

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
SEPTEMBER 27, 2011  
9:00 A.M. – 1:10 P.M.**

| <b><u>Board Members</u></b> | <b><u>Attendance</u></b> | <b>Cumulative attendance<br/>2/2011 through 1/2012</b> |                      |
|-----------------------------|--------------------------|--|----------------------|
|                             |                          | <b><u>Present</u></b>                                  | <b><u>Absent</u></b> |
| Jan Sheppard, Chair         | P                        | 8  | 0                    |
| Howard Nelson, Vice Chair   | P                        | 7  | 1                    |
| Paul Dooley                 | P                        | 8  | 0                    |
| Howard Elfman               | P                        | 8  | 0                    |
| Genia Ellis [until 11:54]   | P                        | 7  | 1                    |
| Joan Hinton                 | P                        | 4  | 4                    |
| Chad Thilborger             | P                        | 8  | 0                    |
| PJ Espinal [Alternate]      | P                        | 6  | 1                    |
| Joshua Miron [Alternate]    | P                        | 5  | 4                    |
| Robert Smith [Alternate]    | P                        | 7  | 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  
 Lori Grossfeld, Clerk III,  
 Deb Maxey, Clerk III  
 Jorg Hruschka, Building Inspector  
 Burt Ford, Building Inspector  
 George Oliva, Building Inspector  
 Gerry Smilen, Building Inspector  
 Junia Robinson, Haitian Programs Coordinator [translator]  
 Alex Hernandez, Building Department Supervisor  
 Jamie Opperlee, Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE10050006: Blendi Turku, owner  
CE07031580: Richard Stalder, owner  
CE10040669: Craig Rogers, attorney  
CE11020460: Salim Khoury, owner  
CE11020100: Valerie Boyd, owner  
CE09072678: Sonia Souffrant, owner  
CE10052019: Obbie Mallard, Jr., contractor  
CE09060554: Jeffrey Yoham, owner  
CE10100508: David May, owner  
CE08101015: Jeffrey Kriendler, owner's representative  
CE10121677: Colin Campbell, owner  
CE10080653: Ricky Pierce, owner  
CE09060479: Pablo Espin, owner's son; Carlos Espin, owner  
CE09040018: Eve Kearse, owner; Jerome Key, owner's representative  
CE10012098: Gary Snyder, owner; Sharon Tiberio, neighbor  
CE09111573: Kurt Aron, contractor  
CE10090377: Josue Cea, owner  
CE08050335: Jeffrey Waters, owner  
CE07110906: Odessa Graham, owner  
CE09011970: Joey Partin, owner  
CE10040096: Uri Ostrovsky, owner's uncle  
CE08080683: Tyler Tuchow, owner  
CE10031225: Ross Petras, owner  
CE10082026: Aron Echols, owner  
CE10081013: Aureza Malek, purchaser; Christopher Davall, owner's agent  
CE10110212: Augustos Ribas, owner's friend; Jerry Corgnati, owner; Michael Roberts, roommate  
CE11032908: Gordhandas Lalwani, contractor  
CE11031271: David Louderback, owner  
CE09040981; CE11032916: Camey Davidson, owner  
CE10080609: Douglas Fleishman, owner  
CE11051290: Charles Medrano, owner  
CE10120602: Mary Grace, owner; Maria Gonzalez, employee  
CE11021670: Christina Suarez, bank attorney  
CE11011965: Reuven Buhadana, owner  
CE06110697: Abe Borujerdi, engineer  
CE10082090: James Hurchalla, attorney  
CE11051359: Antonio Riviere, property manager

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: CE11020100**

900 Southwest 24 Avenue  
BOYD, VALERIE DENISE  
WILLIAMS, VONISHA P MNR

This case was first heard on 7/26/11 to comply by 8/23/11. Violations were as noted in the agenda. The property was not complied and the City was requesting the Board amend the Order compliance date from 8/23/11 to 9/27/11, removing the fines that had accrued.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date from 8/23/11 to 9/27/11. In a voice vote, motion passed 7-0.

Gerry Smilen, Building Inspector, announced that there was no change on the property.

Ms. Valerie Boyd, owner, said she was unaware she needed a permit for the work that was done.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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 9/28/11.

