

**CODE ENFORCEMENT BOARD**  
**CITY COMMISSION MEETING ROOM**  
**100 NORTH ANDREWS AVENUE**  
**JUNE 28, 2011**  
**9:00 A.M. – 1:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2011 through 1/2012</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Jan Sheppard, Chair	P	5	0
Howard Nelson, Vice Chair	A	4	1
Paul Dooley	P	5	0
Howard Elfman	P	5	0
Genia Ellis	P	4	1
Joan Hinton	A	3	2
Chad Thilborger	P	5	0
PJ Espinal [Alternate]	P	4	0
Joshua Miron [Alternate]	P	3	3
Robert Smith [Alternate]	P	4	0

**Staff Present**

Bruce Jolly, Board Attorney  
 Ginger Wald, Assistant City Attorney  
 Brian McKelligett, Clerk /Code Enforcement Board Supervisor  
 Dee Paris, Administrative Aide  
 Yvette Ketor, Secretary, Code Enforcement Board  
 Deb Maxey, Clerk III  
 Burt Ford, Building Inspector  
 George Oliva, Building Inspector  
 Gerry Smilen, Building Inspector  
 Alex Hernandez, Building Department Supervisor  
 Mario Sotolongo, Code Enforcement Officer  
 Lori Grossfeld, Clerk III  
 Junia Jeantilus, Haitian Programs Coordinator [translator]  
 Jamie Opperee, Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

CE07080634: Claudette Grant, owner  
CE09040981: Camey Davidson, owner  
CE09060554: Jeffrey Yoham, owner  
CE07110906: Johnnie McCullough, owner  
CE10040096: Uri Ostrovsky, owner's uncle  
CE08121189: EJ Generotti, attorney; Taisto Pesola, lessee; Anne Rosse, secretary  
CE10080653: Ricky Pierce, owner  
CE10120954: Osmanis Franqueiro, owner  
CE10012098: Gary Snyder, owner; Marlene Weiss, friend  
CE10081013: Christopher Davall, real estate agent  
CE07031580: Richard Stalder, owner  
CE09072678: Sonia Souffrant, owner  
CE10092090: Jose Lairet, contractor  
CE09050642: Damien Dominicis, owner; Marc Saval, architect  
CE10100765: Michael Gottlieb, owner; Hilliard Moldof, owner; Kathleen Ireland, neighbor  
CE09030895: Kent Chamberlain, owner; Juan Castellanos, architect  
CE10020688; CE10020689; CE10020690; CE10020691; CE10020692; CE10020693;  
CE10020694; CE10020695; CE10020700; CE10020701; CE10020703; CE10020704;  
CE10020705; CE10020706; CE10020708; CE10020709; CE10020711; CE10020712;  
CE10020714; CE10020715; CE10020717; CE10020719; CE10020720; CE10020721;  
CE10020722; CE10020723: Michael Prather, contractor; Steven Kates, president of the  
condo association  
CE09060387: Gil Betzalel, management company representative  
CE10042739: Rodney Hammes, contractor; Ricardo Thompson, pastor  
CE08101015: Mellyzye Haas, co-owner  
CE10100039: Robert Belson, owner; Robert Vick, architect  
CE09072550: Dwayne Dickerson, attorney  
CE07031444: Richard Maynard, contractor; Richard Coker, attorney; Susan Engle,  
consultant  
CE10060988: Dev Ramesh Motwani, owner; Eric Delrosal, property manager; Craig  
Danto, contractor  
CE09060479: Carlos Espin, owner  
CE11011044: Khaled Qadi, tenant  
CE09040018: Eve Kearse, owner; Jerome Key, friend  
CE10042246; CE10042248; CE10042243: Ed Nicholas, property manager  
CE10040669: Craig Rogers, attorney  
CE11020460: Salim Khoury, owner; Terwig Khoury, owner  
CE11010983: Joel Santiago, owner  
CE11021410: James Facciolo, owner's attorney  
CE11011144: Yu Guo He, owner  
CE10101121: John Hill, owner  
CE10041015: Christine Marsters, manager

CE 04071905: William Igoe, architect  
CE10090641: Jeffrey Hallick, owner  
CE10080609: Douglas Fleishman, owner  
CE10082026: Aron Echols, owner  
CE08071578: Nancy Alva, friend  
CE07031444: Jared Flournoy, subcontractor; George Cable, tenant  
CE10062044: George Zartolas, owner

Chair Sheppard called the meeting to order at 9:01 a.m., introduced Board members and explained the procedures for the hearing.

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

**Case: CE08121189**

1525 Southeast 15 Street # 5  
SOUTH EAST ISLANDER APARTMENTS INC  
AND PESOLA, TAISTO A

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

EJ Generotti, attorney for South East Islander Apartments, said they had hired a contractor to comply the violations, but he had been denied a permit as a representative of the condominium. The City had indicated Mr. Taisto Pesola must request the permits. Ms. Wald had interceded and South East Islander had been allowed to submit the permit applications. Mr. Generotti requested an additional 60 days to comply.

Mr. Generotti explained to Mr. Miron that the product codes for the windows were from 2004 and the Building Official was not approving the windows.

Burt Ford, Building Inspector, said the plans had failed for a few items, including expired product approvals, and the need for a letter from the engineer stating he had performed inspections. Inspector Ford did not object to a 2-month extension.

Mr. Taisto Pesola, lessee, stated he had no right to apply for the permits because he was not the owner.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10060988**

2900 Riomar Street  
TIFFANY HOUSE LLC

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. Ms. Paris stated violation 9-306 was now complied.

Mr. Dev Ramesh Motwani, owner, described progress at the site and requested a 120-day extension.

