

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
JUNE 26, 2012
9:00 A.M. – 1:21 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2012 through 1/2013	
		<u>Present</u>	<u>Absent</u>
Jan Sheppard, Chair	P	4	0
Howard Elfman, Vice Chair	P	4	0
Paul Dooley	P	4	0
Genia Ellis [arrived 9:58]	P	3	1
Joan Hinton	P	4	0
Howard Nelson	A	3	1
Chad Thilborger	P	3	1
PJ Espinal [Alternate]	A	1	2
Joshua Miron [Alternate]	P	1	2
Robert Smith [Alternate]	A	1	2

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 Saey, Clerk III
Diana Cahill, Clerk III
Jorg Hruschka, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE10050006: Blendi Turku, owner
CE07031580: Tami Stalder, owner
CE11060605: Herman Eilberg, contractor
CE07080634: Donald Grant, owner
CE10101425: Vilamar Julme, owner; Sheldon Morant, contractor
CE11070749: Stephen Smith, property representative
CE11092221: Delton Francis, owner's representative

CE11121441: Roberto Valencia; architect
CE11070513: Brent Dudley, general contractor
CE11031271: David Louderback, owner
CE11100374: Benjamin Bugarin, owner
CE11102304: Seth Lubin, attorney
CE11071834: Constantin Foca, owner
CE11071877: August Pujols, owner's representative
CE09050642: Damien Dominicis, owner
CE11082321: Harvey Meadvin, owner
CE11121058: Angela Douglas, contractor
CE08101015: Leonard Wright, contractor; Jeffrey Kriendler, owner's representative
CE11111328: Joshua Theberge, owner
CE11111326: Tal Hen, property manager
CE12010512: Sarah Cayley, owner; Stanley Niemczyk, owner
CE10082026: Aron Echols, owner
CE11110881: Niara Davenport, owner's daughter
CE12020540; CE12021771: Robert Heath, owner
CE11111095: Albert Papay, owner; Francis Schultz, owner; William Thomas, contractor; Arturo Bengochea, architect; Linda Helander, neighbor
CE12051829; CE12051831; CE12051832: Melissa Hanson, owner's representative; Gerard Verrillo, owner's representative
CE09020070: Stephanie Toothaker, attorney; Robert Keesler, general manager
CE10012145: Paul Ferraro, owner
CE07031444: Richard Maynard, contractor
CE10091351: Christopher Vincent, Property representative
CE11061131: Roy Bracey III, property representative
CE11012060: Marilyn Casanova, owner's representative
CE11070723: Thomas Peden, owner's representative
CE11081401: Bryan Koch, owner
CE11040786: Anthony Balma, owner's representative
CE11072118: Blanca Arce, tenant
CE11082257: Alberto Fernandez, contractor
CE11041294: Steven Baggiero, owner's representative
CE09040018: Eva Kearse, owner; Michelle Zelina, bank representative
CE06030553: George Zartolas, owner
CE11081874: Shaun Halas, property manager
CE11111059: Betty Forestal, owner; Napela Alexandre, owner's representative
CE11101501: David Zwick, owner; Pete Ebersole, architect
CE10070600: Noel Stennett, owner; Erga Stennett, owner
CE11092227: Javier Gomez, owner
CE12021658: Edward Koster, owner
CE09040018: Marjorie Levine, bank attorney

CE11042233: Kyle Hansen, owner

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

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

Case: CE11081874

5360 Northwest 35 Avenue
FRANK M RUFF REV TR
ANITA RUFF REV TR

This case was first heard on 10/25/11 to comply by 4/24/12. Violations and extensions were as noted in the agenda.

Shaun Halas, property manager, said he had underestimated how long the work would take. He requested another 90 days.

Ron Tetreault, Fire Inspector, did not object to the 91-day extension request.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 91-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11111095

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

Certified mail sent to the owner was accepted on 6/11/12. 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 a \$1,700 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported a paver permit had been submitted on June 22 and permits for a boat lift, a floating dock and electric for the lift and dock had been submitted on June 1. He recommended an extension.

Arturo Bengochea, architect, said plans for remodeling the house were submitted in March and included the paver work in the right-of-way. They had subsequently removed the pavers from that permit and put the work under its own permit. He requested a 60-day extension.

William Thomas, contractor, said zoning had requested additional information regarding the floating dock. He had provided the information and he anticipated the permit would be issued later in the week.

Inspector Smilen stated the paver permit had not been approved; it was still in process.

Linda Helander, neighbor, stated the boat lift permit had failed zoning because only one mooring device could be installed. The new winch did not have a permit and it was located in the setback. She added that DRC review was required because zoning had failed the application. Ms. Helander said the floating dock permit had failed as well, because it violated the side setback. She referred to a similar case in which a floating dock and winch had been installed in the setback, and the City had sent a letter ordering the items' removal within 10 days. Ms. Helander displayed photos of the property. She asked the Board to enforce the code.

Mr. Thomas said part of the stipulation to get the permit approved was removal of the hoists and in order to get approval, they must go through DRC review. They must also move the floating dock 10 feet from the side property line.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 60-day extension during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Elfman and Mr. Thilborger opposed.