Gerry Smilen, Building Inspector, reported the permits were ready and the owner would pick them up.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 10/25/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10040669**

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

This case was first heard on 6/28/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Gerry Smilen, Building Inspector, said only the awning violation remained. He recommended a 56-day extension to permit or remove the awning.

Mr. Craig Rogers, representative of the owner, requested a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-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.

**Case: CE07031580**

209 Southwest 22 Street  
US BANK NATIONAL ASSN  
C/O FIDELITY/SELECT  
New owners since 11/29/10: Richard and Tammy Stalder

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 9/28/11.

Gerry Smilen, Building Inspector, said the property had active permits. He stated engineering was still required for the replacement windows.

Mr. Richard Stalder, owner, said he had the engineering drawings he would submit, and requested 56 days. Mr. Stalder informed Mr. Nelson he had been responsible for bringing the violations into compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 11/22/11, 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 9/28/11.

Mr. Uri Ostrovsky, the owner's uncle, said permits had been issued and they had evicted the tenants so work could begin. He requested 119 days.

Burt Ford, Building Inspector, recommended a 119-day extension.

Mr. Ostrovsky stated the property was up for sale, but it did not appear it would sell anytime soon.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**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 the City was requesting imposition of the fines which would begin to accrue on 9/28/11. Certified mail sent to the owner was accepted on 9/1/11.

Mr. Christopher Davall, the owner's agent, said Federal National Mortgage Association had decided to sell the property "as is" and have the new owner take responsibility for the violations and the fines. Mr. Davall said they had a contract with a buyer, who was willing to sign a "hold harmless" agreement and move swiftly to comply the violations. The issue was the \$76,000 in fines against the property. Ms. Paris explained to the Board that there was a substantial lien against the property from a previous case. Mr. Jolly confirmed that the lien could not be addressed with the CEB.

Mr. Davall requested a 56-day extension.

Mr. Aureza Malek, potential purchaser, said he was committed to getting the property complied but if the existing fines remained, it made no sense to go forward.

George Oliva, Building Inspector, stated the carport had been enclosed and there were two unsafe structures in the rear that a new owner must address. Inspector Oliva

promised he would re-cite the new owner if the violations were not complied 90 days after the purchase took place. He did not support any extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Thilborger opposed.

**Case: CE08080683**

1538 Northeast 3 Avenue  
TUCHOW, TYLER

This case was first heard on 10/27/09 to comply by 1/26/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Tyler Tuchow, owner, hoped to have the work completed at the end of the following week. He requested a 56-day extension.

Burt Ford, Building Inspector, confirmed that inspections were needed to comply.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Gary Snyder, owner, reminded the Board that a short sale was pending on the property. He reported that the potential buyer had recently submitted a counter offer to the bank.

Burt Ford, Building Inspector, said there was no progress with compliance and he did not recommend an extension.

Mr. Snyder did not have documentation showing the potential buyer was aware of the violations, but reminded Mr. Nelson that the buyer's representative had attended a previous hearing and indicated the owner was aware of the violations.

Ms. Sharon Tiberio, neighbor, said the tenant was still causing noise issues with her dogs. Ms. Tiberio wondered what the backup plan would be if the sale did not go through. Mr. Jolly stated the Board could start fines accruing which could result in a lien.

Mr. Snyder stated the person in the cottage was a guest, not a tenant. Mr. Nelson asked why Mr. Snyder had not complied at least the violation regarding the cottage. Mr. Snyder said financial hardship prevented them from complying the violations.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE10090377**

1025 Northwest 8 Avenue  
CEA, JEANNITTE &  
CEA, JOSUE

This case was first heard on 4/26/11 to comply by 7/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Ms. Junia Robinson, Haitian Programs Coordinator, acted as translator for Mr. Josue Cea, owner.

Mr. Cea said he had spoken with a general contractor, who indicated he would communicate with the City. His architect had advised him that they must tear down the conversion work. Mr. Cea said he needed to know what to do now, and if the City would grant him an extension.

George Oliva, Building Inspector, said he had been working with Mr. Cea for a year and a half regarding what must be done to comply. He said Chief Building Inspector John Heller had spoken to someone representing Mr. CEA, and he had been advised that the owner must either obtain a Certificate of Occupancy to use the property as a four-plex, or the work must be removed to bring the property back to legal condition as a three-plex. Inspector Oliva had spoken with Mr. Cea in July and explained the details to him. Inspector Oliva did not support granting another extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**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 9/28/11.

