

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
FEBRUARY 28, 2012  
9:00 A.M. – 1:45 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2012 through 1/2013</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Jan Sheppard, Chair	P	1	0
Howard Elfman, Vice Chair	P	1	0
Paul Dooley	P	1	0
Genia Ellis	P	1	0
Joan Hinton	P	1	0
Howard Nelson	P	1	0
Chad Thilborger	A	0	1
PJ Espinal [Alternate]	P	1	0
Joshua Miron [Alternate]	A	0	1
Robert Smith [Alternate]	P	1	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  
 Jorg Hruschka, Building Inspector  
 Burt Ford, Building Inspector  
 George Oliva, Building Inspector  
 Gerry Smilen, Building Inspector  
 Mario Sotolongo, Code Enforcement Officer [interpreter]  
 Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE10050006: Blendi Turku, owner  
 CE07031580: Richard Stalder, owner  
 CE11051122: Marco Duque, contractor  
 CE11032316: Constance Hersh, owner's representative  
 CE07080634: Donald Grant, owner

CE11032680: Phillip Gross, attorney  
CE10070744: Thomas Williams, contractor; Thomas Coon, attorney  
CE09071049: Christopher Done, owner's representative  
CE11020528: Jose Pol, contractor; James O'Neill, owner  
CE11061689: Matthew Weissberg, attorney  
CE11031271: David Louderback, owner  
CE08050335: Jeffrey Waters, owner  
CE10052019: Arturo Bengochea, architect  
CE10071162: Thomas Lanigan, property manager  
CE09050642: Damien Dominicis, owner  
CE11071188: Eric Eife, owner; Joel Meyers, contractor  
CE10020688; CE10020689; CE10020690; CE10020691; CE10020692; CE10020693;  
CE10020694; CE10020695; CE10020700; CE10020701; CE10020703; CE10020704;  
CE10020705; CE10020706; CE10020708; CE10020709; CE10020711; CE10020712;  
CE10020714; CE10020715; CE10020717; CE10020719; CE10020720; CE10020721;  
CE10020722; CE10020723: Michael Prather, contractor; Steven Kates, president of  
board  
CE10031225: Ross Petras, owner  
CE10082026: Aron Echols, owner  
CE05060569: Joshua Theberge, power of attorney  
CE09020070: Stephanie Toothaker, attorney; Arthur Seitz, neighbor; Jiro Yates,  
architect; Robert Keesler, general manager  
CE09072550: Dwayne Dickerson, attorney  
CE10042732: Ross Holdahl, owner's representative; John Jonna, owner  
CE11012060: William Hickman, owner  
CE05110587: Mark Doan, general contractor  
CE11052218: Michael Walkowski, architect  
CE08110637: Hernando Diaza, owner; Fernando Ramirez, church board member  
CE10021271: Warren Diener, attorney  
CE10120954: Osmanis Franquiere, owner  
CE11041294: Daniel Riveros, engineer  
CE11080869: Jeffrey Beal, tenant  
CE11070183: Gerry Scanlon, manager  
CE11060534: Gregory Emmer, owner's brother  
CE11091957: Jose Albo, power of attorney  
CE11091583: Wendy Umla, owner  
CE10071341: CE10111908: Hilda Bleiweiss, owner  
CE11071506: Frank Riccio, owner  
CE11071454: George Zedneck, attorney  
CE10012145: Paul Ferraro, owner  
CE11072118: Juan Petrizzo, owner; Bruce Florence, tenant  
CE11011575: Karin Powsner, owner  
CE11031662: Babel Ojeda, owner's son; Minerva Juarez-Velazquez, owner

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

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

Mr. McKelligett stated from now on, provided the Board had a quorum of regular members, alternates would not sit at the dais.

**Case: CE05060569**

1726 Northwest 7 Avenue  
LOUIS CALLAWAY PROPERTIES LLC

This case was first heard on 11/22/11 to comply by 2/28/12. The property was not complied and fines would begin to accrue on 2/29/12.

Joshua Theberge, power of attorney, reported they had the air conditioning permit and he anticipated the electrical permit. He requested a 56-day extension.

George Oliva, Building Inspector, recommended a 28-day extension.

Mr. Theberge stated the property was occupied.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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. The property was not complied and fines would begin to accrue on 2/29/12.

Michael Walkowski, architect, said they were waiting for the permit to be issued. He requested a 28-day extension.

Burt Ford, Building Inspector, said the permit application was still being reviewed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE09072550**

2012 Northeast 19 Avenue  
GRANT, DANIEL

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Dwayne Dickerson, attorney, stated their case had been deferred for 90 days at the Board of Adjustment until their April meeting and requested an extension to the Code Enforcement Board's May meeting.

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

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant an 84-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10071162**

1223 Northeast 15 Avenue  
1223 NORTHEAST 15TH AVENUE LLC  
C/O CASEY WILLIAM 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. The property was not complied and fines would begin to accrue on 2/29/12.

Thomas Lanigan, property manager, reported the water heater permit had been pulled but he was having problems getting All Year Heating and Cooling to pull the permits for work they had done. Mr. Lanigan had filed a complaint with his credit card company regarding the charges and would file a complaint with the Florida Department of Business and Professional Regulation. He requested a 56-day extension.

Burt Ford, Building Inspector, confirmed that the air conditioning was still pending and he needed to check on the exterior doors and windows. He stated he had phoned the air conditioning contractor himself. Inspector Ford said the problem had been compounded because there was no permit for the electrical work or air conditioning installation. He recommended an extension to the Board's March meeting for a status report.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Nelson opposed.

**Case: CE09020070**

2000 North Ocean Boulevard # Hotel  
URBANA PELICAN GRAND I LLC

This case was first heard on 2/22/11 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Stephanie Toothaker, attorney, reported the electric had been removed from the tent. She said they were moving forward with a Planning and Zoning Board request to build an addition where the tent now stood. She stated there had also been a shift in ownership of the hotel. Ms. Toothaker stated the plans should be submitted the following week.

