified mail sent to the company principal was accepted on 12/18/07 and certified mail sent to the registered agent was accepted on 1/11/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 1 1.7.5.1

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.



Inspector Clements informed the Board he had constant difficulty gaining access to inspect the property and he suspected there was an illegal apartment. He had brought this property before the Board several times for the same issue.

Mr. Lindwell Bradley, Code Enforcement Supervisor, explained there was a provision in the code to deem a property a repeat violator once there was a finding a violation existed. The code allowed that citations for repeat violations could have shortened compliance deadlines and application of more serious fines for the repeat violations. Supervisor Bradley noted that the new citation should include the original case number.

Mr. Phillips read a pertinent section of the code.

**Motion** made by Mr. Phillips, seconded by Ms. Roche to deem this a repeat violation. In a voice vote, Board approved 7 – 0.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell to find in favor of the City and order compliance within 30 days or a fine of \$500 per day would be imposed. In a voice vote, Board approved 7 – 0.

The following 2 cases were heard together:

<b><u>Case: CE07120382</u></b> Dirk Rahim 3811 Southwest 12 <sup>th</sup> Court	Stipulated agreement
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Violation:  
NFPA 101 31.3.4.5.1  
HARDWIRED SMOKE DETECTORS NOT INSTALLED.

<b><u>Case: CE07120383</u></b> Joy Kellerman 3827 Southwest 12 <sup>th</sup> Court	Stipulated agreement
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Violation:  
NFPA 101 31.3.4.5.1  
HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, stated he had stipulated agreements with the property manager for both these properties to comply within 30 days or a fine of \$250 per day, per violation.

**Motion** made by Mr. Phillips, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreements and order compliance for both cases within 30 days or a fine of \$250 per day, per violation. In a voice vote, Board approved 7 – 0.

**Case: CE07120400**

Michael Thomas  
3831 Southwest 12<sup>th</sup> Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/20/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:  
NFPA 101 31.3.4.5.1  
HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Inspector Clements informed the Board a permit had been pulled, and recommended ordering compliance within 60 days or a fine of \$250 per day.

**Motion** made by Mr. Mitchell, seconded by Mr. Phillips, to find in favor of the City and order compliance within 60 days or a fine of \$250 per day. In a voice vote, Board approved 7 – 0.

The following 2 cases were heard together:

**Case: CE07120405**

The 3981 Trust  
Nancy Kinney, Trustee  
3971 Southwest 12 Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/9/08.

Violation:  
NFPA 101 31.3.4.5.1  
HARDWIRED SMOKE DETECTORS NOT INSTALLED.

**Case: CE07120408**

The 3981 Trust  
Nancy Kinney, Trustee  
3981 Southwest 12<sup>th</sup> Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/9/08.

Violation:  
NFPA 101 31.3.4.5.1  
HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Mr. Thomas Clements, Fire Inspector, announced that permits had been pulled for both cases and recommended ordering compliance within 60 days for both cases, or a fine of \$250 per day, per violation.

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to find in favor of the City and order compliance within 60 days for both cases or a fine of \$250 per day, per violation. In a voice vote, Board approved 7 – 0.

**Case: CE06051992**

Hearing to impose fine

Luis & Aleidy Ramirez  
3341 Southwest 20<sup>th</sup> Street

Mr. McKelligett announced that this case was first heard on 3/27/07 to comply by 5/22/07. Time to comply had been extended from 6/26/07 to 8/28/07 and from 9/25/07 to 1/22/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,050 fine which would continue to accrue until the property complied.

Mr. Jorg Hruschka, Building Inspector, informed the Board that permits had not been issued yet and he had no communication from the owner. He recommended a 30-day extension.

**Motion** made by Mr. Phillips, seconded by Mr. Greenfield, to grant a 30-day extension. In a voice vote, Board approved 7 – 0.

**Case: CE07021449**

Hearing to impose fine

William & Mary Buck  
4836 Northeast 23 Avenue # 25

Mr. McKelligett announced that this case was first heard on 4/24/07 to comply by 5/22/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was recommending no fine be imposed [reduced from \$3,450].

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to impose no fine. In a voice vote, Board approved 7 – 0.

**Case: CE06091348**

Hearing to impose fine

Donald Goldstein  
3733 Southwest 12<sup>th</sup> Court

Mr. McKelligett announced that this case was first heard on 10/24/07 to comply by 11/28/07. Extensions were noted on the agenda. Service was via posting at the property and the original order had been recorded. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$129,750 fine which would continue to accrue until the property complied.

Mr. Jorg Hruschka, Building Inspector, said he had spoken with the owner, a potential buyer and the contractor. The contractor had never been paid to apply for the permits. Mr. Goldstien had tried to sell the property but had apparently failed. Inspector Hruschka said he had spoken with the owner twice in the last three weeks and he was definitely aware of this hearing.

**Motion** made by Mr. Phillips, seconded by Ms. Roche, to find the violations were not complied by the ordered date, to impose the \$129,750 fine, and continue its accrual until the property was complied. In a voice vote, Board approved 7 – 0.

**Case: CE07071620**

Hearing to impose fine

D R K of Broward County Inc.  
21 Kentucky Avenue

Mr. McKelligett announced that this case was first heard on 9/25/07 to comply by 11/27/07. Mr. McKelligett said Inspector Clements would verify compliance dates.

Mr. Thomas Clements, Fire Inspector, stated the property was now complied. He informed the Board of the dates of compliance and recommended no fines be imposed.

**Motion** made by Mr. Mitchell, seconded by Mr. Greenfield, to impose no fine. In a voice vote, Board approved 7 – 0.

**Approval of Meeting Minutes**

**Motion** made by Mr. Phillips, second by Mr. Elfman, to approve the minutes of the Board's November 2007 meeting. In a voice vote, Board approved 7 – 0.

**Board Elections**

**Motion** made by Mr. Phillips, seconded by Ms. Ellis, to elect Ms. Roche as Chair. In a voice vote, Board approved 7 – 0.

**Motion** made by Ms. Ellis, seconded by Mr. Phillips, to elect Mr. Mitchell as Vice Chair. In a voice vote, Board approved 7 – 0.

**Cases Without Respondents:**

The following cases were on the agenda to be heard but the respondents had not appeared, and no Board action was required:

CE06061015

CE06121030

**Cases Complied**

Mr. McKelligett announced that the below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07120386  
CE07120397

CE07120415  
CE06101576

CE07091105  
CE07022152

CE07120395

**Cases Without Service**

Mr. McKelligett announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07120380

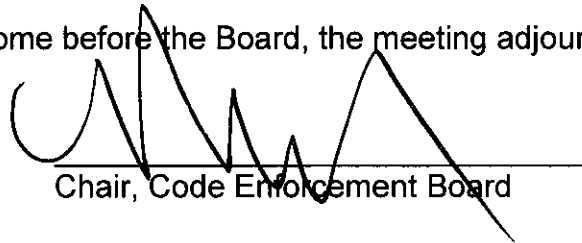
CE07120385

**Cases Withdrawn**

Mr. McKelligett announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07120387

There being no further business to come before the Board, the meeting adjourned at 1:17 P.M.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

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

Minutes prepared by: J. Opperlee, ProtoType Inc.