

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
JANUARY 24, 2012  
9:00 A.M. – 1:43 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	11	0
Howard Nelson, Vice Chair	P	10	1
Paul Dooley	P	10	1
Howard Elfman	P	10	1
Genia Ellis	P	10	1
Joan Hinton	P	7	4
Chad Thilborger	A	9	2
PJ Espinal [Alternate]	P	9	1
Joshua Miron [Alternate] [until 12:05]	P	6	6
Robert Smith [Alternate]	P	10	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  
 Erin Peck, Clerk III  
 Jorg Hruschka, Building Inspector  
 Burt Ford, Building Inspector  
 George Oliva, Building Inspector  
 Gerry Smilen, Building Inspector  
 Ron Tetreault, Fire Inspector  
 Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE11041400: Diane Secor, owner  
CE11032316: Groan Dragoslavic, owner  
CE10111974: Maria Vaca, owner, Paul Paolicelli, contractor  
CE11020460: Salim Khoury, owner  
CE11032680: Dale Dishaw, contractor's inspector  
CE11020528: James O'Neill, representative; Jose Pol, owner  
CE09030140: Luz Batista, owner; Carl Goldberg, owner  
CE11031271: David Louderback, owner  
CE11082089: Janna Lhota, attorney  
CE09072678: Sonia Souffrant, owner  
CE10052019: Herbert Johnson, contractor  
CE07110906: Odessa Graham, Johnnie McCullough, owner  
CE09011970: Joey Partin, owner  
CE10040096: Uri Ostrovsky, owner's uncle  
CE11021670: Ludmila Khomiak, bank attorney  
CE10071162: Thomas Lanigan, owner  
CE10120232: Darylann Perkowski, owner's representative  
CE10100508: David H. May, owner  
CE08070448: Goran Dragoslavic, owner; Ludmila Khomiak, bank attorney  
CE08101015: Leonard Wright, contractor; Jeffrey Kriendler, owner's husband  
CE11042219: Jose Hernandez, contractor  
CE08061524: Joseph Quaratella, owner  
CE10081676: Jeffrey Balentine, owner  
CE10080653; CE10071991: Ricky Pierce, owner  
CE10041015: Gerald Scalzo, owner  
CE10110947: Jessica Whatley, manager  
CE10042732: Carlton Forbes, engineer; Ross Holdahl, owner's representative: Nancy  
Jonna, owner  
CE07031444: Richard Maynard, contractor  
CE11070723: Thomas Peden, general contractor  
CE11052218: Michael Walkowski, architect  
CE10082090: James Hurchalla, attorney  
CE10021056: Laretha Jordan, owner's mother; George Spencer, owner's father  
CE10051428: Courtney Crush, attorney  
CE10020129: Andrew Simses, property representative  
CE10042430: Bruce Boddie, owner  
CE10021271: Warren Diener, attorney  
CE09060479: Carlos Espin Guerrero, owner; Erick Torres, translator  
CE10120954: Osmanis Franqueiro, owner; Asbel Franqueiro, owner's son  
CE11041294: Daniel Riveros, engineer  
CE09040018: Eve Kearse, owner; Jerome Key, owner's representative  
CE06030553: Herman Harlahuano, contractor  
CE09121638: John Mate, owner

CE10090641: Jeffrey Hallick, owner  
CE11041459: Eyal Halali, manager  
CE11051749; CE11071834: Constantin Foca, owner  
CE10080609: Douglas Fleishman, owner  
CE11020063: Christopher Boland, owner  
CE08110637: Gerardo Diaz, owner; Hernando Diaz, owner  
CE10062202: Kamal Forey, tenant  
CE11070749: Thomas Ackel III, owner

Chair Sheppard called the meeting to order at 9:02 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: CE10071162**

1223 Northeast 15 Avenue  
1223 Northeast 15TH Avenue LLC  
C/O CASEY WILLIAMS COUGHLIN PA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda.

Thomas Lanigan, owner, said his air conditioning contractor had assured him the proper permits had been pulled. He said he was working with Inspector Ford to straighten out the issues. Mr. Lanigan had also hired a plumber to pull the permit for the water heater.

Burt Ford, Building Inspector, said the air conditioning contractor had never provided the proper paperwork for the permit and he intended to call the contractor. The plumbing permit had been submitted. Inspector Ford recommended a 35-day extension

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Nelson arrived at 9:08 and took Mr. Smith's place on the dais.

**Case: CE11032316**

307 Southwest 11 Avenue  
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported the plans had been ready to pick up for corrections since January 12. He recommended a 35-day extension.

Goran Dragoslavac, owner, explained that his assistant who was handling this had been hospitalized. He promised to address the issue immediately.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11052218**

2730 Northeast 30 Place  
PETRUCCI, PETER D

This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda.

Michael Walkowski, architect, said the plans had been submitted for the master permit, but the "sub-permits have been a trial" and requested an extension. He thought there had been some miscommunication at the Building Department regarding a sub-permit. Mr. Walkowski requested 35 days. He informed Mr. Nelson that the work had been corrected properly.

Burt Ford, Building Inspector, said the problem was that the permits had not been submitted all together and this had caused the problem. He recommended a 35-day extension.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Dooley, Ms. Ellis and Mr. Nelson opposed.