Gerry Smilen, Building Inspector, reported the permit for garage enclosure had been issued in July, but no inspections had been scheduled or performed. No permit had been issued for the water heater or the security bars; both applications were out for corrections.

Ms. Junia Robinson, Haitian Programs Coordinator, acted as translator for Ms. Sonia Souffrant, owner. Ms. Souffrant said she had repaired four items. She stated she had just learned of the water heater issue the previous day.

Inspector Smilen confirmed that the shutter permit had passed final the previous day. He said the security bars were a different issue. Mr. Nelson advised Ms. Souffrant to remove the security bars rather than get them permitted.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09111573**

6890 Northwest 9 Avenue  
BELLAMARC INVESTMENTS INC

This case was first heard on 8/23/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fines which would begin to accrue on 9/28/11. Certified mail sent to the owner was accepted on 9/1/11.

Mr. Kurt Aron, contractor, stated they had applied for permits to convert the bar back to retail space. He said the permit would be submitted later in the day and requested a 56-day extension.

George Oliva, Building Inspector, supported a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE09060479**

3100 Southwest 16 Street  
ESPIN, CARLOS

This case was first heard on 6/28/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Pablo Espin, son of the owner, said he had been overseas and his father had been working with a general contractor, but something had happened. Mr. Espin had hired a new contractor, and requested 119 days.

George Oliva, Building Inspector, supported a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11020460**

417 Northwest 14 Way  
DEVONTURE HOLDINGS LLC

This case was first heard on 6/28/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Gerry Smilen, Building Inspector, reported there had been progress at the property. The wall permit was in for corrections; the trellis permit had been denied and the trellis removed, complying the violation; the paver permit had been issued.

Mr. Salim Khoury, owner, said he had purchased the property with the violations. He requested two to three months to complete the work.

Inspector Smilen recommended a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE08101015**

1522 Davie Blvd  
WASHINGTON MUTUAL BANK  
Owner since 9/25/09: TLC Experts Inc.

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 9/28/11.

Mr. Jeffrey Kriendler, the owner's representative, said they had a general contractor who was reopening the permits. He requested an extension.

Gerry Smilen, Building Inspector, recommended a 119-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 3 – 4 with Mr. Dooley, Mr. Elfman, Mr. Nelson and Mr. Thilborger opposed.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 10/25/2011, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10052019**

1119 Northeast 15 Avenue  
1119 NORTHEAST 15 AVENUE LLC

This case was first heard on 7/26/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Obbie Mallard, contractor, said plans had been submitted but needed a mechanical application. He stated he had found a new mechanical person and the plans would be submitted by the end of the week.

Burt Ford, Building Inspector, said he supported a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09011970**

1133 Southwest 5 Place  
ACREE, BARBARA  
New Owners: Kamerin Cook and Joey Partin

This case was first heard on 1/26/10 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 9/28/11.

Gerry Smilen, Building Inspector, displayed photos of the interior of the property and stated there was an illegal bathroom and a washer/dryer hookup. Mr. Partin had indicated he wanted to keep these items, but no permit applications had been submitted. Inspector Smilen said there were other expired permits on the property as well.

Mr. Joey Partin, owner, said a lot of other work that had been done was removed. He said he had hired an engineer and architect, but he could not afford to pay the engineer the balance until the end of this week to submit the plumbing and electrical plans for the permit. Mr. Partin said he had hired someone to move the shed back onto the property out of the setback. He said he needed to re-open the paver and fence permits that had expired.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to grant a 28-day extension to 10/25/11, 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 11/20/09.

George Oliva, Building Inspector, said permits had been issued and recommended a 119-day extension for inspections.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10100508**

1407 Holly Heights Drive  
KEYSTONE DEVELOPER SERVICE LLC

This case was first heard on 7/26/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. David May, owner, said he had hired an engineering company to address the fence issue. He stated they were currently awaiting a new survey and requested 28 days.

Burt Ford, Building Inspector, did not object to a 28-day extension.

