

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
JULY 24, 2012  
9:00 A.M. – 12:47 P.M.**

| <u>Board Members</u>         | <u>Attendance</u> | <u>Cumulative attendance<br/>2/2012 through 1/2013</u> |               |
|------------------------------|-------------------|--|---------------|
|                              |                   | <u>Present</u>   | <u>Absent</u> |
| Jan Sheppard, Chair          | P                 | 5  | 0             |
| Howard Elfman, Vice Chair    | P                 | 5  | 0             |
| Paul Dooley                  | P                 | 5  | 0             |
| Genia Ellis                  | A                 | 3  | 2             |
| Joan Hinton                  | P                 | 5  | 0             |
| Howard Nelson [9:13 – 12:29] | P                 | 4  | 1             |
| Chad Thilborger              | A                 | 3  | 2             |
| PJ Espinal [Alternate]       | P                 | 2  | 2             |
| Joshua Miron [Alternate]     | A                 | 1  | 3             |
| Robert Smith [Alternate]     | P                 | 2  | 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  
Jeri Pryor, Federal Grants Manager  
Diana Cahill, Clerk III  
Dick Eaton, Senior Code Enforcement Officer  
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**

CE12010616: John Brown, owner; Beverly Patton, renter  
CE07031580: Tami Stalder, owner  
CE11051681: Ed Nicholas, management agent  
CE11091010: Stuart Smith, bank attorney  
CE10111974: Paul Paolicelli, contractor  
CE11010656: ClaraRose Lee, contractor; Teresita Pasccaran, owner

CE12022436: Lucie Manzerolle, owner's representative  
CE07080634: Donald Grant, owner  
CE11060534: Gregory Emmer, owner's representative  
CE11101501: David Zwick, owner  
CE11092221: Delton Francis, contractor  
CE12022138: Raphael Sopher, owner  
CE11031271: David Louderback, owner  
CE11102304: Seth Lubin, attorney  
CE11071834: Constantin Foca, owner  
CE11042812: Miguel Insignares, contractor  
CE11020852: Geraldo Saggran Nunez, owner's representative  
CE10071341: Hilda Bleiweiss, owner  
CE11070323: Chris Mills, owner's representative; Joel Simon, contractor  
CE11070780: Cristobal Padron, attorney  
CE11070564: Chalom Bitton, owner  
CE08061524: Frank Quaratella, owner's son  
CE11110881: Niara Davenport, owner's daughter  
CE10081676: April Balentine, owner  
CE12020540: Robert Heath, owner  
CE11071479: Doniel Tiggs, owner's son  
CE12030489: Richard Hatcher, owner  
CE12011362: Peter Marciante, owner  
CE12051829; CE12051831; CE12051832: Melissa Hanson, representative  
CE11091444: Anat Vainer, owner's representative; Alouf Wouff, owner  
CE11092214: Daniel Morrison, Commodore of the yacht club  
CE11051035: Sender Kagan, contractor  
CE05110587: Mark Doan, contractor  
CE11040786: Anthony Balma, representative  
CE11070747: Kenneth Carson, owner  
CE06030553: George Zartolas, owner  
CE11121353: Harry Chaimowiz, manager  
CE12021658: Edward Koster, owner  
CE11082864: Jean Depal, owner; Matthew Grant, representative  
CE09070822: Gilberte Joseph, owner's sister

Chair Sheppard called the meeting to order at 9:00 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: CE11070323**

1501 Northwest 4 Avenue  
EIFE, ERIC

Certified mail sent to the owner was accepted on 7/12/12. This case was first heard on 4/24/12 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 an \$810 fine, which would continue to accrue until the property complied.

Joel Simon, contractor, said the owner had experienced funding issues. All the permits were now paid for and issued. He requested another 90 days.

George Oliva, Building Inspector, agreed with the extension request.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 91-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**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 and extensions were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, stated the plans were still in review and recommended an extension.

Seth Lubin, attorney, requested an extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE07080634**

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

Certified mail sent to the owner was accepted on 7/11/12. This case was first heard on 5/27/08 to comply by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$327,600 fine, which would continue to accrue until the property complied.

Donald Grant, owner, requested an extension; he said he was pursuing the last permit now. He explained he had faced an extraordinary financial situation. He requested 90 days.

Jorg Hruschka, Building Inspector, supported a 35-day extension.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE12020540**

1733 Southwest 5 Court  
ROBERT SCOTT HEATH REV LIV TR

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported no permit applications had been submitted.