Case: CE11110881

1653 Lauderdale Manors Drive
DAVENPORT, THERESA R

This case was first heard on 5/22/12 to comply by 6/26/12. Violations were as noted in the agenda.

Niara Davenport, the owner's daughter, said she was working to get a board-up permit and requested a 60-day extension.

George Oliva, Building Inspector, said he had discussed the board-up with Ms. Davenport. He recommended a 28-day extension for the owner to apply for the board-up permit.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE08101015

1522 Davie Blvd
WASHINGTON MUTUAL BANK

This case was first heard on 8/25/09 to comply by 10/27/09. Violations and extensions were as noted in the agenda. Ms. Paris stated as of 9/25/09 the owner was TLC Experts Inc.

Gerry Smilen, Building Inspector, said the work was done and inspections were needed. He recommended a 28-day extension.

Jeffrey Kriendler, the owner's representative, thanked the Board.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070513

727 North Federal Highway
FORT LAUDERDALE US 1 LLC

Certified mail sent to the owner was accepted on 6/8/12. This case was first heard on 3/27/12 to comply by 6/26/12. 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 6/27/12 and would continue to accrue until the property complied.

Brent Dudley, general contractor, said a previous contractor had taken the owners' money and fled. He said he was revising plans and anticipated resubmitting them within one month.

Gerry Smilen, Building Inspector, stated one permit had been out for corrections since June 14. He recommended a 63-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE09040018

3220 Northwest 63 Street
KEARSE, EVE

This case was first heard on 3/23/10 to comply by 8/24/10. Violations and extensions were as noted in the agenda.

Eve Kearse, owner, requested an extension. She said she had the materials but needed time to raise the money to have the work done.

Jorg Hruschka, Building Inspector, said there were no permits on file.

Michelle Zelina, bank representative, said the owners were on a loss mitigation plan and the bank was not proceeding on a foreclosure action. She requested an extension.

Motion made by Mr. Miron, seconded by Mr. Thilborger to grant a 91-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE07031444

2491 State Road 84
RICHARDSON, BILL TR
RICHARDSON, BILL

This case was first heard on 11/25/08 to comply by 1/27/09 and 2/24/09. Violations and extensions were as noted in the agenda. Ms. Paris stated the only outstanding violation was 1612.1.2.

Richard Maynard, contractor, said they had the master permit and the electrical permit. He requested a 158-day extension to complete the work.

George Oliva, Building Inspector, recommended a 154-day extension.

Ron Tetreault, Fire Inspector, explained that there were still some fire violations that he believed would be complied when the master permit was signed off. He did not object to the extension request.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 154-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

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. Ms. Paris stated since 11/29/10 the owners had been Richard and Tami Stalder.

Gerry Smilen, Building Inspector, said they needed a final window inspection.

Tami Stalder, owner, explained that a few of the hurricane panels had been cut incorrectly, causing a delay.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 28-day extension to 7/24/12, during which time no fines would accrue. 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 6/8/12. This case was first heard on 5/22/12 to comply by 6/26/12. 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 6/27/12 and would continue to accrue until the property complied.

Tal Hen, property manager, said when they purchased the property, the City had inspected it and found two violations that the bank had cleared before closing. He said a tenant had invited an inspector into the property, and he had discovered several violations. Mr. Hen wondered how this could happen after an inspection had already been done. He said he had not done any work at the property but now he had to pull permits for work that had been done. He requested a 60-day extension.

George Oliva, Building Inspector, clarified that the tenant had filed a complaint and a code officer had responded. The responding code officer had discovered wires in the attic and called for a building inspector. Inspector Oliva had inspected the property and discovered the violations.

Inspector Oliva said the owner's engineer had already made the drawings. He recommended a 28-day extension for the owner to apply for permits.

Motion made by Mr. Miron, seconded by Mr. Elfman to grant a 63-day extension to 8/28/12, 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 and extensions were as noted in the agenda. Fines had accrued to \$2,720.

Steven Baggiero, the owner's representative, stated they needed another 60 days; the owner was having problems with the contractor.

Jorg Hruschka, Building Inspector, said the paperwork had been resubmitted the previous day and recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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.

Stephanie Toothaker, attorney, said they had been through DRC. They had recently made a proposal to the Central Beach Alliance, who had unanimously approved it. They had also made a presentation to their neighbor, The View, and the response had been favorable. After they made a presentation to The Shore Club on July 5, they would apply to be heard at the Planning and Zoning Board.

Motion made by Mr. Miron, seconded by Mr. Thilborger to grant a 91-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070749

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

Gerry Smilen, Building Inspector, said no permit applications had been submitted, but the owner had indicated he would remove everything. A representative was present with photos showing demolition had begun, but Inspector Smilen needed to verify this.

Stephen Smith, property representative, displayed photos of the property and explained that all work done by a tenant was being removed. He requested a 60-day extension. Mr. Smith said the tenant had either left already or was preparing to leave.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11102304

1100 Southwest 21 Street
IDMJI PROPERTIES LLC

This case was first heard on 5/22/12 to comply by 6/26/12. Violations were as noted in the agenda.

Gerry Smilen, Building Inspector, reported a fence permit had been resubmitted the previous day.