Mr. Nelson remarked that this could have been done in a week.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE08050335**

1061 Northwest 25 Avenue  
LINDER, JERON F JR  
New owner since 7/9/10: 1061 NW 25 Avenue Trust  
Catalina Management LLC, Trustee

This case was first heard on 2/24/09 to comply by 5/26/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Gerry Smilen, Building Inspector, reported work was in progress, with permits. He supported an extension to complete the work.

Jeffrey Waters, owner, requested 56 days.

**Motion** made by Mr. Dooley, seconded by Mr. Nelson to grant a 56-day extension to 11/22/11, 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 9/28/11. Ms. Paris noted the following violations were complied: FBC(2007)105.1(3) and (7), FBC(2007) 105.10.3.1 and FBC(2007) 1604.1.

Ms. Eve Kearse, owner, thanked the Board for working with her, and thanked Mr. Key for helping her. She requested a 119-day extension.

Burt Ford, Building Inspector, said the garage and patio had both been restored. He favored an extension.

**Motion** made by Ms. Ellis, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10121677**

1759 Northeast 12 Street  
EASTFORTLAUDERDALERENTALS.COM LLC

This case was first heard on 8/23/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Colin Campbell, owner, said the contractor had neglected to obtain a permit. He had hired a new contractor, AM Air Conditioning, who was making progress. Mr. Campbell said there were some issues regarding the tenant not allowing access to the unit and requested 56 days.

Burt Ford, Building Inspector, said he did not oppose an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 11/22/11, 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 9/28/11.

Mr. Ricky Pierce, owner, said the permit was ready to be picked up, but he could not afford to pay for it.

George Oliva, Building Inspector, said there was only a \$140 balance due for the permits. He said Alex Hernandez, Building Department Supervisor, had reduced the fee. Mr. Pierce said he would pick the permit up on Friday. Supervisor Hernandez said they had worked with Mr. Pierce on this issue.

Inspector Oliva said he would support a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 10/25/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10050006**

204 Northwest 16 Street  
LARA & BLENDI LLC

This case was first heard on 11/23/10 to comply by 1/25/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

Mr. Blendi Turku, owner, described work completed and remaining, and said he needed additional time. He requested 56 days.

George Oliva, Building Inspector, said progress was being made and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Mr. Dooley and Chair Sheppard opposed.

**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 the City was requesting imposition of the fines which would begin to accrue on 9/28/11. Certified mail sent to the owner was accepted on 9/1/11.

Mr. Aron Echols, owner, said all plans were completed but needed to be signed by the engineer and submitted.

Gerry Smilen, Building Inspector, said he had not seen any plans, but the architect had called to inform him that plans were complete and permit applications would be submitted soon.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 10/25/11, during which time no fines would accrue. In a roll call vote, motion passed 6-1 with Mr. Dooley opposed.

The Board took a lunch break from 10:40 until 11:05

**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 and fines had accrued to \$6,160.

Ms. Camey Davidson, owner, said she had obtained the permit, but she needed to evict the tenant to perform the work. She said she had filed the second portion of the eviction, but did not know how long it would take for the Sheriff to evict the tenant.

Jorg Hruschka, Building Inspector, said the owner had a demolition permit to remove the illegal carport enclosure. He said the new tenant had replaced a wall air conditioning unit.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 2-5 with Mr. Elfman, Ms. Ellis, Mr. Thilborger, Ms. Hinton and Chair Sheppard opposed.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 11/22/11, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

**Case: CE11032916**

921 Southwest 31 Avenue  
DAVIDSON, CAMEY CHEBETER

Service was via posting on the property on 9/2/11 and at City Hall on 9/16/11.

George Oliva, Building Inspector, testified to the following violation:  
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. THE CENTRAL A/C UNIT WAS REPLACED AT THE  
DWELLING.

Inspector Oliva said a new air conditioning unit had been installed in the old space. He 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 and to record the order.

Ms. Camey Davidson, owner, said she had repainted the house and the renter had

replaced the air conditioning unit.

**Motion** made by Mr. Nelson, 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 11/22/11 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: CE10031225**

1605 Southwest 10 Court  
PETRAS, KRISTEN &  
PETRAS, ROSS

Certified mail sent to the owner was accepted on 9/12/11.