**Case: CE11020528**

720 Southwest 19 Street  
BANK OF NEW YORK TRSTEE

Ms. Paris noted that as of 7/27/11, the owner was Ambient Capital LLC.

This case was first heard on 4/26/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, said the permit was out for corrections and work was progressing. He recommended a 63-day extension.

Jose Pol, owner, said the revisions would be in by the end of the week. He confirmed the property was vacant.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10041015**

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

This case was first heard on 6/28/11 to comply by 7/26/11. Violations and extensions were as noted in the agenda.

Gerald Scalzo, owner, said they would replace the sod in the last space in order to comply.

Burt Ford, Building Inspector, recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 35-day extension to 2/28/12, 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.

Uri Ostrovsky, the owner's uncle, said the work was almost complete, and requested a three-month extension.

Burt Ford, Building Inspector, said work was progressing, and he did not object to the request for a three-month extension.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 91-day extension to 4/24/12, 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 and extensions 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 1/25/12 and would continue to accrue until the property complied. Service was via posting on the property on 1/10/12 and at City Hall on 1/12/12.

Asbel Franqueiro, the owner's son, said all of the permits had passed, but they needed one more.

George Oliva, Building Inspector, said the owner still needed a roofing permit application. Once the Master permit was issued, the case would be complied.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11041400**

205 Northeast 14 Avenue  
SECOR, DIANE

This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions 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 1/25/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 1/6/12.

Gerry Smilen, Building Inspector, reported he had received the following documents from the owner: a contractor's estimate to repair the floor joists dated January 16 and the engineer's letter stating one joist required repair. Inspector Smilen said the tenant would leave in February and the work would be done.

Diane Secor, owner, said the tenant would leave March 31 and she wanted to wait until then to do the work.

**Motion** made by Mr. Elfman, seconded by Mr. Nelson to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 2-5 with Ms. Ellis, Ms. Hinton, Mr. Miron, Mr. Nelson and Chair Sheppard opposed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE06030553**

3901 Southwest 16 Street  
3901 DAVIE ASSOCIATES LLC

Ms. Paris stated as of 11/13/08 the owners were Ada H. Zartolas and George Zartolas.

This case was first heard on 1/22/08 to comply by 6/24/08. Violations and extensions were as noted in the agenda. Fines had accrued to \$1,066,300.

Herman Harlahuano, contractor, said they needed one more revision from engineering and they would be ready to pull the permit.

George Oliva, Building Inspector, said there were just a couple of questions from engineering regarding the parking lot. He recommended a 35-day extension.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10042732**

2400 E Oakland Park Boulevard # 101  
SEA GRAPE OF SOUTH FLORIDA LLC

This case was first heard on 11/22/11 to comply by 1/24/12. Violations were as noted in the agenda.

Ross Holdahl, the owner's representative, requested an extension. He said they had not yet applied for permits and explained they had hired the engineer the previous day.

Burt Ford, Building Inspector, confirmed what Mr. Holdahl had said.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE11032680**

431 Arizona Avenue  
LANSLOWNE MORTGAGE FUNDING LLC

This case was first heard on 11/22/11 to comply by 1/24/12. Violations were as noted in the agenda.

Dale Dishaw, the contractor's inspector, requested an extension. He said they had approved a contractor, who was working with an engineer to draw up plans. He confirmed they had taken ownership of the property through foreclosure. Mr. Dishaw stated since he last appeared, they had approved a contractor and paid him half. He thought the contractor had been hired the previous week.

Burt Ford, Building Inspector, said he had met with Mr. Dishaw in July and no work had been done to date. He stated the electrical work had not been done by a professional electrician.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE08101015**

1522 Davie Blvd  
WASHINGTON MUTUAL BANK

Ms. Paris stated as of 9/25/09 the owner was 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.

Gerry Smilen, Building Inspector, said a door inspection on January 19 was incomplete. He stated work was progressing and the property was being maintained. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10082089**

935 Intracoastal Drive  
JAMES ROBERT MCKEE TR  
MCKEE, DAVID TRSTEE ETAL

Ms. Paris stated the Broward County Property Appraiser showed the current owner to be James Robert McKee Trust et al C/O SunTrust Bank – MC2032.

This case was first heard on 5/24/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda.

Mr. Dooley recused himself from hearing this case due to conflict - notice filed as required. Mr. Smith took his place on the dais.

Janna Lhota, attorney, stated since August, the plans had been submitted and comments returned. They were in the process of submitting revised plans, which she anticipated would be done by the end of the week.

Burt Ford, Building Inspector, said he would not object to another extension, but said work was not getting done. He added that life safety issues had been addressed right away.

**Motion** made by Ms. Ellis, seconded by Ms. Hinton to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Miron and Mr. Nelson opposed.

Mr. Dooley returned to the dais, replacing Mr. Smith.



**Case: CE10082090**

2824 Northeast 26 Street  
WILSON, MARJORIE  
WILSON, MICHAEL

This case was first heard on 9/27/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda.

James Hurchalla, attorney, said they were on their third contractor, who promised to have everything done within two weeks.

Burt Ford, Building Inspector, recommended an extension.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10042430**

3055 Northwest 19 Street  
TOP DOG REAL ESTATE  
HOLDINGS II LLC

This case was first heard on 7/26/11 to comply by 1/24/12. Violations were as noted in the agenda.