Burt Ford, Building Inspector, agreed the building had improved. He said demolition permits were needed. Inspector Ford said he did not oppose an extension, and noted the owner would need to go before the Historic Preservation Board.

**Motion** made by Ms. Ellis, seconded by Mr. Thilborger to grant a 119-day extension to 10/25/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07031444**

2491 State Road 84  
BILL RICHARDSON TR

This case was first heard on 11/25/08 to comply by 1/27/09 and 2/24/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Richard Coker, attorney for the lessee, Cable Marine, recalled that the big issue in the case was the installation of fire sprinklers, and said this was ongoing. The lessee had met with Code inspectors and Mr. Raines of the Fire Department to reach an agreement on what must be done. Mr. Coker felt the City was satisfied with actions Cable Marine had taken to resolve the violations. He presented a copy of a letter sent to Mr. Raines regarding the case, which included a timeline for compliance. Mr. Coker requested an extension until 1/23/12.

George Oliva, Building Inspector, said the City was willing to accept the timetable and supported the extension request.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant an extension to 1/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09060387**

1408 Northwest 9 Avenue  
B & H REAL ESTATE MANAGEMENT LLC

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Service was via posting on the property on 6/6/11 and at City Hall on 6/16/11. Ms. Paris stated there had been a new owner since 12/7/10: Klara Natan.

Mr. Gil Betzalel, management company representative, stated they had submitted plans for the permits. He requested a 60-day extension.

George Oliva, Building Inspector, said a Master drawing had failed review and the engineer had taken it back on 6/24. He supported a 56-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08071578**

1731 Northeast 3 Avenue  
VOLPE, TODD D

This case was first heard on 4/27/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$340 fine, which would continue to accrue until the property complied. Service was via posting on the property on 6/6/11 and at City Hall on 6/16/11.

Ms. Nancy Alva, friend of the owner, said the owner was in the process of pulling the permit for the deck. She requested additional time.

Burt Ford, Building Inspector, supported the request and recommended 56 days.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09072678**

1109 Northwest 19 Street  
SOUFFRANT, SONIA H/E  
DORELIEN, WILKY

This case was first heard on 2/23/10 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Gerry Smilen, Building Inspector, said he had spoken with Jim Biaggi, the engineer, who promised to make the corrections. He said the plans had been taken out some time ago.

Ms. Junia Jeantilus, City of Fort Lauderdale Human Resources Department, acted as translator for Sonia Souffrant, owner. Ms. Souffrant stated the engineer had informed her he would do as the City representative had instructed him. He had also told her that he had dropped off the package at the City. Ms. Souffrant stated the engineer had promised to bring her a receipt showing proof he had dropped the package off, but he had never shown up.

Inspector Smilen confirmed the plans had been resubmitted the previous day. He recommended a 28-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant a 28-day extension to 7/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10100039**

1717 Southwest 11 Court  
BELSON, ROBERT

This case was first heard on 2/22/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Robert Belson, owner, said the architect had finished the final draft and it must be submitted for permits. He requested a 2-month extension.

George Oliva, Building Inspector, said the architect would submit the plans the following day. He recommended a 56-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10042739**

1501 Riverland Road  
LIVING WATER COMMUNITY CHURCH INC

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Rodney Hammes, contractor, said the plans had to go back for review, and requested a 56-day extension.

George Oliva, Building Inspector, supported the 56-day extension request.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09040981**

921 Southwest 31 Avenue  
DAVIDSON, CAMEY CHEBETER

This case was first heard on 8/24/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied fines had accrued to \$4,810.

Ms. Camey Davidson, owner, said she had pulled the permit and given the contractor a down payment, but he informed her that she needed to hire an electrician. Ms. Davidson said the estimate from the electrician was "an enormous sum." She described her financial problems, and said she might be forced into foreclosure. Ms. Davidson requested an extension.

George Oliva, Building Inspector, said the demolition permit application had been submitted on 4/26/11. He explained that the City was requiring an electrician because the case had been opened by the Fire Department due to an electrical fire between the enclosed garage and the main house. Inspector Oliva stated an electrical permit was needed to disconnect all the electrical work from the carport. He said he supported an extension.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a roll call vote, motion **failed** 2-5 with Mr. Dooley, Mr. Elfman, Ms. Ellis, Mr. Thilborger and Chair Sheppard opposed.

**Case: CE09060554**

1121 Guava Isle  
YOHAM, JEFFREY

This case was first heard on 9/28/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Gerry Smilen, Building Inspector, stated the boatlift permit had been out for corrections since 6/3/11 and they needed EPA stamps and County approvals as well. He recommended a 56-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Thilborger to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09072550**

2012 Northeast 19 Avenue  
GRANT, DANIEL

This case was first heard on 3/22/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Miron disclosed that the owner's father had contacted him to discuss this case some months ago. Mr. Jolly stated Mr. Miron need not recuse himself unless he felt he could not be fair in making a finding.

Mr. Dwayne Dickerson, attorney, said the owner was appealing the Board's March Order in the Circuit Court. They were also filing a variance application with the Board of Adjustment. Mr. Dickerson requested a stay of the Order and a 147-day extension to complete the appeal and the variance request.

Ms. Wald and Burt Ford, Building Inspector, agreed to the request for a 147-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Miron to grant a 147-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

The following three cases at the same condo association were heard together:

**Case: CE10042246**

3333 Northeast 36 Street # 2  
DADDARIO, ANGELA

**Case: CE10042248**

3333 Northeast 36 Street # 3  
BAILEY, MAUREEN

**Case: CE10042243**

3333 Northeast 36 Street # 4  
RICHARD D FELDMANN REV TR  
FELDMANN, RICHARD D TRSTEE

These cases were first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. Ms. Paris noted violations that were now complied at all locations, and noted the only violation outstanding at all locations was FBC 2007 1612.1.2.