Seth Lubin, attorney, said the process was taking longer than expected and requested a 63-day extension.

Motion made by Mr. Dooley, seconded by Ms. Hinton to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

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 and extensions were as noted in the agenda.

Paul Ferraro, owner, said money and time were issues. He stated he could not find an electrician to look at after-the-fact work. He requested an extension.

Jorg Hruschka, Building Inspector, said he would not support an extension longer than 28 days.

Chair Sheppard asked if there were safety issues and Inspector Hruschka said he could not say, since the electrical work had not been inspected, but in his opinion, there was no imminent danger of collapse.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Elfman and Mr. Thilborger opposed.

Case: CE11082321

1310 Northeast 14 Avenue
JUDITH MEADVIN REV TR
MEADVIN, JUDITH TRSTEE

This case was first heard on 4/24/12 to comply by 6/26/12. Violations were as noted in the agenda.

Harvey Meadvin, owner, said he had applied for the shutter permit and work should be done later in the week. He was now selecting an electrical contractor and requested 63 days.

Jorg Hruschka, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 63-day extension to 8/28/12, 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 and extensions were as noted in the agenda.

Christopher Vincent, Property representative, said they had submitted plans and they were being revised for zoning and electrical. He stated all tenants had been removed from the illegal units. Mr. Vincent requested another 90 days. He gave Mr. Dooley a brief history of the property and explained that they had received approval from the DRC for a triplex.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to grant a 91-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE07080634

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

This case was first heard on 5/27/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. Fines had accrued to \$318,150.

Donald Grant, owner, said he had run into problems with the mechanical permit. He had a contractor to complete the air conditioner work and an engineer was working on the load calculations. Mr. Grant said the engineer had pointed out corrections he needed to make to comply with the building code. He requested a 90-day extension.

Jorg Hruschka, Building Inspector, said the plans had been out for corrections since March 9, 2012. He cautioned Mr. Grant to wait until the permit was issued to perform any corrective work. He recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion **failed** 0-6.

At 9:58 Ms. Ellis arrived

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. 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 Zartolas, owner, said only a couple of issues remained. He said he was having trouble with the dumpster enclosure; his contractor had taken a down payment and disappeared. He stated he wanted to wait until the dumpster was complete to put in the landscaping.

George Oliva, Building Inspector, confirmed that only the inspection violations remained. He agreed the owner had problems with his contractor, and recommended a 63-day extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a roll call vote, motion **failed** 3-4 with Mr. Elfman, Ms. Ellis, Ms. Hinton and Mr. Thilborger opposed.

At 10:02 Mr. Miron left the dais

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. Fines had accrued to \$1,210.

Marilyn Casanova, the owner's representative, stated the owner needed to address a few more comments on the plans before he resubmitted the permit application. She requested a 28-day extension.

George Oliva, Building Inspector, said the owner was making progress and recommended a 28-day extension.

Motion made by Mr. Dooley, seconded by Mr. Elfman to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Case: CE11071834

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

This case was first heard on 1/24/12 to comply by 2/28/12. Violations and extensions were as noted in the agenda. Fines had accrued to \$270.

Constantin Foca, owner, said now they had a problem with the landscaping and he would take the plans back to the architect. He remarked that the City had not finished installing water lines. Mr. Foca requested another 30 days.

Jorg Hruschka, Building Inspector, recommended an extension.

Motion made by Mr. Dooley, seconded by Ms. Ellis to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Case: CE10101425

500 Northeast 13 Street
JULUME, VILAMAR
ST LOUIS EXAMENE ETAL

This case was first heard on 4/24/12 to comply by 6/26/12. Violations were as noted in the agenda.

Sheldon Morant, contractor, said he had the plans for the last permit. He requested a 60-day extension.

Jorg Hruschka, Building Inspector, recommended an extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Case: CE11060605

221 Southwest 31 Avenue
RND HOLDINGS LLC

This case was first heard on 3/27/12 to comply by 6/26/12. Violations were as noted in the agenda.

Herman Eilberg, contractor, said they had rebuilt the house on the inside because of termite damage. He said they still needed a roofing permit. Mr. Eilberg requested an extension.

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

Motion made by Mr. Dooley, seconded by Mr. Thilborger to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Case: CE11071877

1200 Northeast 5 Avenue
LA FLAMME REV TR
LAFLAMME, THOMAS & K TRSTEEES

This case was first heard on 3/27/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. Ms. Paris noted an item on the agenda that was now complied.

August Pujols, owner's representative, said they were moving forward. He requested a 28-day extension.

Jorg Hruschka, Building Inspector, said plans were ready for pickup and recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 5-1 with Mr. Dooley opposed.

Case: CE11081401

2751 Northwest 23 Street
DALLAND PROPERTIES LP

This case was first heard on 3/27/12 to comply by 6/26/12. Violations were as noted in the agenda.

Bryan Koch, owner, said they had not terminated the tenants' lease so they were working around the tenant. He said inspections were scheduled for that morning and requested 28 days.

George Oliva, Building Inspector, said plumbing and electrical had passed inspection. He recommended a 63-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Case: CE11072118

2830 Southwest 19 Terrace
PETRIZZO, JUAN CARLOS

Certified mail sent to the owner was accepted on 6/9/12. 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 the City was requesting imposition of a \$680 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said the gazebo permit plans had been picked up for corrections. He said he must confirm that a wood deck had been removed.

