

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
MAY 22, 2012  
9:00 A.M. – 12:26 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	3	0
Howard Elfman, Vice Chair	P	3	0
Paul Dooley	P	3	0
Genia Ellis	A	2	1
Joan Hinton	P	3	0
Howard Nelson	P	3	0
Chad Thilborger	P	2	1
PJ Espinal [Alternate]	A	1	1
Joshua Miron [Alternate]	A	0	2
Robert Smith [Alternate]	A	1	1

**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  
Erin Peck, Clerk III  
Jorg Hruschka, Building Inspector  
George Oliva, Building Inspector  
Gerry Smilen, Building Inspector  
Jamie Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE07031580: Richard Stalder, owner  
CE11051122: Heisel Alvarez, property representative  
CE11051681: Ed Nicholas, property manager  
CE11060534: Ryan Emmer, owner  
CE11091957: Daniel Barton, agent  
CE11101366: Sardis Canela, owner  
CE10110743: Ghassan Almad Alhindi, owner

CE09071049: Christopher Done, general contractor  
CE11020528: James O'Neil, owner; Jose Pol, owner  
CE11091217: Enrique Marroquin, architect  
CE11031271: David Louderback, owner  
CE11100374: Benjamin Bugarin, owner  
CE07110906: Johnnie McCullough, owner's son  
CE11020852: Geraldo Nunez, owner's representative  
CE11100864: Jaret Faine, owner  
CE11070780: Cesar Balbin, owner  
CE11070564: Chalom Bitton, owner  
CE08061524: Frank Quaratella, owner's son  
CE11111095: Linda Helander, neighbor  
CE11071479: Doniel Maurice Tiggs, owner's son  
CE11091501: Henry Kleiner, power of attorney  
CE12011362: Peter Sal Marciante, owner; Patrick Ferracano, owner's friend; Joseph Amato, owner's friend  
CE11091444: Jehezkel Solomon, owner  
CE10091351: Christopher Vincent, owner's representative  
CE11051035: Sender Kagan, contractor  
CE11040786: Anthony Balma, owner's representative  
CE09070822: Gilberte Joseph, owner's sister  
CE10090641: Jeffrey Hallick, owner  
CE11010656: Teresita Pascaran, owner; Clararose Lee, contractor  
CE11102304: Seth Lubin, attorney  
CE11121353: Harry Chaimowiz, owner's representative  
CE11101648: Gawane Grant, attorney  
CE11121887: Alan Omsky, owner  
CE10081676: Jeffrey Ballantine, owner  
CE11091010: Stuart Smith, attorney  
CE11041459: Eyal Eli Halali

Chair Sheppard called the meeting to order at 9:03 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: CE11091957**

541 Southwest 12 Avenue  
HALEVY, SHAI

This case was first heard on 2/28/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, reported the trellis had been removed and the permits were ready to be issued.

Daniel Barton, agent, said they had needed a shutter permit.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. 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 5/23/12. Ms. Paris noted items that were now complied.

Gerry Smilen, Building Inspector, said only a window inspection was needed.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, 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 5/23/12.

Gerry Smilen, Building Inspector, reported the process had been stalled because issues had been uncovered during construction. He recommended a 98-day extension.

Jose Pol, owner, said they had discovered extensive termite damage and damaged wood so they must revise their plans.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to grant a 126-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6 – 0.

**Case: CE11040786**

2804 North Ocean Boulevard  
FRISBEE, MICHELLE

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Anthony Balma, owner's representative, requested 30 days. He reported they were waiting on the engineer.

Jorg Hruschka, Building Inspector, stated he did not support an extension. He said there was not a safety issue at the building.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion **failed** 0 - 6.

**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 5/23/12 and would continue to accrue until the property complied. Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

George Oliva, Building Inspector, said there had been no progress; the permits were still expired and the air conditioning had missed the March 22 inspection. He did not recommend an extension.

Johnnie McCullough, the owner's son, said he did not know what was going on, but his father was unable to attend.

Mr. Nelson said it would be a shame to allow fines to begin when this case had progressed so far.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE11051681**

312 Southwest 16 Street  
MAJURI, DAVID

This case was first heard on 4/24/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, said no permit applications had been submitted but the bathroom had been partially demolished. He recommended a 63-day extension.