Jiro Yates, architect, distributed a copy of plans for the addition and other improvements and explained they must go through DRC and the Planning and Zoning Board.

Ms. Toothaker stated there had been a Zoning Department approval for the tent use in the yard, but the tent had been erected without a permit.

Ms. Toothaker said the neighbor who was present to address the Board called in noise complaints every Friday and Saturday. When Code Enforcement responded, the hotel had never been issued a citation.

Burt Ford, Building Inspector, clarified that the tent had not been approved; a canopy had been approved. He noted the tent did not sit on the slab, it extended into the grass area. Inspector Ford opposed any extension for the work done without a permit.

Arthur Seitz, neighbor, said he had not complained the previous weekend. He stated the neighbors' quiet enjoyment of their homes and expectation of neighborhood compatibility had been "trashed by this hotel...that was a lousy, uncaring neighbor."

Ms. Toothaker said they had letters of support from The View, which was located across A1A and from their neighbor to the north.

Mr. Nelson said he was very upset with how this was being strung out but he did not want to "close down something that may or may not get approved 'til we get a better indication." He wanted to make sure the plan sets were submitted.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE11051122**

212 Southwest 9 Avenue  
AVENTIN CAPITAL FUND LLC

This case was first heard on 11/22/11 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 a \$2,040 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/13/12.

Gerry Smilen, Building Inspector, reported the permit applications to cover all violations were in plan review.

Marco Duque, contractor, requested a two to three week extension. Inspector Smilen recommended a 54-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10070744**

515 W Sunrise Blvd  
SOBOLEVSKY, ELLA

This case was first heard on 8/23/11 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 2/29/12 and would continue to accrue until the property complied. Service was via posting on the property on 2/14/12 and at City Hall on 2/16/12.

Gerry Smilen, Building Inspector, said the permit status was the same and nothing had changed since August 2011. He stated a contractor had been hired.

Thomas Coon, attorney, reminded the Board that a tenant had been responsible to pay to comply the violations. She had been unable to do this and had been evicted. After eviction, the tenant had returned and removed items such as air conditioning units. The owner had now hired a contractor. Mr. Coon requested an extension.

Thomas Williams, contractor, said he had received a signed contract on February 17 and a permit runner was applying for permits. He requested a 56-day extension.

Inspector Smilen clarified that most violations would be complied with the issuance of the permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11031271**

910 Southwest 29 Street  
LOUDERBACK, DAVID

This case was first heard on 9/27/11 to comply by 1/24/12. Violations 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 2/29/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/11/12.

Gerry Smilen, Building Inspector, described progress made at the property and items now complied and recommended an 84-day extension.

David Louderback, owner, reported he had made progress and said his goal was to comply.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 84-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE07080634**

430 Arizona Avenue  
GRANT, CLAUDETTE B ½ INT  
GRANT, DONALD

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

Donald Grant, owner, reported the plans were in review. He was aware that hard-wired smoke detectors were now required. Mr. Grant requested a 90-day extension.

Burt Ford, Building Inspector, confirmed Mr. Grant had owned the property since 1994. He stated the applications had been submitted and the window/shutter permit was ready to be issued. He was unsure if the plans covered all remaining items. Inspector Ford recommended a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 119-day extension to 6/26/12, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Dooley and Ms. Hinton opposed.

**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. The property was not complied and fines would begin to accrue on 2/29/12.

Constance Hersh, the owner's representative, stated the contractor had changed the name of the company so the applications must be resubmitted with the new information. She requested a 28-day extension.

Gerry Smilen, Building Inspector, said he must verify that the shed had been removed and recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11020528**

720 Southwest 19 Street  
BANK OF NEW YORK TRSTEE

This case was first heard on 4/26/11 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 2/29/12. Ms. Paris noted that the new owner was Ambient Capital LLC. She listed violations that had been complied and noted only one violation remained.

Gerry Smilen, Building Inspector, confirmed that only one violation remained and recommended an 84-day extension.

Jose Pol, owner, said work would start the following week.

**Motion** made by Ms. Ellis, seconded by Mr. Elfman to grant an 84-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11032680**

431 Arizona Avenue  
LANSDOWNE 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. The property was not complied and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/13/12.



Mr. Nelson abstained due to conflict - notice filed as required.

Phillip Gross, attorney, said Landsdowne had approved a \$27,000 repair bill. Mr. Gross had obtained a new survey and submitted it to the architect. He anticipated they would have a permit within 28 days and then work would begin. Mr. Gross said the tenant would need to move out for work to be done.

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

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, with Mr. Nelson abstaining, motion passed 5-0.

**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 fines would begin to accrue on 2/29/12. Ms. Paris noted items already complied.

Mario Sotolongo, Code Enforcement Officer, acted as interpreter for the owner, Osmanis Franquero.

George Oliva, Building Inspector, said the owner had obtained all permits and recommended a 119-day extension. He stated only one violation remained, which was to pass final inspections. Mr. Franquero indicated he understood the City was recommending a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 119-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11071506**

1634 Southwest 4 Avenue  
RICCIO, FRANK

This case was first heard on 1/24/12 to comply by 2/28/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Gerry Smilen, Building Inspector, reported no permits had been issued but the owner had indicated he intended to pull the permits.

Frank Riccio, owner, stated he would pull the permits and requested 60 days. He explained he was a general contractor and would have plans drawn. Mr. Riccio stated the notices had not been mailed directly to him but now that he was aware of the violations he was taking action.

**Motion** made by Mr. Elfman, seconded by Mr. Nelson to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE08110637**

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

This case was first heard on 1/24/12 to comply by 2/28/12. 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 2/29/12 and would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

Chair Sheppard stated she knew the contractor for this case and asked if she should recuse herself. Mr. Jolly advised her that the statute required her to abstain if she had a direct financial link, but noted that as a Board member, she must be confident she could be fair. Chair Sheppard abstained - notice filed as required.