Bruce Boddie, owner, said he had signed a contract to replace the doors. He presented the contract and a cancelled check dated January 10. Mr. Boddie said the door took six weeks to manufacture and should be ready in approximately three weeks. He said he could fix the air conditioning during an extension as well.

George Oliva, Building Inspector, said he did not recommend an extension.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

**Case: CE11042219**

1559 Northwest 10 Place  
ARCO PROPERTY MANAGEMENT LLC

This case was first heard on 11/22/11 to comply by 1/24/12. Violations were as noted in the agenda.

Jose Hernandez, contractor, said he was correcting all of the open permits and had closed all of the window and shutter permits. He stated there was a voided electrical permit that needed to be resolved. Mr. Hernandez requested a 63-day extension.

George Oliva, Building Inspector, agreed that the permit for the kitchen remodel had been improperly voided. He said the only issue resolved so far was the windows and shutters. He stated there had been a case against a previous owner for this. Inspector Oliva stated this was a fire hazard.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a roll call vote, motion **failed** 2-5 with Mr. Dooley, Mr. Elfman, Ms. Hinton, Mr. Miron and Chair Sheppard opposed.

**Case: CE10110947**

2323 Northwest 12 Court  
BAKSH, AZIM

This case was first heard on 11/22/11 to comply by 1/24/12. Violations were as noted in the agenda.

Jessica Whatley, manager, said they had hired a contractor. She requested at least 60 days.

George Oliva, Building Inspector, did not recommend an extension.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE11021670**

1217 Northwest 19 Street  
FLEURINOR, ANNA

This case was first heard on 9/27/11 to comply by 1/24/12. 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 1/25/12 and would continue to accrue until the property complied. Service was via posting on the property on 1/10/12 and at City Hall on 1/12/12.

Ludmila Khomiak, bank attorney, said the property was in foreclosure and they had entered into loan modification with the original lender. Mr. Nelson stated, " We don't have the proper party, the proper party was interested enough to sign a loan modification but not interested enough to attend."

George Oliva, Building Inspector, stated there was a tenant in the property.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 1/25/12 and would continue to accrue until the violations were corrected. 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 and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported the driveway permit had not been scheduled for inspections and the window permit had been rejected. He stated the driveway trellis structure had been removed. Inspector Smilen recommended a 63-day extension.

Salim Khoury, owner, said it had taken two months to evict a squatter from the property. He said Inspector Smilen had explained what needed to be done. The engineer was having problems locating Notices of Acceptance for the windows. Mr. Khoury said there was now a tenant in the property.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10090641**  
4140 North Federal Highway  
ABCD RESORT PARTNERS LTD

This case was first heard on 6/28/11 to comply by 8/23/11. Violations and extensions were as noted in the agenda.

Jeffrey Hallick, owner, said when he hired a contractor last year to address some vandalism issues, they had discovered permits from years ago that were still open. He said the new work was scheduled to begin at the end of the month. Mr. Hallick said there was newer work done on the interior that superseded the old open permits.

Burt Ford, Building Inspector, recommended an extension.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07031444**

2491 State Road 84  
RICHARDSON, BILL TR  
RICHARDSON, BILL

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.

Richard Maynard, contractor, said they had removed one subcontractor and replaced another. He stated the master permitted needed to be resubmitted. Mr. Maynard stated they had made significant progress. He requested a 119-day extension.

George Oliva, Building Inspector, said most of the issues had been taken care of or approved already. He recommended a 119-day extension.

Ron Tetreault, Fire Inspector, did not object to the extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 154-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10111974**

410 Southeast 14 Court  
VACA, MARIA ELENA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property complied. Service was via posting on the property on 12/27/11 and at City Hall on 1/12/12.

Gerry Smilen, Building Inspector, reported that the permit application was in review. He recommended a 63-day extension.

Paul Paolicelli, contractor, agreed with Inspector Smilen.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11041294**

3216 Northeast 42 Court  
TESOLIN, BRUNO &  
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations were as noted in the agenda.

Daniel Riveros, engineer, said he had sent the owner a proposal to comply the violations but they had not agreed on a price yet. He requested a 91-day extension.

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

Mr. Riveros thought the bedroom was being rented to students.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 91-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE09060479**

3100 SW 16 ST  
ESPIN, CARLOS

This case was first heard on 6/28/11 to comply by 9/27/11. Violations and extensions 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 1/25/12.

Eric Torres, architect, said he had submitted the plans three or weeks ago and had received the comments. He hoped to resubmit the plans next week and requested a 63-day extension. Mr. Torres said the owner lived in the residence.

George Oliva, Building Inspector, said the owner had built an addition for his mother-in-law. The owner had done work under a permit that had expired. Inspector Oliva stated the City wanted a new survey.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11031271**

910 Southwest 29 Street  
LOUDERBACK, DAVID

This case was first heard on 9/27/11 to comply by 1/24/12. Violations were as noted in the agenda. Certified mail sent to the owner was accepted on 1/6/12. The property

was not complied and the City was requesting imposition of the fine, which would begin to accrue on 1/25/12.

Gerry Smilen, Building Inspector, reported there had been no progress.

David Louderback, owner, admitted he had made no progress. He said he had received an estimate of \$15,000 to \$25,000 to do the work but he could not afford this. He had applied for loans but had not secured one as yet. Mr. Louderback said his 80-year old mother lived with him and he did not intend to rent the duplex. He explained the work had been done long before he purchased the property.