Ed Nicholas, property manager, said they had dismantled every feature that had made this a two-family home and the property was being rented as a one-family. He had also made a deposit at Home Depot for replacement windows.

Inspector Smilen said the bathroom structure remained but the plumbing was not connected. The bathroom must be removed completely.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE10091351**

2512 Northeast 11 Court  
CHRISTI, MARY C

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Christopher Vincent, owner's representative, said they needed an extension to have a new elevation certificate and survey done. He said they had commissioned an architect. Mr. Vincent felt some violations were unwarranted because he had discovered that permits had been pulled for bathrooms. Chair Sheppard advised Mr. Vincent to work with the inspector.

Mr. Vincent stated it had been difficult to evict some of the tenants, who were disabled and had been residents for 35 to 40 years.

Jorg Hruschka, Building Inspector, said when he had visited the property the previous day he had seen five names on five numbered units. Mr. Vincent reiterated that the tenants had moved out.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 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. The property was not complied and fines would begin to accrue on 5/23/12.

Jeffrey Hallick, owner, reported the work had been done and seven of the eight the permits had been signed off. He said his contractor was working with Inspector Hruschka to resolve this last issue.

Jorg Hruschka, Building Inspector, said he hoped the issue could be resolved within 30 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11091501**

1901 South Miami Rd  
TRUST REAL ESTATE VENTURES LLC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was complied.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to impose no fine. In a voice vote, motion passed 6 - 0.

**Case: CE11070780**

1616 Northwest 11 Street  
BALBIN, CESAR

This case was first heard on 4/24/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Cesar Balbin, owner, apologized for missing the last hearing, and cited medical issues.

He requested a 90-day extension. Mr. Balbin said he had hired an architect and an engineer and plans he had submitted had been returned for comments. Mr. Balbin stated he had not remodeled the bathroom or kitchen.

Mr. Balbin said he had been attacked the last time he visited the property and the vandals had also broken some windows.

George Oliva, Building Inspector, said permit applications had been submitted and progress was being made. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, 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 5/23/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 5/3/12.

Gerry Smilen, Building Inspector, said permit applications had not been submitted.

David Louderback, owner, said he had hired a shutter company for hurricane shutters and to address the windows that had been installed by the prior owner. He said the applications should have been submitted, but he had not received a response from the company when he recently left a message.

Mr. Louderback reminded the Board that he was now "in the money stage" of complying the violations and his next step would be to address the illegally constructed laundry room that must be removed and rebuilt. After that, he would address the one-room addition. Mr. Louderback stated he had financial issues because he was unable to obtain a loan for work on the property.

Inspector Smilen recommended a short extension to obtain the shutter permit as a show of good faith.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Dooley and Mr. Nelson opposed.

**Case: CE11100864**

1419 Southwest 11 Place  
FAINE, JARET B

This case was first heard on 3/27/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Jaret Faine, owner, said he had returned the fence back to its original condition but he had not called for an inspection.

Gerry Smilen, Building Inspector, said he would need to verify that the work had been done.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Nelson and Mr. Thilborger opposed.

**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 fines would begin to accrue on 5/23/12.

Frank Quaratella, the owner's son, said they were waiting for the electrical and plumbing permits. They had also removed roof shingles while waiting for the demo permits for the plumbing and electric. Mr. Quaratella requested an extension.

Jorg Hruschka, Building Inspector, said he had been working on this case for four years. He stated the electrical and plumbing permits had been pulled and removal should not take that long.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Sheppard opposed.



**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 5/23/12.

George Oliva, Building Inspector, said progress was being made and the windows needed to pass final inspection.

Christopher Done, general contractor, said there had been an egress issue with the shutters and their revision had been approved a couple of days ago. They still needed to fabricate the egress panel for the shutter system.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11020852**

1304 Northeast 1 Avenue  
RODRIGUEZ, AURA

This case was first heard on 2/28/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, reported the permit application had been submitted. He recommended an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE10110743**

627 Northwest 17 Avenue  
ALHINDI, GHASSAN

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

George Oliva, Building Inspector, said progress was being made; the permits had been issued and inspections were needed. He recommended a 98-day extension.

Ghassan Alhindi, owner, said the electrical and plumbing work had been finished.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 98-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**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 and extensions were as noted in the agenda. The property was not complied. Ms. Paris noted violations that were now complied.