Mr. Ed Nicholas, property manager, said they had submitted the NOA for the door and had picked up all permits. He requested a 90-day extension to get the funds together and have the work done.

Burt Ford, Building Inspector, confirmed that all six permits had been issued. He recommended a 56-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 56-day extension to 8/23/11 for all three cases, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09040018**

3220 Northwest 63 Street  
KEARSE, EVE

This case was first heard on 3/23/10 to comply by 8/24/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Ms. Eve Kearse, owner, said they were making progress. The additions on the garage and porch had been removed. Ms. Kearse requested a 90-day extension.

Burt Ford, Building Inspector, confirmed Ms. Kearse was making progress and recommended a 91-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10100765**

1311 Southeast 2 Avenue  
GOTTLIEB, MICHAEL & GEORGIA &  
MOLDOF, HILLIARD E & ZEENA

This case was first heard on 3/22/11 to comply by 5/24/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Hilliard Moldof, owner, said his contractor had submitted permit applications on 6/22. Mr. Michael Gottlieb, owner, thought that submitting the permit application would comply the violation.

Gerry Smilen, Building Inspector, explained that the permit must actually be issued to comply. He confirmed that the application had been submitted but the permit had not been issued yet.

Ms. Kathleen Ireland, neighbor, said she had made a complaint because she had been trying to get Mr. Moldof to acknowledge that the ramp and awning were encroaching. She stated they had been trying to negotiate something regarding the encroachment. Ms. Ireland wondered how a permit could be issued for something that extended over the property line. Ms. Wald said the permit application had been submitted and it must go through all required departments for approval. If the application were rejected, the owner would make the required changes.

Mr. Moldof said he had made no changes to the building since purchasing it except for replacing the railing on the wheelchair ramp and adding an awning, which had been done without a permit. He believed Ms. Ireland's complaint related to the awning.

Mr. Moldof stated Ms. Ireland had installed a fence, and her survey revealed that the wheelchair ramp "was like seven inches over." He said it had been like this for 30 years, and he had suggested Ms. Ireland "deed me seven inches and then we're all done with this."

**Motion** made by Mr. Thilborger, seconded by Mr. Miron to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07031580**

209 Southwest 22 Street  
US BANK NATIONAL ASSN  
C/O FIDELITY/SELECT

This case was first heard on 11/23/10 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Ms. Paris informed the Board that since 11/29/10, the owners had been Richard and Tammy Stalder.

Gerry Smilen, Building Inspector, stated a permit had been renewed on 6/14/11 and taken care of some of the violations. He said a persistent problem had been the lack of engineer's detail for the frame-out of the windows.

Mr. Richard Stalder, owner, said the plans had been submitted. He said the biggest challenge had been the time lag for the County to send the City the ownership change information. This had delayed Mr. Stalder's ability to get a permit in his name. Mr. Stalder requested 90 days.

**Motion** made by Mr. Thilborger, seconded by Mr. Miron to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10120954**

3105 Southwest 13 Street  
CRESPO, ELBA

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Building Department Supervisor Alex Hernandez acted as translator for Osmanis Franqueiro, owner. Mr. Hernandez said Mr. Franqueiro's plans had failed plan review twice and he was having problems with the architect and general contractor. Mr. Franqueiro was requesting a 56-day extension.

George Oliva, Building Inspector, said he supported a 56-day extension

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Thilborger left dais at 10:05 and returned at 10:08.

The following 26 cases for the same owner were heard together:

**Case: CE10020688**

1400 Northeast 56 Street # 105  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020689**

1400 Northeast 56 Street # 106  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020690**

1400 Northeast 56 Street # 109  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020691**

1400 Northeast 56 Street # 110  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020692**

1400 Northeast 56 Street # 111  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020693**

1400 Northeast 56 Street # 112

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020694**

1400 Northeast 56 Street # 113

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020695**

1400 Northeast 56 Street # 114

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020700**

1400 Northeast 56 Street # 205

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020701**

1400 Northeast 56 Street # 206

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020703**

1400 Northeast 56 Street # 208

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020704**

1400 Northeast 56 Street # 209

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020705**

1400 Northeast 56 Street # 210

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020706**

1400 Northeast 56 Street # 211

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020708**

1400 Northeast 56 Street # 213

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020709**

1400 Northeast 56 Street # 214

ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020711**

1400 Northeast 56 Street # 302  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020712**

1400 Northeast 56 Street # 303  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020714**

1400 Northeast 56 Street # 305  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020715**

1400 Northeast 56 Street # 306  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020717**

1400 Northeast 56 Street # 308  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020719**

1400 Northeast 56 Street # 310  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020720**

1400 Northeast 56 Street # 311  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020721**

1400 Northeast 56 Street # 312  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020722**

1400 Northeast 56 Street # 313  
ISLES AT CORAL RIDGE DEVELOPMENT

**Case: CE10020723**

1400 Northeast 56 Street # 314  
ISLES AT CORAL RIDGE DEVELOPMENT

These cases were first heard on 1/25/11 to comply by 3/22/11 or heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Steven Kates, president of the condo association, described work that had been completed and permitted and said they were requesting an extension for the exterior doors. They anticipated beginning the replacements later in the week. Mr. Kates described the difficulty they were having with the eight sections of decorative railing, and said they would probably just replace them. Mr. Kates stated the paving contractor kept changing the contract depending on the price of gasoline.