Mr. Miron suggested Mr. Louderback remove the shed and Mr. Louderback admitted he could but he had not.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, 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.

Eve Kearse, owner, explained that progress had been made on the property. She requested additional time.

Burt Ford, Building Inspector, recommended a 119 or 154-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson to grant a 154-day extension to 6/26/12, 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 the City was requesting imposition of the fine, which would begin to accrue on 1/25/12 and would continue to accrue until the property complied. Service was via posting on the property on 1/10/12 and at City Hall on 1/12/12.

George Oliva, Building Inspector, said the permits must be renewed and pass final inspection.

Johnnie McCullough, owner, said he did not know about the expired permits.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08061524**

1650 Northeast 60 Street  
QUARATELLA, JOSEPH F

This case was first heard on 6/22/10 to comply by 9/28/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied. Service was via posting on the property on 12/12/11 and at City Hall on 1/12/12.

Joseph Quaratella, owner, said he had been ill for three months and had not done any more work on the property. He said the electrician and plumber were renewing their permits. Mr. Quaratella had also hired a new contractor. He explained to Mr. Nelson that he had not been granted a variance.

Burt Ford, Building Inspector, said the permits had expired and he believed Mr. Quaratella intended to move forward.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, amend the 7/26/11 Order comply by date from 11/22/11 to 1/24/12, removing the accrued fines. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE10100508**

1407 Holly Heights Drive  
KEYSTONE DEVELOPER SERVICE LLC

This case was first heard on 7/26/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$360 and the City was requesting no fine be imposed. Personal service was made to the property manager on 12/12/11.

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

**Case: CE09011970**

1133 Southwest 5 Place  
ACREE, BARBARA

Ms. Paris stated since 4/20/10 the owners had been 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.

Gerry Smilen, Building Inspector, said the permits had been out for corrections since 1/13/12.

Joey Partin, owner, said the architect had promised the plans would be revised this week.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10021271**

3100 Northeast 29 Street # 106  
ELLIS, KALEEL M III

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda.

Burt Ford, Building Inspector, said permits had been submitted in December and had sat for a month waiting to be picked up for corrections. He noted that they needed to obtain Broward County approval for asbestos. Inspector Ford recommended a 35-day extension.

Warren Diener, attorney, said he had not received the notice regarding the plans. He had notified the contractor that the plans needed to be picked up.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE10020129**

3015 North Ocean Boulevard # 18L  
WALSH, MARIA A

This case was first heard on 8/23/11 to comply by 1/24/12. Violations were as noted in the agenda.

Andrew Simses, property representative, requested a 90-day extension. He said the condo association would remedy the situation by removing the window. Mr. Simses explained that his client had been in arbitration with the condo association over this issue. He noted that the condo association did not permit construction until the beginning of May.

Burt Ford, Building Inspector, remarked the case had been going on for almost two years and most of this time had been spent fighting between the owner and the condo association. He said there had been no progress on permitting the work to be done.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 154-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**Case: CE10052019**

1119 Northeast 15 Avenue  
1119 Northeast 15 Avenue LLC

Ms. Paris stated as of 8/3/11 the new owner was 1119 Progresso LLC.

This case was first heard on 7/26/11 to comply by 9/27/11. Violations and extensions were as noted in the agenda.

Herbert Johnson, property manager, said plans had been submitted and requested an extension.

Burt Ford, Building Inspector, said it appeared the same people owned the property under a different company name. He did not recommend an extension.

**Motion** made by Mr. Miron, seconded by Mr. Nelson to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**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 the City was

requesting imposition of the fine, which would begin to accrue on 1/25/11 and would continue to accrue until the property complied. Service was via posting on the property on 1/10/12 and at City Hall on 1/12/12.

Mr. Ricky Pierce, owner, said he had needed an additional \$250 for subpermits. He requested another 10 days to pull the other two permits.

George Oliva, Building Inspector, said progress was being made and recommended a 35-day extension.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10071991**

2600 Northwest 20 Court  
PIERCE, RICKY

This case was first heard on 3/22/11 to comply by 5/24/11. Violations and extensions were as noted in the agenda.

Ricky Pierce, owner, said the permit had recently been approved and would cost \$2,021. He requested 63 days to pay for the permit.

George Oliva, Building Inspector, confirmed that issuance of the permit would comply the case.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10051428**

3013 Southeast 5 Street  
STEELE OCEANSIDE PROPERTY INC  
C/O SOPHIA ENTERPRISES INC

Certified mail sent to the owner was accepted on 12/22/11.

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

FBC(2007) 105.1

THE COMMERCIAL STORE SPACE HAS BEEN ALTERED WITH A  
DOORWAY CUT OUT IN THE TENANT SEPARATION WALL  
WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF A SINK WITHOUT OBTAINING THE

REQUIRED PERMITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE ADDITION OF ELECTRICAL WIRING FOR LIGHTING, GENERAL PREMISE WIRING AND CONNECTIONS FOR NEW A/C EQUIPMENT WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.7

SIGNAGE FOR THE TATTOO PARLOR HAS BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 105.4.11

NEW A/C EQUIPMENT AND DUCT WORK HAVE BEEN INSTALLED 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 63 days or a fine of \$15 per day, per violation.

Courtney Crush, attorney for the owner, said the owner had anticipated the tenant would take action but he had not. The owner had now submitted applications for all of the violations. She requested 63 days.