Gerry Smilen, Building Inspector, was trying to confirm that the plumbing permit had been issued. He had also asked the electrical inspector to check if the weather head on the property was okay. Once these two issues were resolved the case would be complied.

Heisel Alvarez, representative, confirmed that she had made the corrections to the plans and resubmitted them. Her electrical contractor had gone to the City and spoken with the inspector and the plumbing permit had been pulled.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

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

**Case: CE11091217**

804 Southwest 18 Street  
EVERT, MARTHA CHRISTY

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, said no applications had been submitted and he had not been notified that the awnings had been removed.

Enrique Marroquin, architect, said he was in the process of obtaining permits for the awnings and the fence. He said he had been hired approximately three weeks ago.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE11101366**

541 Southwest 22 Avenue  
CANELA, SARDIS J

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

George Oliva, Building Inspector, reported the permit had been reissued and the owner needed to retrofit everything in the family room. The owner had already removed the kitchen and was removing the bathroom. He recommended a 98-day extension.

Sardis Canela, owner, confirmed that the property was not occupied.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 98-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11060534**

540 Arizona Avenue  
RIPROCK HOMES INC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

George Oliva, Building Inspector, said the permit needed to be revised to include work done in the rear of the property. He stated the permit application had been submitted on 3/23/12 and had been out for revisions on 5/2/12.

Ryan Emmer, owner, said he had experienced a roof leak for which he had hired a roofer. The roofer had not felt a permit was required, but the City had indicated this must be included in the scope of work for the pending permits.

Inspector Oliva recommended an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11091444**

2150 Northwest 28 Avenue  
W CAPITAL GROUP 2150 LLC

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Jehezkel Solomon, owner, said they had applied for the air conditioning permit and the contractor needed time to complete the work and close the permit. He said they planned to address the bathroom remodeling next.

George Oliva, Building Inspector, said there had been a Broward County permit for the original air conditioning unit but this was a new unit with new duct work so a new set of drawings was needed. The owner needed to address the unpermitted bathroom as well. Inspector Oliva stated the shutters and sewer connection had been taken care of. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE09070822**

2810 Southwest 2 St  
JOSEPH, GARY

This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, reported that the soffit repair permit had been ready for issue since 4/6/12. The window permit application had failed review on 5/14/12. He said the owner had suffered a health problem and recommended a 63-day extension.

Gilberte Joseph, the owner's sister, stated her brother was in ICU and there was a June sale date on the property. She said they were trying to get the work underway before the sale.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11051035**

2640 Northwest 21 Street  
ILAN PROFESSIONAL DESIGN INC

This case was first heard on 3/27/12 to comply by 5/22/12. 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 5/23/12 and would continue to accrue until the property complied. Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

George Oliva, Building Inspector, said the owner had submitted a master permit application earlier that day and recommended a 63-day extension.

Sender Kagan, contractor, confirmed that the application had been submitted earlier and requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE11071479**

1824 Northwest 25 Terrace  
BRUMFIELD, SELENA LAFON  
COOK, SHARDEL

This case was first heard on 3/27/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

George Oliva, Building Inspector, stated the owner had applied for the permit but the application had failed plumbing review.

Doniel Maurice Tiggs, the owner's son, anticipated resubmitting the application the following week and requested two weeks.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11100374**

913 Southwest 15 Terrace  
BUGARIN, ROSALINDA

This case was first heard on 3/27/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, stated the wood fence had been removed but the front porch overhang still needed design and a permit.

Benjamin Bugarin, owner, said he had done some roof repair but he still needed a permit. He requested 63 days. He stated two of the four units were occupied.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a roll call vote, motion **failed** 3-3 with Mr. Elfman, Mr. Nelson and Mr. Thilborger opposed.

**Case: CE11111095**

1800 Southeast 7 Street  
PAPAY, TERRY L  
SCHULTZ, FRANCIS III

This case was first heard on 4/24/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, said there were new construction permits in for review but these did not address the violations.

Linda Helander, neighbor, stated nothing had been done to address the violations and since the last meeting, electrical fixtures had been installed on the dock without a permit. Ms. Helander showed a photo of the property and said she had confirmed the setbacks and the code regarding the mooring device. She reminded the Board that the owner was using the swale for parking. Ms. Helander said there was a fire hazard with the dock electric work, a structural hazard, a flooding hazard and a navigational hazard because of the work the neighbor had done.