Blanca Arce, tenant, requested an extension to obtain the gazebo permit.

Motion made by Mr. Dooley, seconded by Mr. Thilborger to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, with Mr. Miron absent from the dais, motion passed 6-0.

Motion made by Mr. Dooley, seconded by Ms. Ellis to amend the original Order compliance date from 5/22/12 to 6/26/12, removing the accrued fines. In a voice vote, motion passed 6-0.

At 10:15 Mr. Miron returned to the dais

Case: CE11040786

2804 North Ocean Boulevard
FRISBEE, MICHELLE

Service was via posting on the property on 6/11/12 and at City Hall on 6/14/12. 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 a \$680 fine, which would continue to accrue until the property complied.

Anthony Balma, the owner's representative, reported they would apply for the permit later in the day. He requested a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11031271

910 Southwest 29 Street
LOUDERBACK, DAVID

Service was via posting on the property on 6/13/12 and at City Hall on 6/14/12. 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 6/27/12 and would continue to accrue until the property complied. Ms. Paris noted that FBC (2007) 1626.1 was now complied.

Gerry Smilen, Building Inspector, confirmed that the shutter permit had been issued.

David Louderback, owner, said he was bringing in a general contractor to determine what must be done to permit the addition where his mother lived. He promised to show continued progress if granted an extension.

Motion made by Mr. Elfman, seconded by Mr. Thilborger to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11111328

1529 Northwest 2 Avenue
1529 NORTHWEST 2ND AVENUE LAND TR
KOLLEN, RICHARD TRSTEE

This case was first heard on 4/24/12 to comply by 6/26/12. Violations were as noted in the agenda.

Joshua Theberge, owner, said four of the five violations were complied. He said they were working on the drawings to submit for the permit application and requested 63 days.

George Oliva, Building Inspector, said the drawings were being corrected. He recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11070723

2700 Davie Blvd
LA SEGUNDA REALTY CORP

This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda.

Thomas Peden, the owner's representative, said one violation remained. He stated they had made corrections and resubmitted the drawings for the last violation and requested a 60-day extension.

Jorg Hruschka, Building Inspector, recommended a 63-day extension.

Ms. Ellis asked if the trees that had been removed must be replaced. Inspector Hruschka noted that the owner still had time to comply with the permit requirements.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09050642

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

Certified mail sent to the owner was accepted on 6/8/12. 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 the City was requesting imposition of a \$680 fine, which would continue to accrue until the property complied.

Damien Dominicis, owner, said they had passed several inspections in the past few weeks. He requested additional time to pass the remaining inspections.

Jorg Hruschka, Building Inspector, confirmed that several inspections had been performed and recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 91-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11121058

1508 Northeast 15 Avenue
SOL INDUSTRIES LLC

Service was via posting on the property on 6/6/12 and at City Hall on 6/14/12. 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 a \$1,530 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the permit application had been submitted on 6/22/12.

Angela Douglas, contractor, confirmed they had applied for the permits and requested a 90-day extension.

Motion made by Mr. Miron, seconded by Ms. Ellis to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Dooley, Mr. Elfman and Ms. Hinton opposed.

Case: CE11082257

2870 Northwest 18 Court
NICHOLAS L GRANTEED REV TR
GRANTEED, NICK TRSTEE

This case was first heard on 4/24/12 to comply by 6/26/12. Violations were as noted in the agenda.

Alberto Fernandez, contractor, said they had experienced delays in the permit process and requested a 63-day extension.

George Oliva, Building Inspector, recommended a 63-day extension. He confirmed for Mr. Elfman that the building was safe.

Motion made by Ms. Ellis, seconded by Mr. Elfman to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11100374

913 Southwest 15 Terrace
BUGARIN, ROSALINDA

Certified mail sent to the owner was accepted on 6/8/12. 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 complied, fines had accrued to \$580 and the City was requesting no fine be imposed.

Motion made by Mr. Miron, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE10082026

1650 Southwest 27 Avenue
ECHOLS, AARON

Service was via posting on the property on 6/13/12 and at City Hall on 6/14/12. This case was first heard on 2/22/11 to comply by 4/26/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting

imposition of the fine, which would begin to accrue on 6/27/12 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the permit application had been resubmitted the previous day.

Aron Echols, owner, said he had hired an engineer. He requested a 63-day extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11092221

661 Arizona Avenue
BAJON, DENIS
BAJON, EDWARD

This case was first heard on 5/22/12 to comply by 6/26/12. Violations were as noted in the agenda.

Delton Francis, the owner's representative, said they needed to resubmit the application with additional information and requested 90 days. He stated there was no tenant in the area where the violations had been.

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

Motion made by Mr. Miron, seconded by Mr. Thilborger to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10050006

204 Northwest 16 Street
LARA & BLENDI LLC

This case was first heard on 11/23/10 to comply by 1/25/11. Violations and extensions were as noted in the agenda.

Blendi Turku, owner, said they had the windows and doors permits and the engineer was preparing a new package for the carport enclosure. He requested a 63-day extension.