Jorg Hruschka, Building Inspector, testified to the following violations:  
FBC(2007) 105.1

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

1. A NEW SHINGLE ROOF WAS INSTALLED.
2. A CARPORT ADDITION WAS BUILT IN THE SIDE  
SETBACK ON THE EAST SIDE.
3. A DRIVEWAY WAS INSTALLED IN THE ILLEGAL  
CARPORT.
4. THE SHADOWBOX FENCE WAS INSTALLED WITHOUT A  
PERMIT. PERMIT 98020611 DID NOT OBTAIN FINAL  
INSPECTION APPROVALS. IT HAS EXPIRED AND IS  
NULL AND VOID.

FBC(2007) 105.10.3.1

THE FENCE PERMIT 98020611, 10'X6' SHADOWBOX FENCE,  
HAS EXPIRED.

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 \$25 per day, per violation. He stated this owner had purchased the property on 9/16/05 and the roof was installed between June 2007 and January 2008. According to aerial photographs, the carport was probably installed in 2008.

Mr. Ross Petras, owner, said they were seeking a variance for the carport. He explained that he had two young daughters and wished to block off the windows that faced an empty lot that posed a security risk. He stated there were five sexual predators in the neighborhood. He planned to appear at the November Board of Adjustment hearing regarding the variance.



**Motion** made by Mr. Nelson, 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 11/22/11 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: CE06110697**

2231 Northeast 62 Street  
GORMAN, CHRIS

Service was via posting on the property on 9/7/11 and at City Hall on 9/16/11.

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

- THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. THE EXTERIOR OF THE BUILDING HAS BEEN STUCCOED AND HAS EXTENSIVE DECORATIVE ELEMENTS INSTALLED.
  2. CONCRETE RAILING HAS BEEN INSTALLED AT THE ENTRANCE OF THE BUILDING.

FBC(2007) 105.4.5

- THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1. NEW LIGHT FIXTURES HAVE BEEN INSTALLED IN THE ENTRANCE.

FBC(2007) 109.10

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

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.

Mr. Abe Borujerdi, engineer, said he had been hired by the owner the previous day to represent him. He stated the owner had submitted the application for the permit and Mr. Borujerdi had been hired to draft plans and certify the job.

**Motion** made by Mr. Nelson, 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 11/22/11 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: CE10082090**

2824 Northeast 26 Street  
WILSON, MARJORIE  
WILSON, MICHAEL

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

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. THE SINGLE FAMILY HOME AND ALL ACCESSORY  
STRUCTURES, EXCEPT THE DOCK, HAVE BEEN  
DEMOLISHED.

Inspector Ford said a demolition had occurred in 2008 without permits. Permits had been issued to build a new single-family residence but the Building Department had received a letter requesting to void those permits. Inspector Ford said the new owner had purchased the property on the day he opened the case. He recommended ordering compliance within 56 days or a fine of \$10 per day.

Mr. James Hurchalla, attorney, stated the violation had arisen on the day they closed on the property. He said they intended to apply for the demolition permit and requested 56 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 11/22/11 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: CE11011965**

1729 Southwest 14 Street  
YAKOV HOLDING INC

Service was via posting on the property on 9/7/11 and at City Hall on 9/16/11.

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. THE HOUSE HAS BEEN LATHED AND STUCCOED.
2. A NEW FRONT DOOR HAS BEEN INSTALLED.
3. NEW WINDOWS HAVE BEEN INSTALLED.

4. A REAR PORCH HAS BEEN ENCLOSED.
5. A NEW WOOD FENCE HAS BEEN INSTALLED WITH GATES. **CMP 9/1/11.**

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE HOUSE HAS BEEN ALTERED WITH WIRING FOR SECURITY LIGHTING AND NEW EXTERIOR FIXTURES.

Complied:

FBC(2007) 105.4.11

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, per violation.

Mr. Reuven Buhadana, owner, said he had completed the demolition and would "pull the permit for the whole thing."

**Motion** made by Mr. Nelson, 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 10/25/11 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: CE10110212**

340 Sunset Drive # 310  
CORGNATI, JERRY

Service was via posting on the property on 9/8/11 and at City Hall on 9/16/11.