Inspector Smilen confirmed that the violations had not been addressed in the permit applications.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 154-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-6.

**Case: CE12011362**

1904 Southwest 28 Street  
MARCIANTE, PETER

Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

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 OBTAINING THE REQUIRED PERMITS:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. THE GARAGE HAS BEEN PARTIALLY ENCLOSED PROVIDING AN EFFICIENCY APARTMENT. **COMPLIED 5/10/12.**
3. CEILINGS HAVE BEEN REMOVED IN THE KITCHEN AND REFRAMED.

FBC(2007) 105.4.5

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

1. ADDITIONAL PREMISE WIRING HAS BEEN INSTALLED.
2. OUTLETS FOR WALL A/C UNITS HAVE BEEN INSTALLED.
3. KITCHEN LIGHTING HAS BEEN ALTERED.

FBC(2007) 105.4.11

WALL A/C UNITS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 110.1.1

THE USE AND OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND APPROVALS.

Inspector Smilen confirmed that the illegal efficiency in the garage had been removed but there had been no permits obtained. 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, per violation.

Patrick Ferracano, the owner's friend, said previous tenants had done the damage to the property. He said they had no money but were trying to get the work done. Mr. Ferracano stated they could not obtain specifications and engineering for some of the work. He asked the Board to "waive the technical parts...for specifications" because of the difficulty of finding these. Chair Sheppard said this was not within the Board's power.

**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 7/24/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

At 10:30 Mr. Nelson left the dais.

**Case: CE11102304**

1100 Southwest 21 Street  
IDMJI PROPERTIES LLC

Certified mail sent to the registered agent was accepted on 5/7/12.

Gerry Smilen, Building Inspector, testified to the following violation:  
FBC(2007) 105.4.18

A CHAIN LINK FENCE WITH GATES AND SOME PANELS HAS  
BEEN INSTALLED ON THE PROPERTY WITHOUT OBTAINING A  
PERMIT.

Complied:  
FBC(2007) 105.1

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 violation and corrective action into evidence, and stated he had posted a Stop Work Order on the property on 11/2/11. He explained that the fence application was submitted on 11/15/11 but had been sent back for corrections and was resubmitted on 5/7/12. Inspector Smilen recommended ordering compliance within 35 days or a fine of \$10 per day.

Seth Lubin, attorney, said his client had "hired the wrong contractor" but had hired a new one to take corrective action. He requested 60 days on behalf of his client to complete the work.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violation existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 4-1 with Mr. Dooley opposed.

At 10:37 Mr. Nelson returned to the dais.



**Case: CE11070564**

1620 Northwest 7 Terrace  
US IL 038 LLC

Certified mail sent to the owner was accepted on 5/7/12.

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. THE WINDOWS WERE REPLACED.

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 WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated the owner had applied for a permit on 9/29/11, which had failed review, been picked up for corrections on 3/21/12 and never returned. Inspector Oliva stated the window application had failed for lack of a hurricane shutter application, which had been submitted. He said once the permits were issued, the violations would be complied. Inspector Oliva recommended ordering compliance within 35 days or a fine of \$10 per day, per violation.

Chalom Bitton, owner, said he had bought the house with the windows installed. He did not know why the contractor was taking so long. Mr. Bitton stated he was trying to sell the house as it was.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

**Case: CE11121353**

1128 Southwest 17 Street  
FRANKCO LLC

Certified mail sent to the owner was accepted on 5/7/12.

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

FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY THE WORK COMPLETED ON A KITCHEN RENOVATION WITHOUT PERMITS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE WORK COMPLETED ON THE NEW KITCHEN RENOVATION.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE WORK COMPLETED ON THE NEW KITCHEN RENOVATION WITHOUT A PERMIT.

FBC(2007) 105.4.8

AN AWNING HAS BEEN INSTALLED ON THE BUILDING WITHOUT A PERMIT.

FBC(2007) 105.4.11

THE KITCHEN VENTILATION SYSTEM HAS BEEN ALTERED WITHOUT A PERMIT WITH THE REMOVAL OF THE HOOD AND DUCT WORK.