Robert Heath, owner, said he had been told by a City employee that he did not need a permit for this project. He stated he had hired a contractor to address all possible issues on the property and requested 60 days.

**Motion** made by Mr. Dooley, seconded by Mr. Elfman to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

At 9:13 Mr. Nelson arrived.

**Case: CE11031271**

910 Southwest 29 Street  
LOUDERBACK, DAVID

Certified mail sent to the owner was accepted on 7/10/12. 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 7/25/12 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the shutter permit had passed final inspection on June 12.

David Louderback, owner, stated he had obtained a line of credit and hired a contractor, who was working on a proposal. Mr. Louderback requested an extension.

Inspector Smilen confirmed that the window violation and the addition needed to be addressed. He said he would support a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 91-day extension to 10/23/12, 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 violations were not complied and fines would begin to accrue on 7/25/12. As of 11/29/10 the owners were Richard Stalder and Tami Stalder.

Gerry Smilen, Building Inspector, said they were awaiting final inspection on a window and recommended a 35-day extension.

Tami Stalder, owner, requested the extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case:CE10111974**

410 Southeast 14 Court  
VACA, MARIA ELENA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported permits were active and the case would be complied when all inspections were completed. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10071341**

1409 Northwest 3 Avenue  
1409 HOLDINGS LLC

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 7/25/12.

Hilda Bleiweiss, owner, said they were working through the list of violations. She stated they intended to replace the windows with impact resistant windows because they had no storage space for shutters. She hoped they could afford the window replacement by November or December.

George Oliva, Building Inspector, confirmed that the windows had been replaced by a previous owner.

Mr. Nelson and Ms. Espinal were concerned about the safety aspect of leaving the windows unprotected. Mr. Nelson suggested a 35-day extension for Ms. Bleiweiss to present a plan for shuttering the windows.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Sheppard 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 and extensions were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported a window permit had been issued on 7/6/12. He said there was a bathroom that must be removed or legitimized; everything else was complied.

Ed Nicholas, management agent, said the windows would be installed the following day and the bathroom would be removed when the owner could afford it.

**Motion** made by Mr. Nelson to grant a 245-day extension to 3/26/13, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE12011362**

1904 Southwest 28 Street  
MARCIANTE, PETER

This case was first heard on 5/22/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported the permits for the front door and drywall/ceiling had been issued. The only remaining violation was the window permit. He recommended a 63-day extension.

Peter Marciante, owner, requested more than 63 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-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 and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$680.

Anthony Balma, representative, said they were working on the plan revisions with the architect.

Jorg Hruschka, Building Inspector, agreed the plans were out for corrections and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 35-day extension to 8/28/12, 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 and extensions were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported an addition permit had been picked up for corrections on 6/6/12.

Geraldo Saggran Nunez, the owner's representative, said their architect had been out of the country but was working on the plans now that he had returned. He said they were living in the house but this storage room was not in use now. Inspector Smilen said this was not a complicated process and he supported a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 35-day extension to 8/28/12, during which time no fines would accrue. 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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Cristobal Padron, attorney, explained that the owner was out of the country due to health issues. He said the permits had been pulled, except for the air conditioner mechanical permits. The owner needed to sign a power of attorney to allow Mr. Padron to sign the permit for him.

George Oliva, Building Inspector, recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 91-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

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

**Case: CE12051829**

1925 Southwest 5 Place  
JV DEVELOPMENT GROUP INC

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, said the 1925 and 1935 addresses showed no permits, but a permit had been ready for issue as of 7/23/12 for the 1945 address, and the length of the railing on the permit – over 400 linear feet - could possibly be for all three buildings.

Melissa Hanson, representative, said they were ready for inspection the following day; all the railings were finished.



Inspector Smilen reported the permit had not been obtained but it was associated with three folio numbers to cover all three buildings. Since this was an emergency situation, he did not want to penalize the owner for doing the work prior to obtaining the permit.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 35-day extension to 8/28/12 for all three cases, during which time no fines would accrue for all three cases. In a voice vote, motion passed 6-0.

**Case: CE12051831**

1935 Southwest 5 Place

JV DEVELOPMENT GROUP INC

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

**Case: CE12051832**

1945 Southwest 5 Place

JV DEVELOPMENT GROUP INC

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

**Case: CE11010656**

412 Southwest 16 Court

PASCARAN, TERESITA H

This case was first heard on 5/22/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

ClaraRose Lee, contractor, said there had been a delay with the plans due to the architect's illness, but plans had been submitted. She requested additional time.