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

FBC(2007) 105.1

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

1. THE KITCHEN AND BATHROOMS HAVE BEEN REMODELED.
2. DRYWALL AND CONCRETE BOARDS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

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

1. PIPING (COPPER, CAST IRON WASTE, AND PVC) AND FIXTURES HAVE BEEN REPLACED DURING THE REMODELING OF THE KITCHEN AND BATHROOMS.
2. THE SHOWER PANS HAVE BEEN REPLACED.

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/ALTERED DURING THE  
REMODELING OF THE KITCHEN AND BATHROOMS.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

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 \$5 per day, per violation.

Mr. Jerry Corgnati, owner, explained that Inspector Ford had originally visited the apartment regarding work done at the apartment above his. He said he had suffered sewer gas in his apartment because the vent stack in the building had been modified. Mr. Corgnati had phoned the plumbing inspector, the Fire Department and Lori Parrish, Broward County Property Appraiser, but no one would take any action.

Mr. Corgnati displayed photos showing that his bathroom ceiling had been removed. He said the shower pan had not been changed in his bathroom. He explained that he replaced the kitchen base cabinets after the kitchens drains were "jetted out" each year because they collected black mold.

Mr. Corgnati said the last time he replaced the base cabinets, he had replaced the top cabinets as well. He said he had done this work himself.

Mr. Corgnati said the toilets in both bathrooms were manufactured in 1980. He said the previous owner had performed remodeling at the property. Mr. Nelson informed Mr. Corgnati that remodeling done by the previous owner was now Mr. Corgnati's responsibility.

**Motion** made by Mr. Nelson, 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 11/22/11 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.

Ms. Ellis left the meeting at 11:54 and Mr. Miron took her place on the dais.

**Case: CE11021670**

1217 Northwest 19 Street  
FLEURINOR, ANNA

Service was via posting on the property on 9/2/11 and at City Hall on 9/16/11.

George Oliva, 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 DUPLEX WINDOWS FACING THE WEST AND EAST WERE REPLACED.

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. BOTH CENTRAL A/C UNITS WERE REPLACED.

FBC(2007) 1612.1.2

ALL THE NEW WINDOWS THAT WERE INSTALLED HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 119 days or a fine of \$10 per day, per violation and to record the order.

Ms. Christina Suarez, bank attorney, requested 119 days because the bank did not have certificate of title and could not act. She said there had been no mediation and summary judgment had not been filed. Ms. Suarez informed Mr. Elfman that listing the property for sale was part of the loss mitigation.

**Motion** made by Mr. Nelson, 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 119 days, by 1/24/12 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: CE11051359**

2950 Northwest 62 Street  
2950 CYPRESS CREEK REALTY LLC

Certified mail sent to the owner was accepted on 9/7/11.

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

FBC 704.3

THE THREE STORY BUILDING WAS RENOVATED IN 2004 TO HOUSE ONE TENANT ELIMINATING THE REQUIREMENT AND INSTALLATION OF TENANT SEPARATION WALLS. MULTIPLE TENANTS NOW OCCUPY THE BUILDING WITHOUT THE REQUIRED TENANT SEPARATION WALLS.

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

Mr. Antonio Riviere, property manager, said they had a contractor and had paid to have plans drawn. Mr. Riviere displayed the agreement he had with the contractor.

**Motion** made by Mr. Miron, seconded by Mr. Nelson 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 11/22/11 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11031271**

910 Southwest 29 Street  
LOUDERBACK, DAVID

Service was via posting on the property on 9/7/11 and at City Hall on 9/16/11.

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

THE DUPLEX HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. A ONE ROOM ADDITION TO THE MAIN HOUSE WAS BUILT BETWEEN 2008 AND 2009 AT THE SOUTHEAST CORNER OF THE DWELLING.
2. A POOL WAS BUILT AT THE REAR OF THE PROPERTY BETWEEN 2009 AND 2010.
3. A SHED HAS BEEN INSTALLED IN THE REAR OF THE PROPERTY.
4. WINDOWS AND DOORS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE PROPERTY HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS FOR THE FOLLOWING, INCLUDING BUT NOT LIMITED TO:

1. A TANKLESS WATER HEATER HAS BEEN INSTALLED IN ADDITION TO THE PRIMARY WATER HEATER.
2. ALL POOL PIPING.
3. A KITCHEN HAS BEEN ADDED IN THE UNPERMITTED ADDITION.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL OUTLETS, SWITCHES, AND LAMPS THAT WERE INSTALLED IN THE ADDITION.
2. THE POWER SUPPLY TO THE POOL PUMP AND LIGHT.
3. THE ELECTRICAL FIXTURES, OUTLETS AND LAMPS REPLACED THROUGHOUT THE KITCHEN AND BATHROOMS AREAS.
4. THE CONNECTION OF THE ADDITIONAL WATER HEATER MUST MEET THE NEC 210 REQUIREMENTS.