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 \$10 per day, per violation.

Harry Chaimowiz, owner's representative, said he had not known that a permit was required. He had hired a contractor to pull the permit.

Mr. Chaimowiz wondered how Inspector Smilen had taken photos of the interior of the property and Inspector Smilen confirmed that someone had let him in.

**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 7/24/12 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.

At approximately 11:00, Mr. Jolly left the meeting due to medical reasons.

**Case: CE11101648**

2323 Northwest 13 Street  
WILLARD & KATRINA BELL FAM TR  
BELL, KATRINA TRSTEE

Certified mail sent to the owner was accepted on 5/10/12.

George Oliva, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE C.O. FROM THE CITY BUILDING DEPARTMENT.

1. INTERIOR REMODELING OF THE KITCHEN AND BATHROOMS.
2. FRAMING WORK IN PROGRESS AS NEW DRYWALL IS BEING INSTALLED.

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 EXISTING KITCHEN AND BATHROOMS INSIDE THE DWELLING. NEW WASTE, HOT AND COLD WATER PIPES ARE BEING HOOKED-UP TO THE 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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO FRAME THE WALLS WITH NEW ELECTRIC CIRCUITS TO THE LIGHTS AND WALL OUTLETS IN THE HALLWAY, KITCHEN AND BATHROOM AREAS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. THIS HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS AND APPROVAL THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said he had visited the property with a Code Officer, an SRT team and Detective Maura on 10/20/11 and posted a Stop Work Order. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 98 days or a fine of \$10 per day, per violation.

Gawane Grant, attorney, requested 98 days. He confirmed the property was not occupied.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 8/28/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11010656**

412 Southwest 16 Court  
PASCARAN, TERESITA H

Certified mail sent to the owner was accepted on 5/8/12.

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. A WOOD PATIO WAS REPLACED IN THE REAR.
2. WINDOWS AND DOORS WERE REPLACED.
3. A NEW A/C UNIT WAS INSTALLED INCLUDING DUCT WORK. **COMPLIED**
4. KITCHEN AND BATH WERE REMODELED. KITCHEN WAS OPENED INTO THE LIVING AREA.
5. A NEW FENCE WAS INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING A PERMIT:

1. KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING WAS ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST OBTAINING A PERMIT:

1. THE KITCHEN AND GENERAL CIRCUITRY WAS ALTERED.

Complied:

FBC(2007) 105.4.11

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said the owner had submitted plans on 5/11/11, but had hired a contractor in October 2011, who resubmitted plans, which passed review in December 2011. Inspector Hruschka said there had been no recent progress at the property. He recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Teresita Pascaran, owner, said she had experienced problems with her architect and contractor.

Clararose Lee, contractor, said she was working "after-the-fact"; she had not done the work for which the permits were needed.

**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 7/24/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11121887**

634 Northeast 14 Avenue  
DAVCHI LLC

Certified mail sent to the owner was accepted on 5/7/12.

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

FBC(2007) 110.1.1

THE USE AND OCCUPANCY OF THE SINGLE FAMILY  
DWELLING HAS CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE  
REQUIRED CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3

THE FIRE SEPARATIONS BETWEEN TENANTS HAS NOT BEEN  
PROVEN TO EXIST OR MAINTAINED THROUGH THE PERMIT  
AND INSPECTION PROCESS.

Inspector Smilen stated the case was begun as the result of a complaint. He said a permit application had been submitted on 5/17/12 and was in review. Inspector Smilen stated the property would be complied if the walls were opened up to allow access to the entire house, which would require re-inspection. 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, per violation.

Alan Omsky, owner, said there were two people living at the property but there was only one electric and one water service. He agreed to do what needed to be done to comply.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/24/12 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: CE11041459**

1000 West Las Olas Boulevard  
ERLICH INVESTMENTS OF SO FL LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, said the permit was ready to be issued. He had spoken with the owner's representative and said they were discussing the after-the-fact permit charges. Inspector Smilen recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 6/26/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE10081676**

1720 Southwest 20 Street  
1720 SOUTHWEST 20 STREET LLC

This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, said the application had failed review on 5/16. He confirmed that FBC(2007) 105.1 was complied and only violation FBC(2007) 105.4.4 remained.