**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 63 days, by 3/27/12 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: CE10081676**

1720 Southwest 20 Street  
1720 Southwest 20 Street LLC

Certified mail sent to the owner was accepted on 12/22/11.

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

FBC(2007) 105.1

A WOOD FRAMED STORAGE SHED HAS BEEN CONVERTED INTO LIVING SPACE WITHOUT A PERMIT.

FBC(2007) 105.4.4

PLUMBING WORK HAS BEEN COMPLETED IN THE STORAGE BUILDING TO INCLUDE AND NOT LIMITED TO A KITCHEN AND BATHROOM WITHOUT PERMITS.

Withdrawn:

FBC(2007) 105.4.5

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated the owner had submitted a permit application and removed the kitchenette area. He recommended ordering compliance within 35 days or a fine of \$10 per day, per violation.

Jeffrey Balentine, owner, said he had applied for the permits and removed the kitchenette. He also said he had built a deck and had applied for a permit for that.

**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 63 days, by 3/27/12 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: CE10120232**

1304 Northwest 1 Avenue  
GENET INVESTMENTS INC  
C/O ROBERTSON, ANSCHULTZ & SCHNEID

Certified mail sent to the owner was accepted on 12/20/11.

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 AND HURRICANE SHUTTERS WERE INSTALLED IN THE OPENINGS.
2. THE MAIN ENTRANCE DOOR WAS REPLACED AND THE DOOR FACING NORTH WAS BLOCKED.
3. INTERIOR REMODELING WORK WAS PERFORMED IN THE KITCHEN AND BATHROOMS WITH EXPIRED PERMITS.
4. WATER HEATER WAS RELOCATED TO A NEW LOCATION IN THE REAR OF THE DWELLING.

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 WERE REPLACED IN THE KITCHEN AND BATHROOMS.
2. THE WATER HEATER WAS RELOCATED TO A NEW LOCATION IN THE UTILITY ROOM IN THE REAR OF THE PROPERTY.

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 INTERIOR REMODELING IN THE KITCHEN AND BATHROOMS, THE RELOCATION OF THE WATER HEATER, AND THE INSTALLATION OF A CENTRAL A/C WITH 7.5 KW ELECTRIC HEATER, EXCEED THE CAPACITY OF THE 150 AMPS EXISTING CIRCUITRY.

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 AN ELECTRICAL HEATER AND DUCT WORK.

FBC(2007) 105.10.3.1

THERE WERE BUILDING PERMITS ISSUED JAN. 22, 2007, WHICH FAILED INSPECTION AND/OR WERE LEFT TO EXPIRE AS:

1. P#06072921 ATF INTERIOR REMODEL. FAILED LAST INSPECTION 9/24/07 FOR WINDOWS.
2. P#06072929 ELECTRICAL FOR THE REMODEL. NO INSPECTION ON RECORD.
3. P#06072926 PLUMBING AND WATER HEATER REPLACEMENT. FAILED LAST INSPECTION 10/10/07.

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

Mr. Elfman stated the property had been for sale as a foreclosure and was supposed to close two weeks ago.

Inspector Oliva recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Darylann Perkowski, owner's representative, said they had lent \$230,000 on this house in 2005 and had taken it back in foreclosure. They were trying to sell the property but the outstanding violations prevented that. Ms. Perkowski said it was not worth it for

them to pay for the repairs when they had already lost \$230,000; they were selling the house for \$18,000. The Board advised Ms. Perkowski to move toward compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Miron 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 4/24/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

**Case: CE09030140**

730 Long Island Avenue  
ACTIVE PROPERTIES LLC

Certified mail sent to the owner was accepted on 12/19/11.

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. KITCHEN WAS REMODELED WITH NEW CABINETS AND FIXTURES.
2. TWO WINDOWS AND ONE ENTRANCE DOOR WERE 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 ALTERATIONS WERE DONE TO REMODEL THE KITCHEN AREA WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINES TO THE NEW FIXTURES.

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, SWITCHES AND LAMPS THAT WERE REMOVED AND REPLACED IN THE KITCHEN AREA MUST MEET THE NEC 210.8 REQUIREMENTS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated the permits had expired and the plans had been rejected. An inspector had met with the owner to explain the problem but there had been no progress. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Luz Batista, owner, said she had found a reliable contractor to pull the permits.

**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 63 days, by 3/27/12 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: CE11070723**

2700 Davie Blvd  
LA SEGUNDA REALTY CORP

Certified mail sent to the owner was accepted on 12/22/11.

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 FIRE SEPARATON WALL BETWEEN 2778 AND 2780 WAS  
REMOVED.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL  
INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND  
VOID:

1. PERMIT 07120195 TO UPGRADE STUCCO, PAINT & TILE  
FACADE WITH 3 TOWERS.
2. PERMIT 07021375 TO REMOVE 2 OAK TREES AND 1  
MAHAGONY.
3. PERMIT 09071578 TO REPLACE A/C 10 TON PACKAGE  
FOR 2744 Davie Blvd.
4. PERMIT 01011135 TO INSTALL AN 87 L/FT-SFR  
PRECAST CONCRETE WALL.

Inspector Hruschka submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Thomas Peden, general contractor, said he had met with the inspector and an architect regarding the wall that had been removed. He stated they would move ahead immediately to close out the permits. Mr. Peden requested 45 days.