George Oliva, Building Inspector, presented photos of work being done at the property when he inspected on 2/13/12. He stated he had posted a Stop Work Order and said he did not recommend any extension. Inspector Oliva added that the property was for sale.

Fernando Ramirez stated he was not the contractor but was on the board of directors of the church. He said they had been unable to comply because of financial issues. Mr. Ramirez stated an architect had submitted plans, but the City had returned them and informed him that this project must go through the DRC. He said they had a contract to sell the property. Mr. Ramirez requested 50 days to find the financing and do the work. He informed Mr. Nelson that he had tried to submit the plans two weeks ago but the City had rejected them and they were now preparing to go through DRC.

**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 fine, which would begin to accrue on 2/29/12 and would continue to accrue until the violations were corrected. In a roll call vote, with Chair Sheppard abstaining, motion passed 4-1 with Mr. Dooley opposed.

**Case: CE10012145**

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

This case was first heard on 1/24/12 to comply by 2/28/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Paul Ferraro, owner, said he had the permits and work was being done.

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

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE08050335**

1061 Northwest 25 Avenue  
LINDER, JERON F JR

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 2/29/12. Ms. Paris stated as of 7/9/10 the owner was 1061 Northwest 25 Avenue Trust, Catalina Management, Trustee.

Gerry Smilen, Building Inspector, said the permits were active until May. He recommended an 84-day extension.

Jeffrey Waters, owner, said they were upgrading the windows and this had caused a delay.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant an 84-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE09050642**

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

This case was first heard on 8/24/10 to comply by 10/26/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Damien Dominicis, owner, said he needed to pass one more inspection.

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

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant an 84-day extension to 5/22/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The following 26 cases at the same address were heard together:

**Case: CE10020688**

1400 Northeast 56 Street # 105  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

Steven Kates, president of the board, said all interior work and permits had been completed and closed out.

Michael Praither, contractor, said the parking lot and railing issues remained. They still needed to submit an engineer's letter stating the parking lot light poles met the code; after this was submitted he anticipated the permit would be approved. Mr. Praither said the railings needed a new top cap and these had been installed. Once the letter from the engineer had been submitted stating the railings met code, he would pay the permit fee and have the inspection. Mr. Praither requested a 56-day extension.

Burt Ford, Building Inspector, confirmed the work was being done and said he did not object to an extension.

Mr. Jolly stated it was proper for the Board to consider all properties with one vote.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension for all 26 cases to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10020689**

1400 Northeast 56 Street # 106  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020690**

1400 Northeast 56 Street # 109  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020691**

1400 Northeast 56 Street # 110  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020692**

1400 Northeast 56 Street # 111  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020693**

1400 Northeast 56 Street # 112  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020694**

1400 Northeast 56 Street # 113  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020695**

1400 Northeast 56 Street # 114  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020700**

1400 Northeast 56 Street # 205  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020701**

1400 Northeast 56 Street # 206  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020703**

1400 Northeast 56 Street # 208  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020704**

1400 Northeast 56 Street # 209  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020705**

1400 Northeast 56 Street # 210  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020706**

1400 Northeast 56 Street # 211  
ISLES AT CORAL RIDGE DEVELOPMENT

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 2/29/12.

**Case: CE10020708**

1400 Northeast 56 Street # 213  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020709**

1400 Northeast 56 Street # 214  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020711**

1400 Northeast 56 Street # 302  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020712**

1400 Northeast 56 Street # 303  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020714**

1400 Northeast 56 Street # 305  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020715**

1400 Northeast 56 Street # 306  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020717**

1400 Northeast 56 Street # 308  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020719**

1400 Northeast 56 Street # 310  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020720**

1400 Northeast 56 Street # 311  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.



**Case: CE10020721**

1400 Northeast 56 Street # 312  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020722**

1400 Northeast 56 Street # 313  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE10020723**

1400 Northeast 56 Street # 314  
ISLES AT CORAL RIDGE DEVELOPMENT

This case was first heard on 3/22/11 to comply by 6/28/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

**Case: CE11091583**

839 Southwest 20 Street  
UMLA, WENDY G

Certified mail sent to the owner was accepted on 2/17/12.

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

WOOD TRELLIS STRUCTURES HAVE BEEN COMPLETED ON THE  
PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS  
AND APPROVALS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had advised the owner that a survey was needed. Inspector Smilen recommended ordering compliance within 56 days or a fine of \$5 per day.

Wendy Umla, owner, said she had not known that a survey was required when she submitted the permit application. Now that she knew what was needed she would submit it.

**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 84 days, by 5/22/12 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break

**Case: CE11061689**  
839 Southwest 13 Street  
RICHARDS, EVELYN

This case was first heard on 11/22/11 to comply by 2/28/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Matthew Weissberg, attorney, said he represented Fannie Mae in an ongoing foreclosure on the property. He stated they did not have title yet, but if his client purchased the property at the foreclosure sale set for 3/20/12 they would correct the violations. He requested an extension.

Gerry Smilen, Building Inspector, said nothing had changed on the property.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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. The property was not complied and the City was requesting imposition of a \$680 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

Ross Holdahl, owner's representative, said the owner resided out of state and was in litigation with a tenant who had caused the problems. The owner had hired an engineer and a shutter company and the plans were in review.

Burt Ford, Building Inspector, confirmed the permit application had been submitted and Mr. Holdahl said it included the storefront. Mr. Holdahl said the space was occupied by a new tenant now.

John Jonna, owner, described the problems he had experienced with the former tenant, who had done work without Mr. Jonna's knowledge or approval. He stated the eviction had taken one year and the tenant had countersued him.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to amend the 11/22/11 Order to vacate a 2/28/12 compliance date, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE07031580**

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

This case was first heard on 11/23/10 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12. Ms. Paris stated since 11/29/10 the owner had been Richard Stalder and Tammy Stalder.

Richard Stalder, owner, said most work had been completed.