Mr. Kates requested a 119-day extension to October 25.

Burt Ford, Building Inspector, clarified that the door permit had been issued. The railing application had been submitted and Mr. Kates still needed to submit an application for the parking lot paving. Inspector Ford recommended a 119-day extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to grant a 119-day extension to 10/25/11 for all cases, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10040096**

1213 Northeast 13 Street  
MCCUE, JONATHAN J & HADAS F

This case was first heard on 1/25/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Uri Ostrovsky, the owner's uncle, said the plans had been submitted, and requested three months.

Burt Ford, Building Inspector, anticipated the permit would be issued soon, and recommended a 91-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE09050642**

1301 Northeast 17 Avenue  
DOMINICIS, MARIA LE  
DOMINICIS, LUIS, DOMINICIS, D

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Service was via posting on the property on 6/6/11 and at City Hall on 6/16/11.

Mr. Damien Dominicis, owner, said all permits had been issued and he had brought photos of progress. He requested a 56-day extension to resolve an issue with the window NOAs and get the property complied.

Burt Ford, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10012098**

3300 Northeast 16 Court  
SNYDER, GARY S & JANE LE  
SNYDER FAM TR

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Gary Snyder, owner, explained that the property was in foreclosure and the refinancing had not occurred but the short sale was progressing. He requested a 120-day extension to allow time for the new owner to close and comply the violations.

Burt Ford, Building Inspector, said he did not object to the request.

Ms. Ellis asked if Mr. Snyder had documentation proving the short sale was in progress and Mr. Snyder thought it was illegal to present a contract, but his realtor was present. Mr. Jolly said this was not legally prohibited.

Ms. Marlene Weiss, owner's friend, said there was a potential buyer and they were awaiting an answer from the bank. She confirmed there was a contract subject to bank approval. Ms. Weiss informed Mr. Dooley that the contract was dated the end of April.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10081013**

3340 Southwest 18 Street  
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 2/22/11 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Christopher Davall, real estate agent, said the sewer had been connected and he had received a bid to cure the violations but Fannie Mae had requested a second bid. He reported the property was off the market until they could comply the violations. Mr. Davall requested a 90-day extension.

George Oliva, Building Inspector, confirmed they had received the sewer permit from Broward County and applied for a permit to hook up the laundry room to the sewer line, but this did not comply any of the violations. He stated the property was vacant.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07080634**

430 Arizona Avenue  
GRANT, CLAUDETTE B H/E  
GRANT, DONALD

This case was first heard on 5/27/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$318,150.

Ms. Claudette Grant, owner, stated they had fired the contractor, her husband had applied for the plumbing permit and the windows permit was ready to pick up. Her husband was also working on the electrical permit. She requested 90 days.

Burt Ford, Building Inspector, reported the plumbing permit had been picked up and the door and shutter permits were ready to be picked up. He said the contractor had taken their money "and was gone." He recommended a 91 or 119-day extension.

Mr. Jolly asked about the \$318,150 lien, and Ms. Paris explained that in 2008, the City handled cases differently; they expected the foreclosed property to convey to the bank but this case had never gone to a hearing to impose fines. Ms. Wald stated fines had accrued but never been imposed, so there was no lien.

Inspector Ford confirmed which violations and permits were still open, and explained that the previous Building Official did not allow after-the-fact permits to be issued to owner/builders and owners had endured this extra hardship. The new Building Official allowed this.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to grant a 119-day extension to 10/25/11, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Dooley, Mr. Elfman and Mr. Miron opposed.



**Case: CE09030895**

1369 Southeast 14 Street  
CHAMBERLAIN, KENT T

This case was first heard on 8/24/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Kent Chamberlain, owner, said he had previously hired a contractor, Action Restoration, who had never shown up. He had since hired Juan Castellanos, architect, who had applied for permits and done the change of contractor. Mr. Chamberlain requested another 60 days.

Burt Ford, Building Inspector, did not object to the request.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07110906**

1132 Northwest 5 Court  
MCCULLOUGH, JOHNNY  
HALL, ODESSA

This case was first heard on 11/24/09 to comply by 5/25/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Certified mail sent to the owner was accepted on 6/8/11.

Mr. Johnnie McCullough, owner, said he had hired an air conditioning contractor and he had renewed the old permits.

George Oliva, Building Inspector, confirmed that the electrical and mechanical permit applications had been submitted on 6/22. There were other permits Mr. McCullough needed to renew. Inspector Oliva recommended a 56-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08101015**

1522 Davie Blvd  
WASHINGTON MUTUAL BANK

This case was first heard on 8/25/09 to comply by 10/27/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to

accrue on 6/29/11. Ms. Paris stated there was a new owner as of 9/25/09: TLC Experts Inc.

Gerry Smilen, Building Inspector, said there was a potential buyer for the property. He recommended a 56-day extension. Inspector Smilen informed Mr. Thilborger that the property was maintained and secured.

Ms. Mellyzye Haas, co-owner, explained that her sister was in Brazil and could not return to the United States. They had a contract with a buyer for the property.

Inspector Smilen noted the new owner must comply the violations.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman to grant a 28-day extension to 7/26/11, during which time no fines would accrue. In a voice vote, motion **failed** 1-6 with only Mr. Dooley voting in favor.

**Case: CE10092090**

1125 Northwest 16 Court  
PHD DEVELOPMENT LLC

This case was first heard on 3/22/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Jose Lairet, contractor, said he had identified the work that needed to be done and was in contact with the inspector. He requested a 56-day extension.