Inspector Hruschka stated there were no life safety issues.

**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 63 days, by 3/27/12 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: CE09121638**

3910 Bayview Drive  
FERRER, DEBORAH A &  
MATE, JOHN R

Certified mail sent to the owner was accepted on 1/12/12.

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

A BOATLIFT HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMITS.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said the plans had been ready to be picked up for corrections since 1/31/11. Inspector Ford recommended ordering compliance within 63 days or a fine of \$5 per day.

John Mate, owner, said he had hired a boatlift company and an electrician. He said it was possible to move the boat lift or to completely remove it and requested a 63-day extension to do this.

**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 63 days, by 3/27/12 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: CE11051749**

1120 Northeast 9 Avenue  
FOCA, CONSTANTIN & VIORICA  
C/O NORTHDALÉ & FAIRMONT APTS

Service was via posting on the property on 12/21/11 and at City Hall on 1/12/12.

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. AN OPENING HAS BEEN CUT INTO THE WEST SIDE OF THE BUILDING ADJACENT TO THE POOL AREA NEXT TO



THE SIDEWALK.

2. AN EXTERIOR DOOR IS BEING INSTALLED IN THE OPENING.

FBC(2007) 109.10

WORK WAS PERFORMED AND/OR COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

NEITHER THE OPENING CUT INTO THE WALL OR THE DOOR BEING INSTALLED HAVE 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. He said he had posted a stop work order on the property which had been ignored. Inspector Ford recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Constantin Foca, owner, said he had never cut into the wall; he had just replaced the door.

Inspector Ford said he had looked at the original plans Mr. Foca had and found that there had originally been a sliding glass door there. He needed an engineer to show how they had in-filled the area for this door.

**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 35 days, by 2/28/12 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: CE11071834**

1120 Northeast 9 Avenue  
FOCA, CONSTANTIN & VIORICA  
C/O NORTHDAL & FAIRMONT APTS

Service was via posting on the property on 12/21/11 and at City Hall on 1/12/12.

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 PARKING LOT HAS BEEN SEALED AND NEWLY STRIPED.

Inspector Ford said the case was 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 63 days or a fine of \$10 per day.

Constantin Foca, owner, said he had hired someone to seal the parking lot. He stated he could find no records at the City regarding the parking lot striping. Mr. Foca said he was very frustrated.

**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 35 days, by 2/28/12 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: CE11020063**

1721 Southwest 14 Street  
BOLAND, CHRISTOPHER

Service was via posting on the property on 12/20/11 and at City Hall on 1/12/12.

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

A WOOD TRELLIS STRUCTURE IS BEING ERECTED ON THE  
FRONT OF THE SINGLE FAMILY DWELLING WITHOUT A  
PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said the trellis permit application had been out for corrections since 4/8/11, he had posted a stop work order on the property but the trellis had been completed. Inspector Smilen recommended ordering compliance within 35 days or a fine of \$10 per day.

Inspector Smilen read the citation into the record that specified what must be done to comply, which included a survey showing the improvement to verify whether the trellis was within the setback.

Christopher Boland, owner, said he had replaced an existing trellis and it had been built to code. He had applied for a permit and had a letter of inspection to add to the application. Mr. Nelson advised Mr. Boland there were other things he must do to comply the violation. The Board advised Mr. Boland to consult with Inspector Smilen.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 3/27/12 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

At 12:05, Mr. Miron left the meeting and Mr. Smith took his place on the dais

**Case: CE11041459**

1000 West Las Olas Boulevard  
ERLICH INVESTMENTS OF SO FL LLC

Service was via posting on the property on 12/20/11 and at City Hall on 1/12/12.

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:

1. THE GARAGE HAS BEEN ENCLOSED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. INTERIOR PARTITIONS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

A BATHROOM HAS BEEN INSTALLED IN THE DUPLEX WITHOUT A PERMIT.

FBC(2007) 105.4.5

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

1. CEILING FANS AND OUTLETS HAVE BEEN INSTALLED.
2. INTERIOR WIRING HAS BEEN COMPLETED.
3. WIRING FOR THE BATHROOM HAS BEEN COMPLETED.

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 63 days or a fine of \$20 per day, per violation.

Eyal Halali, manager, said they had needed to deal with a roof leak at the adjacent property and this had delayed work at this property. He stated the owner had bought the property in 2010 as is. Mr. Halali stated they had plans already and had taken the plans to a contractor. He hoped work would begin in 30 – 45 days.

**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 63 days, by 3/27/12 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: CE08110637**

2880 Southwest 16 Street  
APOSTOLIC ALLIANCE CHURCH  
OF THE LORD JESUS CHRIST INC

Certified mail sent to the owner was accepted on 12/16/11.

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 INSIDE WAS DAMAGED BY AN ELECTRICAL FIRE ON MARCH 23, 2005. CASE WAS OPENED BY FIRE MARSHALL ASST. THOMAS CLEMENTS. ALL THE REPAIRS WERE DONE WITHOUT OBTAINING THE REQUIRED PERMITS BY THE PREVIOUS TENANTS.
2. FRONT DOOR WAS REPLACED AND THE WINDOWS WERE COVERED FROM THE INSIDE WITH DRYWALL.
3. A WOOD SHED HAS BEEN BUILT AT THE SOUTHWEST SITE OF THE LOT.