Gerry Smilen, Building Inspector, stated the original permit had not addressed the change in window size. He said there had been confusion regarding the permit and the Building Department had advised the owner to renew the 2007 permit and add the window size issue to the permit. Inspector Smilen recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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. The property was not complied and the City was requesting imposition of a \$2,720 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

Daniel Riveros, engineer, presented a copy of the plans and said the roof would be safe until the owner replaced it in June and the garage addition was structurally safe.

Burt Ford, Building Inspector, said the plans did not address all of the violations. He stated the roof tile was sliding and a permit was needed for a truss repair that had been done.

Mr. Riveros stated he had been hired in January.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE05110587**

2710 Southwest 12 Terrace  
PONSARD, JONATHAN

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 fines would begin to accrue on 2/29/12.

Mark Doan, general contractor, said he had submitted corrected drawings. He anticipated receiving the permit within a couple of weeks, after which the work could be done, which would take approximately 30 days. He requested an extension.

Jorg Hruschka, Building Inspector, said he had been unable to verify what Mr. Doan had stated, but said he supported a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE09071049**

666 W Campus Cir  
RBA CAPITAL LP  
C/O Bruce R Jacobs 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. The property was not complied and fines would begin to accrue on 2/29/12.

Christopher Done, owner's representative, reported they had pulled and finalized a mechanical permit and were awaiting final inspection of the electrical permit. He stated they had submitted a new permit application for the windows and doors but had been unable to obtain updated product approvals and so had renewed the old permits. Mr. Done requested a 56-day extension.

George Oliva, Building Inspector, said he supported an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10031225**

1605 Southwest 10 Court  
PETRAS, KRISTEN &  
PETRAS, ROSS

This case was first heard on 9/27/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Ross Petras, owner, said he still needed to close out two permits.

Jorg Hruschka, Building Inspector, recommended a 28-day extension. Mr. Petras requested 56 days.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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. The property was not complied and fines would begin to accrue on 2/29/12.

Warren Diener, attorney, stated the architect was revising the plans and they would re-submit them. He confirmed the property was not occupied.

Burt Ford, Building Inspector, said the demolition master permit had been ready for pickup on 12/28/11 but had just been picked up on 2/27/12. He opposed any extension.

Mr. Diener stated the owner was serious about correcting the violations and the contractor had experienced family medical issues which had delayed things.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,040 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12. Ms. Paris stated as of 8/3/11 the owner was 1109 Progresso LLC.

Arturo Bengochea, architect, said he had been hired the previous week and inspected the property and researched plans on file with the City. He stated he was in the process of drawing the plans and he had ordered a survey. Mr. Bengochea stated the owners had submitted an applications for a permit which had been rejected, resulting in a falling out between partners. This had caused the delay. He requested an extension.

Mr. Bengochea stated in his opinion, the tenant in the building was safe.

Burt Ford, Building Inspector, said the applications had been ready for pickup in October 2011 but had not been retrieved until 2/15/12. He did not support any extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10082026**

1650 Southwest 27 Avenue  
ECHOLS, AARON

This case was first heard on 2/22/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12.

Aron Echols, owner, said the plans had been resubmitted earlier in the day and requested a four-month extension.

Gerry Smilen, Building Inspector, said the plans had been out for corrections since 1/6/12.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Nelson opposed.

**Case: CE11071188**

1316 Northwest 1 Avenue  
EIFE, ERIC

This case was first heard on 11/22/11 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 a \$3,900 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/14/12.

Joel Meyers, contractor, said he had pulled some permits. He explained that they had applied for the last two permits the previous day. Mr. Meyers requested a 56-day extension.

George Oliva, Building Inspector, said he supported the 56-day extension. He said there had been a lack of progress but since the contractor was hired work had moved along.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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 the City was requesting imposition of the fine, which would begin to accrue on 2/29/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/11/12.

Blendi Turku, owner, said he had resubmitted corrected plans but they had failed again. Mr. Turku was frustrated by comments from the plans reviewer that he felt were not pertinent. He said he would meet with the reviewer to review his comments and requested 56 days.

George Oliva, Building Inspector, said he would arrange a meeting to discuss the zoning issue and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 4/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11012060**

2554 Tortugas Ln  
HICKMAN, WILLIAM

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 not complied and fines would begin to accrue on 2/29/12.

William Hickman, owner, described progress he had made and said he needed to pay for the second permit and to hire an engineer. He also needed to move the driveway and tear down the shed. Mr. Hickman said he was having problems affording the permits and the work. He said the house was under a sale contract and the prospective buyer was aware of the violations. Mr. Hickman later stated he did not have a contract: he had an offer to buy the house.

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

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion **failed** 1-5 with only Chair Sheppard voting yes.

The Board took a brief break.

**Case: CE10071341**

1409 Northwest 3 Avenue  
1409 HOLDINGS LLC

Service was via posting on the property on 12/15/11 and at City Hall on 2/16/12.

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 WOOD FENCE WAS INSTALLED WITHOUT A PERMIT ON THE SOUTHEAST SIDE OF THE LOT.
2. TWO CENTRAL A/C'S WERE INSTALLED IN EACH APARTMENT.
3. WINDOWS AND THE ENTRANCE DOORS WERE REPLACED AT THE DWELLING.
4. PARKING LOT WAS RE-STRIPED.

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 ADDITION OF CENTRAL A/C WITH A 7.5 KW ELECTRIC HEATER, EXCEED THE CAPACITY OF THE 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 WITH DUCT WORK AND ELECTRICAL HEATER WAS INSTALLED IN EACH APARTMENT UNIT.

FBC(2007) 105.10.3.1

THERE ARE BUILDING PERMITS, WHICH FAILED INSPECTION AND/OR WERE LEFT TO EXPIRE:  
1. PERMIT #03090014 TO REPLACE 14 WINDOWS AND 7 EXTERIOR DOORS ISSUED SEPT. 25, 2003, FAILED INSPECTION FEB. 6, 2004, WAS LEFT TO EXPIRE.  
2. PERMIT #03090226 TO RE-STRIPE THE PARKING LOT WAS ISSUED OCT. 10, 2003, FAILED FINAL FEB. 12, 2004, WAS LEFT TO EXPIRE.