FBC(2007) 105.4.11

WINDOW A/C UNITS HAVE BEEN INSTALLED IN THE WINDOWS WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ILLEGAL ADDITION 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. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT THAT THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM, WHICH THIS STRUCTURE MAY BECOME. THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOORS THAT WERE INSTALLED ON THE ADDITION AND THE ONES THAT WERE REPLACED HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

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

Inspector Smilen stated the case had been opened as the result of a complaint. He 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.

Mr. David Louderback, owner, said he intended to comply all of the violations. He stated he had bought the house "as is." Mr. Louderback confirmed that the pool had been collapsed in but not filled in yet.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 1/24/12 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: CE10120602**

1150 Southwest 27 Avenue  
SUNLIGHT INVESTMENT INC

Certified mail sent to the owner was accepted on 9/7/11.

George Oliva, 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. WINDOWS WERE REPLACED AT THE DWELLING.

FBC(2007) 1612.1.2

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

Inspector Oliva 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 and to record the order.

Ms. Mary Grace, owner, said they had hired a contract, who had subsequently lost his license with the City of Fort Lauderdale. She said she had hired a new contractor.

**Motion** made by Mr. Miron, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 11/22/11 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: CE11032908**

845 N Ft Laud Beach Blvd  
845 NORTH ATLANTIC BLVD LLC

Service was via posting on the property on 9/7/11 and at City Hall on 9/16/11.

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

FBC(2007) 105.4.5

THE INTERIOR ELECTRICAL PANEL IN THE COMMERCIAL



**BUILDING HAS BEEN REPLACED WITHOUT A PERMIT.**

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 28 days or a fine of \$25 per day. Inspector Smilen said there was no tenant in the space at this time.

Mr. Gordhandas Lalwani, contractor, said he had hired an electrical contractor to apply for a permit. He requested 56 days.

**Motion** made by Mr. Nelson, 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 10/25/11 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: CE11051290**

1532 Southeast 12 Street  
COMMODORE CLUB CONDOMINIUM LLC

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

Gerry Smilen, Building Inspector, testified to the following violations:  
9-280(b)

THE TWO STORY MULTI-FAMILY BUILDING IS NOT WEATHER  
AND WATER TIGHT.

FBC(2007) 105.4.5

THE ELECTRICAL METER ROOM HAS BEEN ALTERED WITHOUT  
OBTAINING THE REQUIRED PERMITS.

Inspector Smilen said the case had begun as the result of a complaint. He 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. Charles Medrano, owner, said he intended to rectify the issues. He stated there were two electric meters on the property. Mr. Medrano said the roof leaks had been corrected and he had made no adjustments in the meter room.

Mr. Smilen stated the building was not the issue; the electrical was. He said he did not know that the roof leaks had been taken care of.

Ms. Wald withdrew item 9-280(b).

**Motion** made by Mr. Miron, seconded by Mr. Nelson 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 11/22/11 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: CE10080609**

1329 Northwest 7 Avenue  
FLEISHMAN, DOUGLAS

This case was first heard on 4/26/11 to comply by 7/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11.

George Oliva, Building Inspector, confirmed that the owner only needed inspections to comply. He recommended a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09020587**

Continued from 7/26/11

1525 Southeast 15 Street # 4  
MAFF, BENJAMIN I

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

FBC(2007) 105.1

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

1. NEW WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS HAVE NOT BEEN PROVEN TO SUFFICIENTLY  
WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE,  
WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND  
INSPECTION PROCESS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

**Motion** made by Mr. Nelson, 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 10/25/11 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: CE10051025**

3001 East Commercial Boulevard  
ANTIMUCCI, F & ANTIMUCCI, LINDA &  
DAVERIO, GIANPIERO

Certified mail sent to the owner was accepted on 9/8/11

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

ON 3/15/10 I DID A BUSINESS TAX INSPECTION AT THIS ADDRESS. THERE WAS NO SIGN ON FRONT OF THE BUILDING AT THAT TIME. ON 5/13/10 WHILE PASSING THIS ADDRESS I NOTICED A NEW SIGN "TAIL GATORS". CHECKING PERMIT HISTORY I WAS NOT ABLE TO FIND A PERMIT FOR A NEW SIGN.