Jorg Hruschka, Building Inspector, said progress was being made and he agreed to a 56-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Miron to grant a 56-day extension to 8/23/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10080653**

2001 Northwest 28 Avenue  
PIERCE, RICKY

This case was first heard on 1/25/11 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Ricky Pierce, owner, said Inspector Oliva had advised him to request a 56-day extension. Inspector Oliva had also given him some names of people to speak with regarding the permit fees.

George Oliva, Building Inspector, said Mr. Pierce was having difficulty affording the fee, and he would support a 91-day extension. He said all of the permits were ready to be issued.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 91-day extension to 9/27/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10082026**

1650 Southwest 27 Avenue  
ECHOLS, AARON

This case was first heard on 2/22/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Personal service was made to the owner on 6/8/11.

Gerry Smilen, Building Inspector, said there had been no change in status at the property.

Mr. Aron Echols, owner, said the architect was drawing the plans, and requested four months.

Inspector Smilen confirmed there were no recognized life safety issues at the property.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to grant a 28-day extension to 7/26/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break from 10:53 until 11:17

**Case: CE10080609**

1329 Northwest 7 Avenue  
FLEISHMAN, DOUGLAS

This case was first heard on 4/26/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11.

Mr. Douglas Fleishman, owner, requested an extension for the plumbing violation. He said he needed to apply for a permit. Mr. Fleishman said he was short selling the property and he wanted to comply prior to selling it.

Jorg Hruschka, Building Inspector, said he supported a 56-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis to grant a 28-day extension to 7/26/11, during which time no fines would accrue. In a voice vote, motion **failed** 1-6 with only Mr. Smith voting in favor.

**Case: CE11011044**

3131 Southeast 6 Avenue  
PALMER, JOSEPH R  
DARLENE SMYTH REV LIV TR

Certified mail sent to the owner was accepted on 6/9/11.

Gerry Smilen, Building Inspector, testified to the following violation:

FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY  
WITHOUT A PERMIT.

Inspector Smilen submitted the Notice of Violation detailing the violations and corrective action into evidence said the case had been opened as the result of a complaint. Inspector Smilen had spoken with the owner and a fence permit application had been submitted. Plans had been picked up for corrections on March 15, 2011 and resubmitted on June 20, 2011. Inspector Smilen presented photos of the property and recommended ordering compliance within 28 days or a fine of \$10 per day.

Mr. Khaled Qadi, tenant, stated they he replaced a rotted fence, unaware he needed a permit. He said there were zoning issues at the property, and requested 56 days.

Ms. Ellis asked if the owner might need to go to the Board of Adjustment and Inspector Smilen said if the owner wished to keep the fence, he would need to go to the Board of Adjustment. The fence could also be removed in order to comply.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE09060479**

3100 Southwest 16 Street  
ESPIN, CARLOS

Personal service was made to the owner on 6/8/11.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING

MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. AN ADDITION WAS DONE IN THE REAR OF THE DWELLING WITH AN APPLIED PERMIT FROM 2007.
2. AN ALUMINUM ROOF WAS INSTALLED OVER A CONCRETE SLAB FACING THE WEST.
3. SOME OF THE WINDOWS WERE REPLACED.
4. A CENTRAL A/C WAS INSTALLED.

FBC(2007) 105.4.11

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

1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND A 7.5 KW ELECTRICAL HEATER.

FBC(2007) 1604.1

THE STRUCTURES FOR THE REAR ADDITION AND THE ALUMINUM ROOF DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. Inspector Smilen said there was an engineering proposal and a set of drawings in the works, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation and to record the order.

Mario Sotolongo, Code Enforcement Officer, acted as translator for the owner, Mr. Carlos Espin. Mr. Espin explained that the addition was for his mother-in-law. He had contacted an engineering company, and Mr. Espin said some of the violations were present when he purchased the property. He requested 90 days.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/27/11 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11020460**

417 Northwest 14 Way  
DEVONTURE HOLDINGS LLC

Certified mail sent to the owner was accepted on 6/8/11.

Gerry Smilen, Building Inspector, testified to the following violations:  
FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN STARTED OR COMPLETED  
ON THE SINGLE FAMILY RESIDENCE WITHOUT OBTAINING  
THE REQUIRED PERMITS:

1. A WOOD TRELLIS HAS BEEN ERECTED IN THE FRONT.
2. MASONRY WALLS HAVE BEEN CONSTRUCTED ON THE PROPERTY.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. NEW DOORS HAVE BEEN INSTALLED.
5. A REAR PORCH HAS BEEN ENCLOSED.
6. WOOD BALLISTERS AND BEAMS HAVE BEEN INSTALLED.
7. THE HOUSE HAS BEEN RESTUCCOED.
8. A PAVER DRIVEWAY HAS BEEN INSTALLED.

FBC(2007) 105.4.5

EXTERIOR PREMISE WIRING FOR EXTERIOR FIXTURES HAS  
BEEN INSTALLED WITHOUT A PERMIT.

Inspector Smilen submitted the Notice of Violation detailing the violations and corrective action into evidence. He stated the case had begun as the result of a complaint and he had issued a stop work order. Inspector Smilen had spoken with the owner regarding the violations and a tenant had allowed him onto the property to take photos. Inspector Smilen presented the photos of the property into evidence and recommended ordering compliance within 91 days or a fine of \$15 per day, per violation and to record the order.

Mr. Salim Khoury, owner, said most of the work had already been done when he purchased the property. He said he intended to comply within 90 days, and stated he was evicting the tenant who had done most of the work. Mr. Khoury said as far as he knew, the tenant had been doing cosmetic work on the property.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/27/11 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE10041015**

2030 N Atlantic Blvd  
SUN TOWER INVESTMENTS INC  
C/O BRUSCO CONST

Certified mail sent to the owner was accepted on 6/6/11.