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 ALTERATIONS WERE DONE TO BUILD TWO BATHROOMS INSIDE THE ASSEMBLY AREA WITH NEW WASTE AND HOT AND COLD WATER PIPES.

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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO REPAIR THE DAMAGE FROM THE 2005 FIRE WITH NEW CIRCUITS TO THE WINDOW A/C, LIGHTS AND WALL OUTLETS AT THE REAR OF THE BUILDING.
2. THE POWER WAS SUPPLIED TO THE NEW CENTRAL A/C WITH A 220V RUN. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE OLD ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

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 NEW CENTRAL A/C WAS ADDED OR INSTALLED IN THE MAIN ROOM WITH DUCT WORK.

FBC(2007) 109.10

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. Inspector Oliva had met with the owner, who intended to apply for a permit to demolish the violations. He recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Gerardo Diaza, owner, said they had received drawings from the architect. He stated they intended to obtain permits for the work and the air conditioner.

Mr. Elfman said a sale on the property was supposed to close in February. Mr. Diaza said he had agreed to fix the problems.

**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 35 days, by 2/28/12 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: CE10080609**

1329 Northwest 7 Avenue  
FLEISHMAN, DOUGLAS

This case was first heard on 4/26/11 to comply by 7/26/11. Violations were as noted in the agenda.

Douglas Fleishman, owner, said an inspection was scheduled for Thursday.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11070749**

519 Southeast 32 Court # A  
C-EAGLE REEL ESTATE LLC

Certified mail sent to the registered agent was accepted on 12/19/11.

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

FBC(2007) 105.1

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

1. AN OFFICE WAS CONSTRUCTED ON THE FIRST FLOOR.
2. A SECOND FLOOR KITCHEN/BREAKROOM WAS COMPLETED.
3. TWO SECOND FLOOR ROOMS WERE COMPLETED.
4. WOOD STAIRS WERE CONSTRUCTED TO THE SECOND FLOOR.
5. A SECOND FLOOR STORAGE ROOM WAS CONSTRUCTED.
6. A CATWALK BETWEEN ROOMS WAS INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM IN THE WAREHOUSE BAY HAS BEEN ALTERED IN THE FOLLOWING WAY WITHOUT A PERMIT:

1. PLUMBING FOR A KITCHEN HAS BEEN COMPLETED.
2. WATER SUPPLY AND WASTE LINES FOR A WASHING MACHINE HAVE BEEN INSTALLED.
3. A STALL SHOWER HAS BEEN ADDED TO THE BATHROOM.

FBC(2007) 105.4.5

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

1. FLUORESCENT AND INCANDESCENT LIGHTING HAS BEEN INSTALLED IN ALL ILLEGAL OFFICES AND ROOMS.
2. A 220 OUTLET HAS BEEN INSTALLED FOR THE DRYER.
3. A 110 OUTLET HAS BEEN INSTALLED FOR THE WASHER.
4. PREMISE WIRING HAS BEEN INSTALLED IN ALL ILLEGAL OFFICES AND ROOMS.

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 63 days or a fine of \$20 per day, per violation.

Thomas Ackel III, owner, said he had hired architect Bill Osborne to draw the plans.

**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 63 days, by 3/27/12 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: CE10062202**

321 Southwest 24 Street  
PRESTIGE ONE INVESTMENTS LLC

Certified mail sent to the owner was accepted on 12/17/11. Ms. Paris pointed out that the storage shed portion of the violation had been withdrawn.

Gerry Smilen, Building Inspector, testified to the following violation:  
FBC 105.1

DURING A BUSINESS TAX INSPECTION AT THIS ADDRESS I  
FOUND A STORAGE SHED AND A METAL CARPORT INSTALLED  
AT THIS ADDRESS. A PERMIT CHECK FOR THIS ADDRESS  
SHOWED NO PERMITS FOR THESE INSTALLATIONS.

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 35 days or a fine of \$20 per day.

Kamal Forey, tenant, said they had submitted the survey from the City but this was not acceptable. He was going to meet with the survey inspector from the City later in the day to determine how to handle this. Mr. Forey confirmed he intended to get a permit for the carport.

**Motion** made by Mr. Nelson, 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 63 days, by 3/27/12 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: CE10012145**

2101 Southwest 10 Avenue  
HILL, JOHN HENRY H/E  
FERRARO, HEDWIG R

Service was via posting on the property on 12/20/11 and at City Hall on 1/12/12.

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. THE KITCHEN WAS REMODELED AND THE LAYOUT  
CHANGED.  
2. THE BATHROOM WAS REMODELED.  
3. THE CARPORT WAS ENCLOSED AND NEW DOORS AND  
WINDOWS WERE INSTALLED.

FBC(2007) 105.4.4

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

1. KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

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

1. THE KITCHEN AND GENERAL CIRCUITRY WERE ALTERED AND NEW SWITCHES AND OUTLETS WERE INSTALLED.

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 35 days or a fine of \$25 per day, per violation.

Inspector Hruschka confirmed that the current property owner had picked up the plan sets that were on file.

**Motion** made by Mr. Nelson, seconded by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/12 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.

The Board took a lunch break from 12:40 – 1:05.

**Case: CE09070822**

2810 Southwest 2 Street  
JOSEPH, GARY

Service was via posting on the property on 12/21/11 and at City Hall on 1/12/12.