Jeffrey Ballantine, owner, said he had resubmitted the revised plans and these had been returned as well.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

The Board took a lunch break from 11:30 to 11:42.

**Case: CE11091010**

370 Delaware Avenue  
FRITZLER, CORY G

Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

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 PERMIT OR INSPECTIONS.

"STOP WORK ORDER WAS ISSUED"

1. THE CARPORT IS BEING ENCLOSED INTO A GARAGE. AN OVERHANG DOOR HAS BEEN PLACED IN THE OPENING.

FBC(2007) 1604.1

THE STRUCTURES FOR THE CARPORT ENCLOSURE 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. THE CONSTRUCTION IS UNDERDESIGNED AND WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT.

FBC(2007) 1612.1.2

THE GARAGE DOOR INSTALLATION HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was begun in response to a complaint on 9/9/11. When he visited the property on that date, he had posted a Stop Work Order on the property. Inspector Oliva recommended ordering compliance within 35 days or a fine of \$10 per day, per violation.

Stuart Smith, attorney, stated the bank was foreclosing on the property and he anticipated a foreclosure sale in August.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/12 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.

Chair Sheppard requested that alternate Josh Miron be asked to replace Mr. Nelson at the Board's June meeting.

**Case: CE11060921**

820 Southeast 8 Street  
GOLDMAN, PETER R &  
GOLDMAN, LAURA W

Certified mail sent to the owner was accepted on 5/10/12.

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

FBC(2007) 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED BY RECONFIGURING THE FRONT SWALE AND DRAINAGE DESIGN WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE INSTALLATION OF LIGHTING IN THE FRONT OF THE PROPERTY WITHOUT PERMITS.

Inspector Smilen said the case had begun in response to a complaint. He said the paver permit had been issued on 9/6/11 and a Stop Work Order had been posted by the engineering inspector on 9/29/11 because the engineering rough inspection failed. The engineering final inspection had failed on 1/17/12 and an electrical permit for the landscape lighting had not been obtained. 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 \$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 63 days, by 7/24/12 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: CE11092221**

661 Arizona Avenue  
BAJON, DENIS  
BAJON, EDWARD

Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

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, INSPECTIONS AND C.O. FROM THE BUILDING DEPARTMENT.



1. AN ILLEGAL CONVERSION FROM A SINGLE FAMILY DWELLING INTO A DUPLEX.
2. A SECOND KITCHEN WAS BUILT INSIDE THE UTILITY ROOM.
3. THE LAUNDRY ROOM WAS CONVERTED INTO A BATHROOM.
4. BY ADDING THESE NEW AREAS TO THE EXISTING FAMILY ROOM, IT IS NOW BEING USED AS A RENTAL APARTMENT.

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. THE PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE ILLEGAL RENTAL APARTMENT. NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE 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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE RENTAL APARTMENT. NEW CIRCUITS TO THE WINDOW A/C, LIGHTS AND WALL OUTLETS, POWER SUPPLY TO THE NEW KITCHEN AREA WITH THE 220V RUN FOR THE RANGE OUTLET. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THIS 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.

Inspector Oliva said the case was opened in response to a complaint from the homeowners association. He 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 \$10 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/12 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: CE11110881**

1653 Lauderdale Manors Drive  
DAVENPORT, THERESA R

Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

George Oliva, Building Inspector, testified to the following violation:  
FBC 105.1

THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING  
THE REQUIRED PERMITS, INSPECTIONS AND C.O. FROM  
THE CITY BUILDING DEPARTMENT:

1. INTERIOR DEMOLITION IS IN PROGRESS WITHOUT A  
PERMIT.

A STOP WORK ORDER WAS ISSUED.

2. RENOVATIONS ARE BEING PERFORMED INSIDE THE  
DWELLING WITH NEW PLUMBING, ELECTRICAL AND  
STRUCTURAL WORK.

Inspector Oliva stated a Stop Work Order had been posted on the property on 11/10/11. He 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 \$10 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/26/12 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: CE11111326**

1600 Northwest 2 Avenue  
RH INVESTMENT PROPERTIES LLC

Certified mail sent to the owner was accepted on 5/7/12.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2007) 105.1

THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING  
THE REQUIRED PERMITS, INSPECTIONS AND C.O. FROM  
THE CITY BUILDING DEPARTMENT:

1. THE KITCHEN WAS REMODELED WITH NEW CABINETS AND FIXTURES.
2. THE WINDOWS WERE REPLACED.
3. A CENTRAL A/C HAS BEEN INSTALLED.