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

Motion made by Mr. Miron, seconded by Ms. Ellis to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE11061131

2518 Whale Harbor Ln
ADELSON, CHARLES

Service was via posting on the property on 6/5/12 and at City Hall on 6/14/12.

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

FBC(2007) 105.1

THE FOLLOWING WORK WAS DONE WITHOUT THE PROPER
PERMIT:

1. A SECOND STORY DECK WAS ERECTED AND IS
SURROUNDED BY SHRUBS.

Inspector Oliva said the case was begun 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. He said the owner had enclosed an area below the deck with a garage door. Inspector Oliva recommended ordering compliance within 61 days or a fine of \$10 per day.

Mr. Miron noted that the violations on the agenda did not mention the garage door. Inspector Oliva said the complaint had concerned the deck shrubs, but the only violation he had found was the garage door.

Later in the meeting, Ms. Wald withdrew the case.

Case: CE11121441

721 Northeast 3 Avenue
PALMETTO LIMITED LLC

Service was via posting on the property on 6/6/12 and at City Hall on 6/14/12.

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

FBC(2007) 105.1

THE OFFICE BUILDING HAS BEEN ALTERED BY THE
COMPLETION OF THE GARAGE ENCLOSED WITHOUT A
PERMIT.

Withdrawn:

FBC(2007) 105.4.5

FBC(2007) 105.4.11

Inspector Smilen said the case had begun 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 28 days or a fine of \$15 per day.

Roberto Valencia, architect, said they were addressing a parking deficiency at the property. He requested 90 days. He informed Mr. Miron that they were considering returning the property to its former state.

Inspector Smilen said he would agree to a longer extension since the owner was negotiating for the parking spaces.

Mr. Valencia said this same violation had occurred in 1998 but had subsequently "disappeared from the books." The owner thought the parking was legal.

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 63 days, by 8/28/12 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12020540

1733 Southwest 5 Court
ROBERT SCOTT HEATH REV LIV TR

Certified mail sent to the owner was accepted on 6/7/12.

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

A PAVER WALKWAY HAS BEEN INSTALLED IN THE FRONT OF
THE SINGLE FAMILY DWELLING WITHOUT A PERMIT.

Inspector Smilen said the case was begun 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 28 days or a fine of \$10 per day.

Robert Heath, owner, said he had been given inaccurate information before he started the project and did not know he needed a permit. He said he was waiting to meet with Chris Augustin, Chief Building Official, to discuss his options.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-2 with Mr. Dooley and Mr. Miron opposed.

Case: CE12021771

1733 Southwest 5 Court
ROBERT SCOTT HEATH REV LIV TR

Certified mail sent to the owner was accepted on 6/7/12.

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

A RETAINING WALL HAS BEEN COMPLETED BEHIND THE
SINGLE FAMILY DWELLING WITHOUT A PERMIT.

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

Robert Heath, owner, said he had satellite images from 1963 showing the lab behind the dock. He said he would meet with Chris Augustin, Chief Building Official, to discuss his options.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/25/12 or a fine of \$15 per day would begin to accrue. In a voice vote, motion passed 7-0.

Case: CE12010512

1612 Southwest 5 Court
NIEMCZYK, STANLEY J
CAYLEY, SARAH

Service was via posting on the property on 6/5/12 and at City Hall on 6/14/12.

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

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED WITH
THE CONSTRUCTION OF A WOOD BALCONY ENCROACHING ON
THE REAR OF THE BUILDING ENCROACHING ON THE SIDE
SET BACK WITHOUT A PERMIT.

FBC(2007) 1604.1

THE SECOND STORY WOOD BALCONY HAS NOT BEEN
DEMONSTRATED TO MEET THE STANDARD FOR GRAVITY AND
WIND LOADING THROUGH THE PERMITTING PROCESS.

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

Sarah Cayley, owner, said they had repaired the deck after it was damaged in Hurricane Wilma. She said she thought the deck replacement would be grandfathered in. Ms. Cayley said they had not applied for a permit because they feared they would not be allowed to rebuild the deck. She said a neighbor had pointed out that the deck was different, and she determined the deck had been built 18" wider than the original. Ms. Cayley said the work had already been done and they had applied for the permit the previous day.

Inspector Smilen said he was unaware of any additional alterations to the deck but a permit must be pulled.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$10 per day, per violation would begin to accrue. In a voice vote, motion passed 7-0.

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

Case: CE12051829

1925 Southwest 5 Place
JV DEVELOPMENT GROUP INC

Certified mail sent to the owner was accepted on 6/7/12.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 1012.1

THE SECOND FLOOR RAILINGS OF THE TWO STORY RENTAL
APARTMENT BUILDING ARE IN DISREPAIR AND DO NOT
MEET THE STRENGTH AND SAFETY REQUIREMENTS OF THE
FLORIDA BUILDING CODE.

Inspector Smilen stated the case was opened in response to a complaint from the Fire Department. 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. Inspector Smilen stated this was a life safety issue.

Melissa Hanson, the owner's representative, said they had already hired someone to correct the railings and requested a 60-day extension. She stated the architectural drawings had been done and she thought the contractor had applied for the permit. Ms.

Hanson said the plans were to replace the railings at all locations.