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.

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 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. He stated the air conditioner and electrical permit was ready to be issued and the window permit and re-striping permit needed to be renewed. A permit was also needed for the wood fence gate.

Hilda Bleiweiss, owner, said the violations occurred prior to her ownership of the property. She stated they were prepared to address the violations. She did not want to restripe the driveway because it needed repaving and she did not want to install shutters because the windows needed to be replaced. Ms. Bleiweiss said they were experiencing financial problems. She stated their goal was to install hurricane resistant windows this year. Ms. Bleiweiss said she wanted to get the permit fee for the air conditioning reduced.

Inspector Oliva said the electrical was his biggest concern because there were tenants in the building. He had advised Ms. Bleiweiss to meet with John Heller to discuss the permit fees.

Ms. Bleiweiss stated she had not received notices until November because they had been sent to the properties.

**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 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 5-1 with Ms. Ellis opposed.

**Case: CE10111908**

1413 Northwest 3 Avenue  
1413 NORTHWEST 3 AVENUE LLC

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

George Oliva, Building Inspector, testified to the following violations:  
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 AND THE BREAKER PANEL BY INSTALLING CENTRAL A/C WITH A 7.5 KW ELECTRIC HEATER EXCEEDS THE CAPACITY OF THE 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:  
A CENTRAL A/C WAS INSTALLED IN EACH APARTMENT WITH DUCT WORK AND ELECTRICAL HEATER.

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 \$5 per day, per violation.

Hilda Bleiweiss, owner, explained that the air conditioning units had been stolen and they had replaced them.

**Motion** made 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 4/24/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

**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 28 days, by 3/27 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11080869**

215 Southwest 28 Street  
AIRMARK COMPONENTS INC

Certified mail sent to the owner was accepted on 2/16/12.

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

THE WAREHOUSE BAY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A STOREFRONT GLASS WALL AND DOOR  
(WITHDRAWN) WITHOUT A PERMIT.

Complied:  
FBC(2007) 105.4.5  
FBC(2007) 105.4.7

Inspector Smilen stated a Stop Work Order had been posted on the property on 7/27/11. The storefront permit had been ready for corrections on 12/8/11 but had not been picked up until 2/6/12 and had not been resubmitted yet. 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 \$20 per day.

Jeffrey Beal, tenant, said his boss had been in charge of updating the store but he had been let go. Mr. Beal had called all of the companies that had performed the work and said he was having trouble contacting the company that had installed the shutters. He requested an extension.

**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 28 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 6-0.

**Case: CE11060534**

540 Arizona Avenue  
RIPROCK HOMES INC

Certified mail sent to the owner was accepted on 2/9/12.

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. REMODELING OF THE INTERIOR AREAS OF THE DWELLING INCLUDING THE KITCHEN AND BATHROOMS WITH NEW CABINETS AND FIXTURES.
2. THE CARPORT HAS BEEN ENCLOSED INTO A SMALL RENTAL APARTMENT WITH A KITCHEN AND BATHROOM CONNECTED TO THE PLUMBING AND ELECTRICAL LINES AND WITH NEW FRAMING WORK TO BUILD THE INSIDE WALLS AND CEILING.
3. THE STORAGE SHED AT THE REAR OF THE DWELLING HAS BEEN CONVERTED INTO A RENTAL UNIT WITH ELECTRICAL, PLUMBING HOOK-UPS TO A BATHROOM AND KITCHEN AND FRAMING WORK TO BUILD THE INSIDE WALLS AND CEILING.
4. ALL THE WINDOWS WERE REPLACED ON THE PROPERTY.

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 THE NEW BATHROOMS AND KITCHEN AREAS WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINES TO THE NEW FIXTURES.
2. THE MAIN HOUSE KITCHEN AND BATHROOMS WERE REMODELED WITH NEW PLUMBING 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 WERE INSTALLED INSIDE THE TWO ILLEGAL RENTAL APARTMENTS AND IN THE MAIN HOUSE.
2. ALL THE ELECTRICAL FIXTURES WERE REPLACED THROUGHOUT THE DWELLING. THOSE INSIDE ALL THE

KITCHENS AND BATHROOMS MUST MEET THE NEC 210.8 REQUIREMENTS.

FBC(2007) 109.10

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

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND PERMITS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE CARPORT AND THE STORAGE SHED CONVERSIONS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

Inspector Oliva stated the case was opened as the result of a complaint. He said a Stop Work Order had been posted on the property on 1/23/12 and there were tenants in the illegal conversion. 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. Inspector Oliva confirmed that this was a single-family zoned area.

Gregory Emmer, the owner's brother, stated the shed was nailed shut. He said plans were being drawn for removal of the shed and the carport enclosure and presented a copy. Mr. Emmer stated the engineer had already confirmed that the building was structurally sound. He requested 90 days. Mr. Emmer said there was a tenant or a caretaker on the property to prevent squatters.

Inspector Oliva said he had seen a family living on the property and Mr. Dooley was concerned about safety issues. Inspector Oliva said there was no one in the shed, but the carport could be accessed from the main house where the family was living.

Ms. Wald said the plans were to demolish the illegal work that had been done. Inspector Oliva explained that when a property was illegally converted, a permit was not needed to remove the illegal work. He advised Mr. Emmer to remove the carport enclosure and to demolish the shed. The owner also needed permits for the air conditioner, the roof work and the screen porch.