Burt Ford, Building Inspector, testified to the following violation:  
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. LANDSCAPING HAS BEEN REMOVED AND PAVERS FOR  
PARKING HAVE BEEN INSTALLED.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and explained that the owner had submitted permit applications. He recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Christine Marsters, manager, confirmed the permit applications had been submitted.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10040669**

409 Southeast 7 Street  
SHEPARD, MURRAY E & MICHELE M &  
LESKAR, DAVID W & CHERYL H

Certified mail sent to the owner was accepted on 6/7/11.

Gerry Smilen, Building Inspector, testified to the following violations:  
FBC(2007) 105.4.5

ELECTRIC POWER HAS BEEN PROVIDED TO A SIGN ON THE  
FRONT OF THE BUILDING WITHOUT A PERMIT.

FBC(2007) 105.4.7

A SIGN HAS BEEN INSTALLED ON THE FRONT OF THE  
BUILDING WITHOUT A PERMIT.

FBC(2007) 105.4.8

AN AWNING HAS BEEN INSTALLED OVER THE FRONT DOOR  
OF THE BUILDING WITHOUT A PERMIT.

Complied:

FBC(2007) 105.1

FBC(2007) 110.1.1

Inspector Smilen submitted the Notice of Violation detailing the violations and corrective action into evidence said the case had been opened as the result of a business tax inspection. He had met with attorney Craig Rogers and contractor Bill Bass on 6/10/11 and he reported a window/door permit application had been submitted. Inspector Smilen presented photos of the property and recommended ordering compliance within 56 days or a fine of \$20 per day, per violation.

Mr. Rogers stated a permit had been pulled for the door and window on the west side of the building. He said a shop drawing had been ordered for the awning and a contractor had applied for the permits. Regarding the sign, Mr. Rogers said it had been on the property since before 2001, but they would ask the tenant to remove it. Mr. Rogers requested that the owner not be found in violation and be allowed 56 days to comply.

Inspector Smilen confirmed that awnings always required a permit. He added that the door and window permit application had been submitted but the permit had not been issued.

**Motion** made by Mr. Elfman, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/11 or a fine of \$20 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE04071905**

4041 Northeast 34 Avenue  
BOUCHER, PILIPPE  
LAMBERT, LUCIE

Service was via posting on the property on 6/3/11 and at City Hall on 6/16/11.

Burt Ford, Building Inspector, testified to the following violations:

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED TO THE DOCK.



FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1. 98080004 - INSTALLED GARAGE DOOR.
2. 04090913 - INSTALLED WATER HEATER.

Inspector Ford submitted a photo of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained this was a 2004 case, and he had received a call in 2009 from a mortgage broker who said they wanted to comply but he had never communicated with anyone again until recently. Inspector Ford had been contacted by the architect, who was working on complying the violations. Inspector Ford had noted a boatlift that had also been constructed on the property without a permit, which was not part of this case, but he had asked the architect to take care of this as well. He recommended ordering compliance within 28 days or a fine of \$15 per day, per violation.

Mr. William Igoe, architect, reported the water heater and garage door had been installed to code, and asked if permits must be renewed or if he could submit a sealed letter verifying this. Mr. Igoe had met an electrician at the property and they planned to re-install the four dock lights to code. He said he had been unable to find that a permit had ever been pulled for the boatlift. Inspector Ford pointed out there were expired permits for the garage door and water heater.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$15 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11010983**

1320 Mango Isle  
SANTIAGO, JOEL H/E  
SANTIAGO, FRANCISCO & ALEJANDRA

Certified mail sent to the owner was accepted on 6/10/11.

Gerry Smilen, Building Inspector, testified to the following violations:  
FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE  
FOLLOWING WAY WITHOUT OBTAINING THE REQUIRED  
PERMITS:

1. A FLORIDA ROOM HAS BEEN ENCLOSED.
2. SLAB AREAS HAVE BEEN CUT, REMOVED AND  
REFORMED.
3. OPENINGS HAVE BEEN CUT IN MASONRY WALLS.

4. OPENINGS IN EXTERIOR WALLS HAVE BEEN CLOSED IN.

5. NEW WINDOW OPENINGS HAVE BEEN FRAMED OUT.

6. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

A PLUMBING ROUGH HAS BEEN PLACED AND BACKFILLED WITHOUT A PERMIT.

FBC(2007) 105.4.5

THE ELECTRICAL WIRING HAS BEEN ALTERED WITH THE ENCLOSURE OF THE REAR PORCH WITHOUT A PERMIT.

FBC(2007) 109.10

THE PLUMBING ROUGH WORK HAS BEEN COVERD UP WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1604.1

THE FOLLOWING WORK HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND AND GRAVITY LOADING THROUGH THE PERMITTING PROCESS.

Inspector Smilen submitted the Notice of Violation detailing the violations and corrective action into evidence and said Building Inspector Todd Thompson had posted a stop work order on the property. Inspector Smilen had spoken with the owner, who scheduled a meeting with an architect. He presented photos of the property into evidence and stated a permit application had been submitted on 5/25/11 and was picked up for corrections on 6/23/11. Inspector Smilen recommended ordering compliance within 56 days or a fine of \$5 per day, per violation.

Mr. Joel Santiago, owner, said he had hired an architect and a contractor and the architect was correcting the plans.

**Motion** made by Mr. Elfman, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/11 or a fine of \$5 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10101121**

1905 Southwest 11 Street  
HILL, JOHN

Certified mail sent to the owner was accepted on 6/10/11.