Inspector Smilen reported an application had been submitted on 6/22; he needed to verify if it covered all three buildings.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged at all three addresses and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$25 per day, per property would begin to accrue. In a voice vote, motion passed 6-1 with Mr. Thilborger opposed.

Case: CE12051831

1935 Southwest 5 Place
JV DEVELOPMENT GROUP INC

Certified mail sent to the owner was accepted on 6/7/12.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 1012.1

THE SECOND FLOOR RAILINGS OF THE TWO STORY RENTAL
APARTMENT BUILDING ARE IN DISREPAIR AND DO NOT
MEET THE STRENGTH AND SAFETY REQUIREMENTS OF THE
FLORIDA BUILDING CODE.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Case: CE12051832

1945 Southwest 5 Place
JV DEVELOPMENT GROUP INC

Certified mail sent to the owner was accepted on 6/7/12.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 1012.1

THE SECOND FLOOR RAILINGS OF THE TWO STORY RENTAL
APARTMENT BUILDING ARE IN DISREPAIR AND DO NOT
MEET THE STRENGTH AND SAFETY REQUIREMENTS OF THE
FLORIDA BUILDING CODE.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Case: CE10070600

884 W Dayton Cir
STENNETT, NOEL K

Service was via posting on the property on 6/11/12 and at City Hall on 6/14/12.

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

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. WINDOWS WERE INSTALLED WITHOUT PERMITS.
2. KITCHEN AND BATHS WERE REMODELED.

Inspector Hruschka said another inspector had started this case and he did not have photos of the property.

Ms. Wald withdrew the case.

Case: CE11101501

626 S Federal Highway
RIO VISTA SALOON LLC

Service was via posting on the property on 6/6/12 and at City Hall on 6/14/12.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.4.7

THE BUILDING HAS BEEN ALTERED WITH SIGNAGE ON THE
FRONT WITHOUT A PERMIT.

FBC(2007) 105.4.8

AN AWNING HAS BEEN INSTALLED ON THE FRONT OF THE
COMMERCIAL BUILDING 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 \$15 per day, per violation.

Pete Ebersole, architect, said he had met with Anthony Fajardo, City Planner, to determine what was permitted on signage. Mr. Ebersole had new plans but had not submitted them yet. He stated they were applying new fabric to existing frames, and since the new fabric cost less than \$1,500, no permit was needed for that portion of the work. Mr. Ebersole requested 30 days.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$10 per day, per violation would begin to accrue. In a voice vote, motion passed 7-0.

Case: CE11111059

173 Vermont Avenue
FORESTAL, COLIMON &
FORESTAL, BETTY

Service was via posting on the property on 6/5/12 and at City Hall on 6/14/12.

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

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 OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

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 INSTALL THE POWER SUPPLY TO THE NEW CENTRAL A/C WITH A 220V RUN FOR THE 7.5KW ELECTRICAL HEATER. 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) 109.10

THIS WORK HAS BEEN PERFORMED AND COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$10 per day, per violation.

Napela Alexandre, the owner's representative, said they had called a contractor to fix the air conditioner. He requested 60 days. He presented an invoice from the contractor and explained that the owner still owed the contractor \$850 so he did not want to finish

the job. Mr. Alexandre said the owners could not pay the contractor now, and needed time to come up with the money.

Motion made by Mr. Miron, 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 91 days, by 9/25/12 or a fine of \$10 per day, per violation would begin to accrue. In a voice vote, motion passed 7-0.

Case: CE11092227

1136 Alabama Avenue

GOMEZ, JAVIER & ABIGAIL

Certified mail sent to the owner was accepted on 6/8/12.

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. STOP WORK ORDER WAS ISSUED FOR WORK IN PROGRESS AS:

1. THE CARPORT IS BEING ENCLOSED WITH FRAMING, PLUMBING AND ELECTRICAL WORK.
2. REPLACING ALL THE WINDOWS AND DOORS AT THE DWELLING.
3. A LARGE CONCRETE SLAB IN THE FRONT OF THE HOUSE WITH A NEW DRIVEWAY WAS 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 ARE BEING DONE TO BUILD THE NEW KITCHEN AND BATHROOM AREA INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES.

FBC(2007) 105.4.5

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

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE RENTAL APARTMENT WITH NEW CIRCUITS TO THE LIGHTS AND WALL OUTLETS, AND 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 TO THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

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 AND INSPECTION 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.

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 WERE 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 said the case was begun in response to a complaint from the homeowners association and he had issued a Stop Work Order on the property on 9/28/11. Inspector Oliva stated this area was zoned for single-family low density; this could not be used as a duplex. He said the owner must first get the Certificate of Occupancy approved. 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 61 days or a fine of \$10 per day, per violation. He said the City had rejected the master permit application for lack of information regarding the carport. The owner had picked up the drawings for revisions on 3/12.

Javier Gomez, owner, said his engineer had been delayed in working on the drawings, but they had been resubmitted the previous day. He confirmed that the house was single-family.

Motion made by Mr. Dooley, seconded by Ms. Hinton find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 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 7-0.

Case: CE11042233

5211 Northeast 17 Avenue
HANSEN, KYLE H/E
KUHN, JOELLE

Certified mail sent to the owner was accepted on 6/7/12.