**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 28 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 6-0.

**Case: CE11031662**

3700 Southwest 14 Street  
JUAREZ, MINERVA

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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. ILLEGAL CONVERSION OF A DUPLEX INTO A TRIPLEX.
2. MINI KITCHEN WAS ADDED TO A MASTER BEDROOM WITH AN EXTERIOR DOOR.
3. NO VENTILATION IN THE NEW KITCHEN.
4. THE DUPLEX FLOOR PLAN WAS ORIGINALLY BUILT WITH THREE BATHROOMS, TWO KITCHENS AND ONE LAUNDRY ROOM, WITH TWO CENTRAL A/C'S.
5. THERE IS A SCREENED PORCH FACING THE WEST THAT WAS BUILT WITHOUT A PERMIT INSIDE THE PROPERTY SETBACK.

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 THE NEW KITCHEN INSIDE THE MASTER BEDROOM WITH NEW DRAINAGE PIPES INSTALLED IN THE SINK, AND HOT AND COLD WATER LINES HOOKED-UP TO THE SINK

FAUCET.

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 LOAD HAS BEEN INCREASED OVER THE 120 AMPS RATED PANEL BY ADDING THE EXTRA COOKING AREA AND A WINDOW A/C IN THE EXTRA RENTAL UNIT.

FBC(2007) 109.10

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

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A DUPLEX TO A TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY.

FBC(2007) 1604.1

THE STRUCTURE FOR THE SCREENED PORCH DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS 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.

Inspector Oliva stated 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 \$10 per day, per violation. He explained that permits were not needed to return the property to its original configuration.

Babel Ojeda, the owner's son, said he would comply the violations.

**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 4/24/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11011575**

2932 Northwest 67 Court  
POWSNER, KARIN

Certified mail sent to the owner was accepted on 2/16/12.

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

FBC(2007) 105.1

A WOOD OVERHANG HAS BEEN ERECTED IN FRONT OF THE  
TOWNHOUSE WITHOUT A PERMIT.

Complied:

FBC(2007) 105.4.18

Inspector Smilen said the case was 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 \$5 per day.

Karin Powsner, owner, said she had not known she needed a permit. She said she was working with an architect and requested 14 days. Mr. Nelson did not believe the overhanging lattice could be permitted.

**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 56 days, by 4/24/12 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11091957**

541 Southwest 12 Avenue  
HALEVY, SHAI

Service was via posting on the property on 2/14/12 and at City Hall on 2/16/12.

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

FBC(2007) 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN  
THE FOLLOWING MANNER WITHOUT PERMITS:

1. TRELLIS STRUCTURES HAVE BEEN ERECTED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. A WINDOW OPENING HAS BEEN ENCLOSED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED 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 56 days or a fine of \$20 per day, per violation.

Jose Albo, power of attorney, said the owner lived in Israel. He requested time to apply for permits and perform the work. Mr. Albo stated there was a tenant on the property.

**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 4/24/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11072118**

2830 Southwest 19 Terrace  
PETRIZZO, JUAN CARLOS

Certified mail sent to the owner was accepted on 2/8/12.

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

- THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A GAZEBO HAS BEEN ERECTED ON THE PROPERTY.
  2. A WOOD FENCE HAS BEEN INSTALLED ON THE REAR OF THE PROPERTY.
  3. A WOOD DECK HAS BEEN INSTALLED ON THE PROPERTY.
  4. A DOUBLE FRENCH DOOR HAS BEEN INSTALLED IN AN ENLARGED WINDOW OPENING.

Inspector Smilen said the case was 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.

Bruce Florence, tenant, said he had applied for permits for the fence and the French doors but the contractor needed to renew his occupational license and liability insurance. If this was not done by the end of the week, Mr. Florence said he would find a new contractor. He requested 56 days.

**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 84 days, by 5/22/12 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE10032531**

2709 Northeast 27 Court  
WACHENDORFER, PATRICIA M

Service was via posting on the property on 2/7/12 and at City Hall on 2/16/12.

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1. 05070742 -- MECHANICAL A/C REPLACEMENT.

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 INSTALLED IN THE SHED IN THE BACK YARD.

FBC(2007) 105.4.11

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

1. WALL A/C UNIT HAS BEEN INSTALLED IN THE SHED IN THE BACKYARD.

Inspector Ford submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He had spoken with the owner, who informed him she and her son were experiencing health problems. The son intended to remove the air conditioning and electrical from the shed. Inspector Ford recommended ordering compliance within 28 days or a fine of \$5 per day, per violation.

**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 28 days, by 3/27/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE10081714**

2762 E Oakland Park Boulevard  
PALERMO INVESTMENTS INC

Certified mail sent to the owner was accepted on 2/9/12.

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

FBC 105.1

DURING A BUSINESS TAX INSPECTION AT THIS LOCATION, I FOUND THE FOLLOWING WORK WAS DONE WITHOUT

PERMITS:

1. AN OFFICE AND SMALL ROOMS HAVE BEEN CONSTRUCTED ON THE EAST SIDE OF THIS SPACE.
2. A RECEPTION AREA HAS BEEN CONSTRUCTED IN THE FRONT OF THE SPACE.
3. A WASHER/DRYER & WATER HEATER HAVE BEEN INSTALLED AT THE BACK OF THE UNIT ON THE EAST SIDE.
4. A SMALL ROOM HAS BEEN CONSTRUCTED AT THE REAR OF THE UNIT ON THE WEST SIDE.
5. THE PLAN FOR THE LAST BUILDING PERMIT ISSUED FOR THIS UNIT FOR INTERIOR WORK 91000873 DOES NOT SHOW ANY OF THIS WORK.
6. TWO SINKS THAT WERE PART OF THE PERMITTED WORK HAVE BEEN REMOVED.

Inspector Ford submitted 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.

Ms. Paris read an email from the owner, Max Sebastiani, indicating he could not be present. He requested 90 days to bring the property into compliance.

**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 28 days, by 3/27/12 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11022048**

2701 Middle River Drive # 9  
DIAMOND, MATTHEW F &  
DIAMOND, CARRIE

Service was via posting on the property on 2/7/12 and at City Hall on 2/16/12.

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

FBC 105.1

DURING A RECENT INSPECTION OF THIS PROPERTY, IT WAS DISCOVERED THAT A SPLIT A/C SYSTEM WAS INSTALLED IN THIS UNIT.