Inspector Ford said he had spoken to a contractor, who informed him he would either remove the sign or get it permitted. 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 \$20 per day.

**Motion** made by Mr. Nelson, 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 10/25/11 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10120978**

2121 Northwest 6 Place  
KOHUTH, RUSSELL EST

Service was via posting on the property on 9/2/11 and at City Hall on 9/16/11.

George Oliva, 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. A LARGE SHED WAS INSTALLED ON THE LOT.

FBC(2007) 1604.1

THE STRUCTURES FOR THE LARGE SHED 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. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME. THEY MUST BE REMOVED.

Inspector Oliva 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, per violation and to record the order.

**Motion** made by Mr. Dooley, seconded by Mr. Nelson 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 10/25/11 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: CE11021410**

1325 Southwest 30 Street  
GAZZOLA, OLIVIER R J

This case was first heard on 6/28/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/28/11. Ms. Paris said the attorney's secretary had phoned the previous day to report that the attorney's father had suffered a heart attack and the attorney could not attend.

Gerry Smilen, Building Inspector, said no permit applications had been submitted, but recommended a 28-day extension.

The City withdrew the case.

**Case: CE09051930**

3513 Southwest 12 Court  
FL ATTAINABLE HOME CO LLC

This case was first heard on 6/22/10 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 9/28/11.

George Oliva, Building Inspector, said only one violation remained, and recommended a 119-day extension for final inspection.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 119-day extension to 1/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

**Case: CE10011627**

3019 Northeast 19 Street  
WHITE, JAMES

This case was first heard on 8/23/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fines which would begin to accrue on 9/28/11. Certified mail sent to the owner was accepted on 9/1/11.

Burt Ford, Building Inspector, said the owner had submitted permit applications in 2010 but had done nothing else.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 9/28/11 and would continue to accrue until the violations were corrected.

**Case: CE10030682**

3019 Northeast 19 Street  
WHITE, JAMES

This case was first heard on 8/23/11 to comply by 9/27/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 9/28/11. Certified mail sent to the owner was accepted on 9/1/11.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 9/28/11 and would continue to accrue until the violations were corrected.

**Case: CE10080416**

2186 Northeast 56 Street # 210  
PRIVAS, MANU

This case was first heard on 7/26/11 to comply by 8/23/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,020 fine, which would continue to accrue until the property complied. Service was via posting on the property on 8/31/11 and at City Hall on 8/16/11.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$1,020 fine, which would continue to accrue until the violations were corrected.

**Case: CE10101100**

1033 Northeast 16 Terrace  
MAINI, ARCHANA  
SHETH, KISHOR

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 the City was requesting imposition of a \$4,575 fine, which would continue to accrue until the property complied. Service was via posting on the property on 9/2/11 and at City Hall on 9/16/11.

**Motion** made by Mr. Miron, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and to impose the \$4,575 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Ms. Paris explained that the permits had been ready for pickup since July 20.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to reconsider the Board's previous vote. In a voice vote, motion passed 7-0.

Gerry Smilen, Building Inspector, confirmed that the kitchen remodeling permit had been ready since July 20 and said he had explained this to someone who worked for the owner. Inspector Smilen said he would try to contact the owner.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to vacate the Board's previous Order and to grant a 28-day extension to 10/25/11, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Approval of Meeting Minutes**

[This item was heard out of order]

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to approve the minutes of the Board's August 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:


CE10050973      CE09011358      CE10101121      CE11021324  
CE04071905

**Cases Withdrawn**

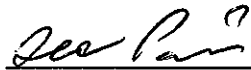
Ms. Paris announced that the below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE09051121      CE10040409      CE10091961      CE11020582  
CE09110699      CE10042246      CE10042248      CE10042243

There being no further business to come before the Board, the meeting adjourned at 1:10 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 Opperlee, ProtoType Inc.