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 SUBSTANTIAL OPEN STRUCTURE, A TREE HOUSE, HAS
BEEN BUILT IN THE BACKYARD AND IN THE SIDE
SETBACK.

FBC(2007) 1612.1.2

THE OPEN STRUCTURE, A TREE HOUSE, HAS NOT BEEN
PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR
ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER
LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation. Inspector Hruschka said there was an exemption for "playground equipment" in the code, but the Building Official had indicated this only applied to pre-fabricated components.

Kyle Hansen, owner, showed photos of the playhouse and said he had installed hurricane clips inside. He stated it was mounted on a concrete pad and the joists were strapped. Mr. Hansen said one of his neighbors was concerned about the structure.

Ms. Wald clarified that this was considered a structure and must be permitted as such. She advised the owner to meet with the Building Department.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/25/12 or a fine of \$5 per day would begin to accrue. In a voice vote, motion passed 7-0.

The Board took a break from 12:20 until 12:40

Case: CE09020458

3000 South Andrews Avenue
PAULINE P BURNS TR ETAL
C/O MCGINNIS, ADAM TRSTEE

Service was via posting on the property on 6/11/12 and at City Hall on 6/14/12.

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

FBC(2007) 105.1

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

1. THE INTERIOR OFFICE LAYOUT WAS ALTERED BY THE DEMOLITION OF PARTIAL OFFICE SPACE.
2. ROLL UP GARAGE DOORS WERE INSTALLED IN NEW OPENINGS IN THE SOUTH AND NORTH WALLS.
3. ADA PARKING HAS BEEN PROVIDED, BUT DOES NOT COMPLY WITH THE SIGNAGE, ACCESSIBLE RAMP/ROUTE AND LAYOUT REQUIREMENTS OF FBC CHAPTER 11.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS NOT PASSED FINAL INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND VOID:

1. MASTER PERMIT 99100224 FOR INTERIOR REMODELING.

Inspector Hruschka explained that since 2009, the tenant had changed and there were several changes made since the permit was issued. The spray booth and half of the office space depicted in the plans were no longer present. 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.

Motion made by Mr. Thilborger, 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 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 7-0.

Case: CE11042812

1200 Southwest 31 Street
YEE, SPENCER & RAZAVILAR, PEJEMAN
MCDAVID, MICHAEL, LEE, EUGENE

Certified mail sent to the owner was accepted on 6/7/12.

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

FBC(2007) 105.4.11

NEW A/C EQUIPMENT HAS BEEN INSTALLED WITHOUT
OBTAINING THE REQUIRED PERMITS.

Complied:

FBC(2007) 105.1

FBC(2007) 105.4.4

FBC(2007) 105.4.5

Inspector Smilen said the case was begun 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 28 days or a fine of \$10 per day.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10111192

510 Long Island Avenue
BAIT SHENI INC

Service was via posting on the property on 6/5/12 and at City Hall on 6/14/12.

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. ALL THE WINDOWS WERE REPLACED IN THE DWELLING.

FBC(2007) 1612.1.2

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

Inspector Oliva said the case was begun 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 28 days or a fine of \$10 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11120621

2121 Northwest 6 Place
HAMILTON, ARCHIE

Certified mail sent to the owner was accepted on 6/6/12.

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. A LARGE 40' X 12' SHED WAS INSTALLED WITH PLUMBING AND WASTE LINES INSIDE THE PROPERTY LOT. THE ISSUED PERMIT, #97070835, WAS LEFT TO EXPIRE ON 10/3/1997 WITHOUT A FINAL INSPECTION.

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 INSTALL THE BATHROOM INSIDE THE STORAGE SHED WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED UP TO THE PLUMBING FIXTURES.

FBC(2007) 1604.1

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

Inspector Oliva explained that the same person had owned the property since 1988 but the owner had switched ownership over the years. He said the property had been cited for the same violations under the different owners. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Motion made by Ms. Ellis, 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 7/24/12 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12010593

713 East Las Olas Boulevard # A
PAWACQCO HOLDINGS QUINN LLC
C/O MORRIS BROWN

Service was via posting on the property on 6/6/12 and at City Hall on 6/14/12.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.4.7

SIGNAGE HAS BEEN INSTALLED ON THE FRONT OF THE ART
GALLERY WITHOUT A PERMIT.

Withdrawn
FBC-M 502.1

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.

Motion made by Mr. Thilborger, 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 7/24/12 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12020698

606 Southwest 16 Street
ALLEN, MARTHA V EST

Service was via posting on the property on 6/5/12 and at City Hall on 6/14/12.

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 PERMITS:

1. A NEW WINDOW HAS BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. DRYWALL HAS BEEN INSTALLED ON THE CEILINGS AND
WALLS.
4. NEW TILE HAS BEEN INSTALLED IN THE BATHROOM.

FBC(2007) 105.4.4

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

1. BATHROOM FIXTURES HAVE BEEN REMOVED.
2. A NEW TUB HAS BEEN INSTALLED.
3. THE KITCHEN HAS BEEN REMOVED.
4. KITCHEN PIPING HAS BEEN REPAIRED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE CONNECTION TO NEW A/C EQUIPMENT AND NEW WIRING FOR THE KITCHEN AND BATHROOM.