Jorg Hruschka, Building Inspector, stated the plans needed additional corrections.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Niara Davenport, the owner's daughter, said they had a contract to sell the house, and requested a 30-day extension. She said the buyer was aware of the condition of the house.

George Oliva, Building Inspector, reported the City had done the board-up due to squatters. He said he would support a 35-day extension.

Ms. Davenport said the closing date was 8/11/12.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE06030553**

3901 Southwest 16 Street  
3901 DAVIE ASSOCIATES LLC

Certified mail sent to the registered agent was accepted on 7/10/12. This case was first heard on 1/22/08 to comply by 6/24/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,069,000 fine, which would continue to accrue until the property complied. The new owners were George and Ida Zartolas.

George Zartolas, owner, said he had experienced contractor problems but Inspector Oliva had helped clear them up.

George Oliva, Building Inspector, confirmed that the property just needed inspections. He agreed the owner had experienced contractor problems. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 91-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE09070822**

2810 Southwest 2 Street  
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 violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, said the permit was ready to be picked up but the owner was still in the hospital. His sister was trying to obtain the permit with the help of her brother.

Gilberte Joseph, the owner's sister, said they had an attorney and a sale date was set for 8/28. She hoped to pick up the permit that week.

Inspector Smilen recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE08061524**

1650 Northeast 60 Street  
QUARATELLA, JOSEPH F

Service was via posting on the property on 7/11/12 and at City Hall on 7/12/12. This case was first heard on 6/22/10 to comply by 9/28/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 7/25/12 and would continue to accrue until the property complied.

Frank Quaratella, the owner's son, said they had pulled permits to remove the electrical and plumbing and the work was finished. He said he would remove the building himself. Mr. Quaratella requested two months.

Jorg Hruschka, Building Inspector, felt it would not take 63 days to remove the structure and recommended 35 days.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Elfman opposed.

**Case: CE11101501**

626 S Federal Highway  
RIO VISTA SALOON LLC

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, stated the sign permit had failed review on 7/16/12. The owner had already removed a lot of signage from the property. Inspector Smilen had discovered an awning permit but he was unsure if this addressed the new awning cover. The main complaint had been the signage on the awning, and the lettering on the awning had been removed. Inspector Smilen recommended a 35-day extension.

David Zwick, owner, said the remaining signage was what the City had agreed was appropriate and the permit application was to formalize this. His architect had informed him that the comments on the plans were inconsistent with his conversations with the City and he needed to meet again with City representatives to settle this.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11121353**

1128 Southwest 17 Street  
FRANKCO LLC

This case was first heard on 5/22/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported the kitchen permit application had been submitted on 7/20/12. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 9/25/12, 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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Alouf Wouff, owner, said they had addressed the shutter and sewer violations and were now addressing the air conditioner violation. He said this required moving the electrical panel, which had been done. They needed inspection for work completed, and they would then address the next issue. Mr. Wouff requested 90 days.

Anat Vainer, the owner's representative, said the electrical permit was open in the electrician's name.

George Oliva, Building Inspector, said the permit applications had been submitted. He explained the sewer tapping permit from Broward County had passed final inspection and the shutter permit had passed final inspection as well. The air conditioner permit had been rejected because the air conditioner was set on the ground. Inspector Oliva had re-inspected the property and found the air condition relocated to the gable, but without the permit issued. He did not recommend an extension.

Mr. Wouff said the property had been empty for nine months.

**Motion** made by Mr. Nelson to grant a 35-day extension to 8/28/12, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE11092214**

2637 Whale Harbor Ln  
LAUDERDALE ISLES YACHT & TENNIS  
LAUDERDALE ISLES YACHT CLUB

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 7/25/12.

Daniel Morrison, Commodore of the yacht club, stated they had pulled a permit for the gas and hired an architect to draw plans for the kitchen area. He requested 60 days. Mr. Morrison informed Mr. Nelson that the waste line no longer ran to the canal but the electric was still live to the kitchen.

George Oliva, Building Inspector, said the gas permit had been issued and passed rough inspection. The shed permit was ready to be issued and they still needed a mechanical permit. He stated there was no issue with the electrical because there was a fire suppression system. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11042812**

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

This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, reported that everything was complied except the new air conditioning equipment, which needed a permit.