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 REBUILD THE KITCHEN AND BATHROOM INSIDE THE DWELLING WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED-UP TO THE 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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO REBUILD THE KITCHEN AND BATHROOMS. NEW CIRCUITS TO THE LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE CENTRAL A/C WITH A 220V RUN. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING 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. THE PREVIOUS OWNER INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN

APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS  
PER FBC(2007) 1609.1.2.

Inspector Oliva stated the case was opened by a Code Enforcement Officer in response to 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 35 days or a fine of \$10 per day, per violation.

**Motion** made by Mr. Dooley, 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 6/26/12 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: CE11040071**

1345 Northeast 5 Terrace  
SPIRIT INVESTMENT LLC

This case was first heard on 2/28/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,350. This was a request to amend the Extension Order compliance date from 4/24/12 to 5/22/12 to remove the accrued fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 3/27/12 Extension Order compliance date from 4/24/12 to 5/22/12, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE10080609**

1329 Northwest 7 Avenue  
FLEISHMAN, DOUGLAS

This case was first heard on 4/26/11 to comply by 7/26/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

George Oliva, Building Inspector, reported the plumbing permit required final inspection to comply and the permit was valid until July 23,2012. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11091583**

839 Southwest 20 Street  
UMLA, WENDY G

This case was first heard on 2/28/12 to comply by 5/22/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/23/12.

Gerry Smilen, Building Inspector, read an email from the owner indicating she was awaiting plans for her trellis and would be out of town until June 1. Inspector Smilen recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 63-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6 - 0.

**Case: CE11080869**

215 Southwest 28 Street  
AIRMARK COMPONENTS INC

This case was first heard on 2/28/12 to comply by 3/27/12. 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 5/23/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 5/7/12.

Gerry Smilen, Building inspector, said the store manager had explained what he was doing to comply but Inspector Smilen had seen no progress.

**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 5/23/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 - 0.

**Case: CE11051850**

2471 Northwest 16 Street  
HARVIN, JESSIE JR

This case was first heard on 4/24/12 to comply by 5/22/12. 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 5/23/12 and would continue to accrue until the property complied. Service was via posting on the property on 5/8/12 and at City Hall on 5/10/12.

George Oliva, Building Inspector, stated there was no progress toward pulling permits.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 5/23/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6 - 0.

**Case: CE11101493**

2760 Southwest 2 Street  
BSD JERUSALEM LLC

This case was first heard on 4/24/12 to comply by 5/22/12. 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 5/23/12 and would continue to accrue until the property complied. Certified mail sent to the owner was accepted on 5/9/12.

George Oliva, Building Inspector, said the owner had applied for a permit to repair the railing. He said the issue was compliance with the Florida Building Code. Inspector Oliva stated the concrete needed restoration as well and engineering was needed to show that the repairs were done per the Florida Building Code. He noted that per the Florida Building Code, these railing gaps were too wide to comply. Inspector Oliva recommended imposition of the fine. He said the second-story units were occupied and children lived at the complex.

**Motion** made by Mr. Thilborger, 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 5/23/12 and 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 Ms. Hinton, to approve the minutes of the Board's April 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**

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:

CE12010437

CE11052218

CE11110088

CE11031662

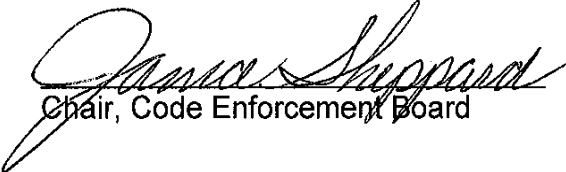
CE11020460      CE11060414      CE11090060      CE11111614  
CE11120281

**Cases Withdrawn**

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:

CE12010620      CE11110351      CE11061811      CE09030895  
CE09050642      CE11071188      CE11071506      CE11030291  
CE11072118      CE11121058

There being no further business to come before the Board, the meeting adjourned at 12:26 P.M.

  
Chair, Code Enforcement Board

ATTEST:

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

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.