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

FBC(2007) 105.1

THE EAST SIDE OF THE SINGLE FAMILY HOME SUSTAINED SEVERE FIRE DAMAGE TO THE EXTERIOR WALL, ROOF AND OVERHANG AND HAS BEEN REPAIRED WITHOUT OBTAINING A PERMIT.

Complied:  
9-280(b)

Inspector Smilen 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 Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 2/28/12 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Later in the meeting, the owner arrived and the Board agreed to re-open the case.

Gary Joseph, owner, requested additional time to pull a permit; he said he would be out of the country in a week or two and asked for 60 days.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to rescind the prior motion. In a voice vote, motion passed 7-0.

Inspector Smilen said the electric was safe; he was concerned about the overhang, the windows and other items on the east side of the property. He said 9-280(b) was now complied.

**Motion** made by Mr. Nelson, 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 63 days, by 3/27/12 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: CE11071506**

1634 Southwest 4 Avenue  
RICCIO, FRANK

Service was via posting on the property on 12/20/11 and at City Hall on 1/12/12.

Gerry Smilen, Building Inspector, testified to the following violations:  
FBC(2007) 105.4.11

A METAL VENT PIPE AND CAP HAS BEEN INSTALLED ON THE SIDE OF THE TWO STORY BUILDING WITHOUT A PERMIT.

FBC(2007) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE MULTI-FAMILY RESIDENTIAL 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 35 days or a fine of \$25 per day, per violation.

**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 35 days, by 2/28/12 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: CE99042223**

828 Northeast 14 Street  
PAINT PLUS, INC

This was a request to vacate the Orders Imposing a Fine dated 9/28/04 and 9/28/99 and the final Order dated 6/22/99.

Motion made by Mr. Nelson, seconded by Ms. Hinton to vacate the Orders Imposing a Fine dated 9/28/04 and 9/28/99 and the final Order dated 6/22/99. In a voice vote, motion passed 7-0.

**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.

George Oliva, Building Inspector, recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 63-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10120978**

2121 Northwest 6 Place  
KOHUTH, RUSSELL EST

This was a request to vacate the Order Imposing a Fine dated 10/25/11 and the Final Order dated 9/27/11.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to vacate the Order Imposing a Fine dated 10/25/11 and the Final Order dated 9/27/11. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda. The property was not complied and the City was

requesting imposition of a \$4,650 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 12/19/11.

Gerry Smilen, Building inspector, said he had not heard from anyone regarding this case.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose the \$4,650 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE11040152**

1544 Argyle Drive  
NIELSEN, CARA JEAN

This case was first heard on 8/23/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$310 fine, which would continue to accrue until the property complied. Service was via posting on the property on 12/27/11 and at City Hall on 1/12/12.

Gerry Smilen, Building Inspector, said the situation at the property had not changed. He said he understood that the owner had moved out of town but he was certain the owner knew about the situation at the property.

**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 \$310 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE11050309**

1026 Northwest 7 Avenue  
NAIDU, SANJEEVAI

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,860 fine, which would continue to accrue until the property complied. Service was via posting on the property on 12/27/11 and at City Hall on 1/12/12.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose the \$1,860 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE11052398**

711 W Broward Blvd  
RONALD CUTLER TR  
CUTLER, RONALD TRST

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 12/29/11.

Gerry Smilen, Building Inspector, said the owner had submitted a permit application and this had been out for corrections since 1/6/12. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10070297**

3038 North Federal Highway # E  
3038 PARTNERS LLC

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,240 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 12/17/11.

**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 \$1,240 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE10091199**

844 Northwest 10 Terrace  
MAKHOUL, GEORGE

This case was first heard on 10/25/11 to comply by 11/22/11. Violations were as noted in the agenda. Ms. Paris said there had been a clerical error regarding service and requested a 35-day extension to stop the fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 2/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10110212**

340 Sunset Drive # 310  
CORGNATI, JERRY

This case was first heard on 9/27/11 to comply by 11/22/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,160 and the City was requesting no fine be imposed. Certified mail sent to the owner was accepted on 12/19/11.

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

**Election of Officers**

Ms. Ellis nominated Mr. Elfman for Chair, and Ms. Hinton nominated Ms. Sheppard for Chair. Mr. Elfman withdrew so Ms. Sheppard was elected unanimously.

Mr. Nelson nominated Mr. Elfman for Vice Chair, seconded by Mr. Smith. In a voice vote, motion passed unanimously.

**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 November 2011 meeting. In a voice vote, motion passed 7 – 0.

**Communication to the City Commission**

None.

**For the Good of the City**

Mr. Nelson asked that the agenda be printed on both sides. Ms. Ellis asked that the Board not be supplied with a street address legend.

**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:

CE10120909      CE10062044      CE11060149      CE09072678

**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:

CE08070448      CE10021056      CE10071341      CE10111908  
CE10111192      CE11071502      CE11041536      CE11071454

CE11040945  
CE11050748

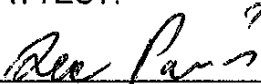
CE08080683  
CE11071188

CE10121677

CE11051122

There being no further business to come before the Board, the meeting adjourned at 1:43 P.M.

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

  
Chair, Code Enforcement Board

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

Minutes prepared by: Jamie Opperee, ProtoType Inc.