1. THE CONDENSING UNIT IS ATTACHED TO THE SIDE OF THE BUILDING ABOVE THE 1ST FLOOR. THE ONLY PERMIT ON RECORD FOR MECHANICAL WORK IS FOR A WALL UNIT.

2. THE SPLIT SYSTEM WAS INSTALLED WITHOUT A PERMIT.

Inspector Ford said the permits had been ready to be issued for six months but the owner or contractor had never paid for them and picked them up. 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 \$5 per day.

**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 28 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 5-1 with Mr. Dooley opposed.

**Case: CE11040071**

1345 Northeast 5 Terrace  
SPIRIT INVESTMENT LLC

Certified mail sent to the owner was accepted on 2/8/12.

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. THERE HAS BEEN MAJOR DEMOLITION COMPLETED THROUGHOUT THE BUILDING, INCLUDING INTERIOR WALLS, WHICH MAY HAVE BEEN LOAD BEARING, CEILINGS, EXTERIOR WALLS, FLOORS, KITCHEN AND BATHROOMS.
  2. EXTERIOR AND INTERIOR FRAMING HAVE BEEN DONE, REPLACING DAMAGED STUDS, JOISTS, WALL AND FLOOR SHEATHING.
  3. MISC DRYWALL HAS BEEN REPLACED AND FINISHED THROUGHOUT THE BUILDING WITH MORE TO BE DONE.
  4. NEW WINDOWS HAVE BEEN INSTALLED.
  5. NEW DOORS HAVE BEEN INSTALLED.
  6. EXTERIOR SIDING HAS BEEN REMOVED, NEW METAL LATTICE INSTALLED, AND STUCCO HAS BEEN APPLIED.
  7. CONCRETE BOARD HAS BEEN INSTALLED IN THE SHOWER AND BATHTUB AREAS.
  8. NEW ROOF AND GABLE VENTS HAVE BEEN INSTALLED.
  9. TRUSS REPAIRS HAVE BEEN MADE.
  10. THE FACIA HAS BEEN REPLACED.
  11. A RE-ROOF HAS BEEN COMPLETED.

FBC(2007) 105.4.4

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

1. PIPING, VALVES, AND FIXTURES ARE BEING INSTALLED DURING THE BATHROOM REMODELINGS.
2. PIPING AND FIXTURES HAVE BEEN REMOVED IN THE KITCHEN FOR A COMPLETE REMODEL.
3. SHOWER PANS ARE BEING INSTALLED.

FBC(2007) 105.4.5

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

1. A COMPLETE ELECTRICAL REMODEL AND SERVICE UPGRADE IS BEING DONE.

FBC(2007) 105.4.11

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

1. AN AIR CONDITIONING SYSTEM HAS BEEN INSTALLED.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

THE AIR CONDITIONING UNIT, WINDOWS, DOORS, FACIA, EXTERIOR AND INTERIOR FRAMING, TRUSS REPAIRS, AND STUCCO 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 said he had posted a Stop Work Order on the property on 4/1/11 and on 4/6/11 he had re-inspected and found the Stop Work Order had been removed and work was being performed. Detective Maura had come to the property and arrested a real estate agent who was acting as an unlicensed contractor. 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 \$20 per day, per violation.

**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 28 days, by 3/27/12 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11020852**

1304 Northeast 1 Avenue  
RODRIGUEZ, AURA

Personal service was made to the owner on 2/14/12.

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

FBC(2007) 105.1

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

1. AN ADDITION HAS BEEN CONSTRUCTED ON A PORCH SLAB.
2. NEW WINDOWS HAVE BEEN INSTALLED. **CMP 6/16/11.**
3. NEW DOORS HAVE BEEN INSTALLED. **CMP 6/16/11.**
4. FRONT DOOR COLUMNS HAVE BEEN REPLACED.
5. A WOOD SHED WAS CONSTRUCTED IN THE REAR OF THE PROPERTY. **CMP 8/2/11.**

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH ADDED EXTERIOR PREMISE WIRING AND WIRING FOR THE ADDITION IN THE REAR WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 1604.1

THE FOLLOWING WORK PERFORMED HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING OR THE STANDARD GRAVITY LOADING THROUGH THE PERMITTING PROCESS:

1. REPLACEMENT OF FRONT COLUMNS.
2. THE REAR ADDITION SLAB AND WALLS.
3. NEW WINDOWS. **CMP 1/19/12.**
4. NEW DOORS. **CMP 1/19/12.**

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 84 days or a fine of \$5 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 84 days, by 5/22/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11071454**

1829 Southwest 11 Street  
SCASSERA, JOSEPH P

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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

FBC(2007) 105.1

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

1. A SHED HAS BEEN INSTALLED IN THE REAR SETBACK.
2. ADDITIONAL KITCHENS HAVE BEEN INSTALLED.
3. A SLAB HAS BEEN CUT FOR FUTURE PLUMBING.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT A PERMIT:

1. ADDITIONAL KITCHENS HAVE BEEN COMPLETED.
2. PROVISIONS FOR AN ADDITIONAL BATHROOM HAVE BEEN STARTED.
3. WASHING MACHINE CONNECTIONS HAVE BEEN INSTALLED IN THE BACK.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT A PERMIT:

1. A DRYER OULET WAS INSTALLED ON THE REAR EXTERIOR WALL.
2. A WASHING MACHINE OULET WAS INSTALLED ON THE REAR EXTERIOR WALL.
3. VARIOUS ELECTRICAL OULETS HAVE BEEN INSTALLED.
4. CONNECTIONS TO ADDITIONAL CONDENSING UNITS AND AIR HANDLERS.

FBC(2007) 105.4.11

TWO ADDITIONAL A/C SYSTEMS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 110.1.1

THE OCCUPANCY AND USE OF THE DUPLEX HAS CHANGED WITHOUT THE REQUIRED APPROVALS AND CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3

THE REQUIRED FIRE SEPARATIONS BETWEEN TENANTS HAVE NOT BEEN PROVEN THROUGH THE PERMITTING AND INSPECTION PROCESS.