Gerry Smilen, Building Inspector, testified to the following violation:

FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence and recommended ordering compliance within 56 days or a fine of \$10 per day.

Mr. John Hill, owner, said he had hired someone to replace the fence and there were issues with the City. The contractor had said he would correct the problem, but he had not, and he had also stopped responding to Mr. Hill's calls. Mr. Hill said he would find someone else to address the problem or have the fence removed.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/11 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10090641**

4140 North Federal Highway

ABCD RESORT PARTNERS LTD

Certified mail sent to the owner was accepted on 6/6/11.

Burt Ford, Building Inspector, testified to the following violations:

9-280(b)

THE FRONT FACADE HAS STUCCO THAT HAS CRACKED, BROKEN OFF AND IS HANGING DIRECTLY OVER PEDESTRIAN TRAFFIC.

9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED. THE STUCCO FACADE ALONG THE FRONT OF THE BUILDING IS CRACKING, HANGING AND FALLING OFF OF THE BUILDING.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1. 99030756 - REROOF FLAT ROOF - PASSED A ROOF IN PROGRESS INSPECTION ON 3/26/1999. NO FINAL INSPECTION.
2. 00101824 - NEW ELEVATION UNITS 1-8 - FAILED THE BUILDING FINAL INSPECTION ON 8/29/2001. THIS RELATES TO THE NEW VIOLATION WITH SPALLING STUCCO.
3. 01110670 - OFFICE PARTITIONS - PASSED ELECTRICAL ROUGH INSPECTION ON 8/30/2002.
4. 02071958 - ELECTRICAL FOR ABOVE OFFICE PARTITIONS - PASSED ELECTRICAL ROUGH INSPECTION ON 8/30/2002.

FBC(2007) 115.2.1.2.1

THE CRACKING AND HANGING STUCCO IS A SAFETY HAZARD  
FOR PEDESTRIAN TRAFFIC, CUSTOMERS AND EMPLOYEES OF  
TENANTS IN THE BUILDING.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Mr. Jeffrey Hallick, owner, said the fascia damage was the result of vandalism last summer and they were in negotiations with the insurance company now. Mr. Hallick said the expired permits were prior to their ownership of the building and they were addressing this. He reported the section of the building with the most damage had been tarped and security scaffolding had been installed. He requested 90 days. Mr. Hallick said the insurance policy allowed them to perform temporary repairs while they worked out the insurance issues. Inspector Ford said he had informed Mr. Hallick that they could not wait to conclude negotiations with the insurance company; they must move ahead to make the repairs.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 8/23/11 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11011144**

1821 Southwest 23 Terrace  
GLOBAL DIRECT MANAGEMENT LLC

Certified mail sent to the owner was accepted on 6/7/11.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR  
INSPECTIONS:

STOP WORK ORDER WAS ISSUED FOR

1. THE KITCHEN AND BATHROOMS ARE BEING REMODELED.
2. THE OUTSIDE DOORS AND WINDOWS ARE BEING  
REPLACED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
CHANGED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. PLUMBING FIXTURES IN THE KITCHEN AND BATHROOMS

WERE REPLACED.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL OUTLETS IN THE KITCHEN ARE BEING REPLACED.
2. LIGHT FIXTURES WERE REPLACED.
3. THE 220V POWER SUPPLIED TO THE CENTRAL A/C.

FBC(2007) 105.4.11

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

1. THERE IS A CENTRAL A/C FROM APRIL 2000 WITH DUCT WORK VENTILATION FOR THE KITCHEN HOOD AND BATHROOMS.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said Inspector Oliva had issued a stop work order on the property. He recommended ordering compliance within 56 days or a fine of \$10 per day, per violation and to record the order.

Mr. Yu Guo He, owner, stated he had replaced a window and two doors and remodeled the kitchen and bath. He had recently hired a contractor to address the violations, and requested 90 days. Mr. He confirmed he had put the property up for sale.

Inspector Smilen stated two windows had been replaced.

**Motion** made by Mr. Elfman, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11021410**

1325 Southwest 30 Street  
GAZZOLA, OLIVIER R J

Service was via posting on the property on 6/10/11 and at City Hall on 6/16/11.

Gerry Smilen, Building Inspector, testified to the following violation:

FBC(2007) 105.1

A BARN-LIKE STRUCTURE HAS BEEN ERECTED ON THE REAR  
OF THE PROPERTY OF THE SINGLE FAMILY RESIDENCE  
WITHOUT A PERMIT.

Inspector Smilen said the case had been opened as the result of a complaint. He said the owner had contacted him and informed him that he lived in France and had not received notices timely. Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$5 per day.

Mr. James Facciolo, the owner's attorney, said his client, who was an artist, had purchased the property partly because of the shed. He referred to a survey showing the shed, and stated the Property Appraiser showed the shed on the sketch of the property. Mr. Facciolo requested 90 days for his client to determine how to address the issue.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 91 days, by 9/27/11 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10030136**

1730 Northeast 7 Terrace  
LOVASCIO, JACK

Service was via posting on the property on 6/8/11 and at City Hall on 6/16/11.