FBC(2007) 105.4.11

A NEW CONDENSING UNIT AND AIR HANDLER HAVE BEEN INSTALLED WITHOUT A PERMIT.

Inspector Smilen stated a Stop Work Order had been posted on the property on 2/8/12. 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.

Motion made by Mr. Thilborger, 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 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 7-0.

Case: CE09060479

3100 Southwest 16 Street
ESPIN, CARLOS

This case was first heard on 6/28/11 to comply by 9/27/11. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$1,350.

Motion made by Mr. Miron, seconded by Ms. Ellis to amend the 1/24/12 Extension Order compliance date from 3/27/12 to 4/24/12, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE11020063

1721 Southwest 14 Street
BOLAND, CHRISTOPHER

This case was first heard on 1/24/12 to comply by 3/27/12. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, read a letter from the owner explaining that he was out of the country and stating his engineer had made the changes to the drawings. The owner indicated he was unable to reach his engineer and felt he might be on vacation. He requested an extension.

Motion made by Mr. Miron, seconded by Mr. Thilborger to grant a 28-day extension to 7/24/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

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 and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, explained the owner had recently suffered a heart attack and recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Miron to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE07110906
1132 Northwest 5 Court
MCCULLOUGH, JOHNNY
HALL, ODESSA

Service was via posting on the property on 6/13/12 and at City Hall on 6/14/12. 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 6/27/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had obtained some permits but they had expired without passing inspections. He stated there were tenants in the units and Inspector Oliva did not know the condition of the electrical, so there could be life safety issues.

Motion made by Mr. Miron, seconded by Mr. Dooley, to amend the fine amount to \$5 per day. In a voice vote, motion passed 7-0.

Motion made by Mr. Miron, seconded by Mr. Dooley to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/27/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11071188

1316 Northwest 1 Avenue
EIFE, ERIC

Service was via posting on the property on 6/13/12 and at City Hall on 6/14/12. 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 and the City was requesting imposition of a \$4,750 fine, which would continue to accrue until the property complied.

Motion made by Mr. Miron, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$4,750 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE09030895

1369 Southeast 14 Street
CHAMBERLAIN, KENT T

Certified mail sent to the owner was accepted on 6/13/12. 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 the City was requesting imposition of a \$1,360 fine, which would continue to accrue until the property complied.

Motion made by Mr. Miron, seconded by Mr. Dooley 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 7-0.

Later in the meeting, Mr. Thilborger stated he had just received a text from Mr. Chamberlain asking the date of the hearing. Mr. Thilborger stated Mr. Chamberlain was out of the country. He had called Inspector Oliva to ask the date of the hearing but had not heard from him.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to vacate the Board's previous order. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to grant a 28-day extension to 7/24/12. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

Case: CE11040071

1345 Northeast 5 Terrace
SPIRIT INVESTMENT LLC

Certified mail sent to the owner was accepted on 6/8/12. 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 a \$1,700 fine, which would continue to accrue until the property complied.

Motion made by Mr. Miron, seconded by Mr. Thilborger 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 7-0.

Case: CE11011575

2932 Northwest 67 Court
POWSNER, KARIN

Service was via posting on the property on 6/6/12 and at City Hall on 6/14/12. 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 the City was requesting imposition of the fine, which would begin to accrue on 6/27/12 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said Mohammed Malik, Director of Zoning, was working with the owner. He recommended a 63-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton to grant a 63-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11030291

708 Northeast 2 Avenue
BEAUREGARD, LORI

Service was via posting on the property on 6/7/12 and at City Hall on 6/14/12. 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 a \$340 fine, which would continue to accrue until the property complied.

Motion made by Mr. Miron, seconded by Mr. Dooley to find that the violations were not complied by the Order date, and to impose the \$340 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11071506

1634 Southwest 4 Avenue
RICCIO, FRANK

Certified mail sent to the owner was accepted on 6/8/12. This case was first heard on 1/24/12 to comply by 2/28/12. Violations and extensions 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.

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

Approval of Meeting Minutes

[This item was heard out of order]

Chair Sheppard noted a correction to the minutes.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to approve the minutes of the Board's May 2012 meeting as amended. In a voice vote, motion passed 7-0.

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:

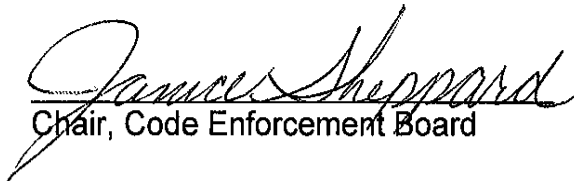
CE11101559	CE12021700	CE10120954	CE11041459
CE11031086			

Cases Withdrawn

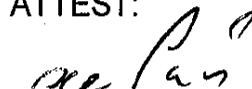
The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE12021658	CE10062331	CE10071656	CE11120051
CE10080423	CE11061765	CE11100815	CE11070323
CE11091010	CE10090641	CE11040087	CE11060786

There being no further business to come before the Board, the meeting adjourned at 1:22 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 Oppertee, ProtoType Inc.