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. Hinton 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 3/27/12 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11090060**

2 Isle of Venice  
CADVIL LLC

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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

FBC(2007) 105.1

THE MULTI-FAMILY PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A FOUNTAIN MOUNTED ON AN ELEVATED CONCRETE PLATFORM IN THE COURTYARD WITHOUT A PERMIT.

FBC(2007) 105.4.5

THE FOUNTAIN IN THE COURTYARD HAS BEEN CONNECTED TO THE SITE POWER SUPPLY OF THE MULTI-FAMILY BUILDING WITHOUT A PERMIT.

Inspector Smilen stated the case was 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 28 days or a fine of \$10 per day, per violation.

**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 28 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 6-0.

**Case: CE11091501**

1901 South Miami Rd  
TRUST REAL ESTATE VENTURES LLC

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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

FBC(2007) 105.1

THE TRIPLEX HAS BEEN ALTERED WITH KITCHEN AND



BATHROOM RENOVATIONS WITHOUT PERMITS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. WATER HEATERS HAVE BEEN REMOVED
2. KITCHEN FIXTURES HAVE BEEN REMOVED.
3. BATHROOM FIXTURES HAVE BEEN REMOVED.

FBC(2007) 105.4.5

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

1. WATER HEATERS HAVE BEEN DISCONNECTED.
2. ELECTRICAL OUTLETS HAVE BEEN REMOVED.
3. SECURITY LIGHTING HAS BEEN INSTALLED.

FBC(2007) 105.4.11

WALL A/C UNITS 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 28 days or a fine of \$10 per day, per violation.

**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 28 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 6-0.

**Case: CE06030553**

3901 Southwest 16 Street  
3901 DAVIE ASSOCIATES LLC

This case was first heard on 1/22/08 to comply by 6/24/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,066,300. Ms. Paris stated as of 11/13/08 the owners were Ada H. Zartolas and George Zartolas.

George Oliva, Building Inspector, stated all permits had been issued and requested a 119-day extension on behalf of the owner.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 119-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11052398**

711 W Broward Blvd  
RONALD CUTLER TR  
CUTLER, RONALD TRSTEE  
C/O A RAVITCH

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 fines had accrued to \$3,100.

Gerry Smilen, Building Inspector, said the permit had been ready since 2/6/12. He recommended a 28-day extension.

Ms. Paris withdrew the case and said it would be scheduled for a Massey hearing in March.

**Case: CE09030895**

1369 Southeast 14 Street  
CHAMBERLAIN, KENT T

This case was first heard on 8/24/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/29/12. Ms. Paris read an email from the owner stating the contractor had abandoned the job and he needed to hire a new contractor.

Burt Ford, Building Inspector, said he would not oppose a 28-day extension.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE09011970**

1133 Southwest 5 Place  
ACREE, BARBARA

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 the City was requesting imposition of the fine, which would begin to accrue on 2/29/12 and would continue to accrue until the property complied. Service was via posting on the property on 2/14/12 and at City Hall on 2/16/12. Ms. Paris stated since 4/20/10 the owners had been Kameran Cook and Joey Partin.

Gerry Smilen, Building Inspector, said nothing had been done.

**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 fine, which would begin to accrue on 2/29/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE10120005**

525 Northeast 1 Avenue  
LARSEN, ROBERT H JR

This case was first heard on 11/22/11 to comply by 2/28/12. 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 2/29/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/13/12.

Gerry Smilen, Building Inspector, read a letter from the owner describing his efforts to comply the violations and requesting a 30-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 28-day extension to 3/27/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Nelson 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. The property was not complied and the City was requesting imposition of a \$1,360 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

**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 \$1,360 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**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. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 2/14/12.

George Oliva, Building Inspector, distributed a copy of an affidavit from the contractor stating the work had never been done. Craig Stevens, Chief Electrical Inspector, had informed Inspector Oliva that the permit could not be voided because it had passed a couple of inspections. Inspector Stevens had complained about the contractor to the Department of Professional regulation for lying on a document. Mr. Nelson pointed out that the property owner had signed the document, not the contractor. Inspector Oliva recommended the fine be imposed. He stated the addition was occupied.

**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 \$1,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE11050748**

1389 Southwest 24 Avenue  
BLANC, CLAUD

This case was first heard on 11/22/11 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 a \$5,440 fine, which would continue to accrue until the property complied. Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

George Oliva, Building Inspector, stated no progress had been made to comply and recommended imposition of the fine. He said there was a tenant in the rear of the property and there was no plumbing hookup for the kitchen sink; the water was being drained to the back yard.

**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 \$5,440 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**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. 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 2/13/12 and at City Hall on 2/16/12.

**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 \$1,020 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Approval of Meeting Minutes**

[This item was heard out of order]

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to approve the minutes of the Board's January 2012 meeting. In a voice vote, motion passed 6 – 0.

**Communication to the City Commission**

None.

**For the Good of the City**

No discussion.

**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:

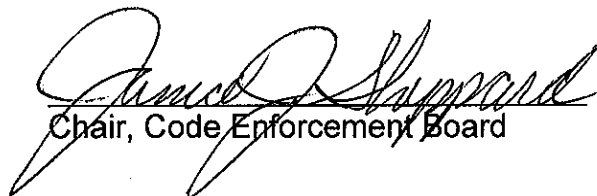
CE11070379	CE12010087	CE11060633	CE11051192
CE11041400	CE10121677		

**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:

CE10121267	CE11072439	CE11070183	CE10080609
CE10080653	CE10091199	CE11051749	CE11071834

There being no further business to come before the Board, the meeting adjourned at 1:45 P.M.

  
Chair, Code Enforcement Board

ATTEST:

  
Clerk, Code Enforcement Board

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

Minutes prepared by: Jamie Opperee, ProtoType Inc.