Burt Ford, Building Inspector, testified to the following violation:  
FBC 105.1

DURING AN INSPECTION ON 2/26/2010 FOR A REQUEST TO  
VOID EXPIRED PERMITS FOR CARPORT ENCLOSURE, I  
FOUND THE FOLLOWING WORK HAD BEEN DONE THAT WAS  
NOT PART OF THE PERMITS THAT I VOIDED:

1. A CENTRAL A/C SYSTEM WAS INSTALLED IN A STORAGE  
ROOM IN THE CARPORT. THE DUCT WORK WAS RUNNING  
THROUGH THE CARPORT INTO THE HOUSE.
2. THERE ARE A NUMBER OF ROMEX-TYPE ELECTRICAL  
WIRES EXPOSED RUNNING UNDER THE CARPORT ROOF  
INTO THE HOUSE.
3. WINDOWS & DOORS HAVE BEEN REPLACED.
4. CHECKING THE PERMIT HISTORY I COULD NOT FIND  
ANY PERMITS FOR THIS WORK.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE09090509**

320 Delaware Avenue  
BADALOO, ARTHUR

Certified mail sent to the owner was accepted on 6/10/11.

Burt Ford, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THE LEGAL SCREEN PORCH WAS ENCLOSED WITH GLASS SLIDING WINDOWS.
2. A DOOR HAS REPLACED THE SCREENED PORCH DOOR.
3. A BATHROOM WAS BUILT IN THE UTILITY ROOM.

FBC(2007) 105.4.4

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

1. A BATHROOM WAS BUILT WHERE THE UTILITY ROOM USED TO BE WITH ALL THE PLUMBING HOOK-UPS TO THE WASTE LINES AND WATER SUPPLY.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH ENCLOSURE TO A MASTER BEDROOM, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY TO THE AREA.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ENCLOSED SCREEN PORCH AND ADDITION NEXT TO IT DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE

PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

FBC(2007) 1626.1

THE NEW WINDOWS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10050517**

817 Northwest 1 Street

DFD CAPITAL DEVELOPMENT CORP

Service was via posting on the property on 6/8/11 and at City Hall on 6/16/11.

Jorg Hruschka, Building Inspector, testified to the following violations:

FBC 105.1

DURING A BUSINESS TAX INSPECTION ON 5/5/10, I  
FOUND:

1. 4 A/C SYSTEMS INSTALLED.
2. OVERHEAD DOOR & REAR DOOR WERE REPLACED AT THE WAREHOUSE SIDE OF THE BUILDING.

FBC(2007) 105.4.11

ONE OF THE A/C'S IS DRAINING INTO THE BATHROOM SINK, WHICH IS NOT ALLOWED BY THE FLORIDA, MECHANICAL AND PLUMBING BUILDING CODES.

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$20 per day, per violation and to record the order.



**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/26/11 or a fine of \$20 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE07071088**

3500 Vista Park  
FAHEY, DANA A

This case was first heard on 1/27/09 to comply by 3/24/09. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$9,150. Certified mail sent to the owner was accepted on 6/7/11.

Gerry Smilen, Building Inspector, confirmed the property was complied, and recommended a fine of \$1,500 to cover administrative costs.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to find the violations were not complied by the Order date, and to impose a \$1,500 fine for the time the property was out of compliance. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE10111901**

6337 North Andrews Avenue  
CYPRESS CREEK ASSOC LTD PRTNR  
C/O KIMCO REALTY CORPORATION

This case was first heard on 4/26/11 to comply by 5/24/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 6/9/11.

**Motion** made by Mr. Elfman, seconded by Ms. Ellis to find the violations were not complied by the Order date, and to impose the \$5,100 fine, which would continue to accrue until the violations were corrected and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11011571**

700 Southeast 14 Court  
BOTELL, MARIO

This case was first heard on 5/24/11 to comply by 6/28/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Service was via posting on the property on 6/7/11 and at City Hall on 6/16/11.

**Motion** made by Mr. Dooley, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 6/29/11 and would continue to accrue until the violations were corrected and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10062442**

2440 Northwest 31 Avenue  
HANOY HOLDINGS 8 INC

This case was first heard on 3/22/11 to comply by 5/24/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,380 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 6/7/11.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to find the violations were not complied by the Order date, and to impose the \$2,380 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE08080979**

3061 Northeast 49 Street # 01  
3061 Northeast 49 STREET LLC

This case was first heard on 4/26/11 to comply by 5/24/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$210 and the City was requesting no fine be imposed. Certified mail sent to the owner was accepted on 6/7/11.

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

**Case: CE08110858**

1000 Northwest 52 Street  
US PAVERS & SUPPLIERS INC

This case was first heard on 2/23/10 to comply by 4/27/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/29/11. Service was via posting on the property on 6/6/11 and at City Hall on 6/16/11.

**Motion** made by Mr. Miron, seconded by Mr. Elfman to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 6/29/11 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE10021025**

2666 E Oakland Park Boulevard  
EAST OAKLAND PARK ASSOCIATES LLC

This case was first heard on 3/22/11 to comply by 5/24/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied. Service was via posting on the property on 6/6/11 and at City Hall on 6/16/11.

**Motion** made by Mr. Dooley, seconded by Mr. Thilborger to find the violations were not complied by the Order date, and to impose the \$1,700 fine, which would continue to accrue until the violations were corrected and to record the order. In a voice vote, motion passed 7-0.

**Approval of Meeting Minutes**

[This item was heard out of order]

**Motion** made by Ms. Ellis, seconded by Mr. Miron, to approve the minutes of the Board's May meeting. In a voice vote, motion passed 7 – 0.

**Communication to the City Commission**

None.

**For the Good of the City**

None.

**Cases Complied**

Ms. Paris 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:


CE08081091      CE10081584      CE10092111      CE09091388

**Cases Withdrawn**


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

CE10021271      CE10060294      CE10062044      CE10122046  
CE10120975      CE10101100      CE10111822      CE09011970  
CE08080991

There being no further business to come before the Board, the meeting adjourned at 1:00 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: Jamie Opperee, ProtoType Inc.