Miguel Insignares, contractor, said the air conditioning contractor had needed to renew his insurance, which had been done. He requested a 30-day extension.

Inspector Smilen confirmed that issuance of the permit would comply the violation.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Sender Kagan, contractor, said the permit application required revisions and should be ready for re-submissions the following day. He requested an extension.

George Oliva, Building Inspector, stated the plans had been returned for corrections on 6/6. He said the Master Permit for the interior demolition had been renewed by the general contractor. Inspector Oliva recommended a 63-day extension. He confirmed the property was vacant and had no electric.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE05110587**

2710 Southwest 12 Terrace  
PONSARD, JONATHAN

This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Mark Doan, contractor, said they had decided to demolish the addition. He anticipated a permit within a week or so and requested an extension.

Jorg Hruschka, Building Inspector, confirmed the plans had been resubmitted on 7/20 and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11070564**

1620 Northwest 7 Terrace  
US IL 038 LLC

This case was first heard on 5/22/12 to comply by 7/24/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Chalom Bitton, owner, said he had given up and intended to sell the property. He stated he had pulled the permit but had a signed contract to sell the house. The buyer was aware of the violations. He requested 91 days. Mr. Bitton said the windows had been installed but there was more work to be done.

The Board heard another case while Mr. Bitton checked on the closing date for the sale.

Upon returning to the case, Mr. Bitton said they were aiming for 7/31.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Doniel Tiggs, the owner's son, said the doors had failed inspection and requested an extension.

George Oliva, Building Inspector, confirmed the roof permit was closed, and the owner had pulled a permit for the interior remodeling and applied for the plumbing permit. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 63-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**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 and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/25/12.

Delton Francis, contractor, said permits had been issued and work was proceeding.

George Oliva, Building Inspector, confirmed the Master Permit had been issued on 7/17. He recommended a 63-day extension. He stated this property was single-family zoned; they could not have a duplex.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 63-day extension to 9/25/12, 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 violations were not complied and fines would begin to accrue on 7/25/12.



Gerry Smilen, Building Inspector, reported the shed permit needed to pass zoning. He stated no one was living in the shed.

April Balentine, owner, said they had cleared up the plumbing issue by removing the plumbing and the architect was working on the plans.

**Motion** made by Mr. Nelson, seconded by Ms. Espinal to grant a 63-day extension to 9/25/12, 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 7/25/12.

Gregory Emmer, the owner's representative, stated the permits were in process and the architect was revising plans per the comments. He said the property was occupied, but an engineer had stated the property was safe.

George Oliva, Building Inspector, said another stop work order had been issued for roof and structural work. He stated this work had been added to the master drawing and Zoning had questions. Inspector Oliva was concerned that the shed had not been removed and the air conditioning electrical had not been inspected. He recommended a 35-day extension.

**Motion** made by Mr. Nelson to grant a 245-day extension to 3/26/13, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE11091010**

370 Delaware Avenue  
FRITZLER, CORY G

Service was via posting on the property on 7/9/12 and at City Hall on 7/12/12. 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 an \$810 fine, which would continue to accrue until the property complied.

Stuart Smith, bank attorney, said the property was in foreclosure, which the owner was defending. He stated the property was occupied, so the bank could not intervene.

George Oliva, Building Inspector, said he did not recommend an extension. He said the tenant would not allow anyone onto the property to determine the use of the carport.

Ms. Wald recommended imposition of the fines.

**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 \$810 fine, which would continue to accrue until the violations were corrected. In a voice vote, 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. The property was complied and fines had accrued to \$270.

Constantin Foca, owner, waived the right to notice of a Massey hearing so the Board could address the fines.

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

The Board took a brief break.

**Case: CE11070747**

3612 Riverland Road  
CARSON, KENNETH

Certified mail sent to the owner was accepted on 7/11/12.

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. A STOP WORK ORDER WAS ISSUED FOR:
1. REBUILDING A DOCK IN THE REAR OF HIS PROPERTY.  
F.L.P.D. DET. JORGE MAURA N.T.A. THE WORKERS THAT WERE PRESENT AT THE TIME OF OUR INSPECTION PERFORMING THE WORK.
  2. TWO SHEDS WERE INSTALLED INSIDE THE SETBACK IN THE FRONT OF THE PROPERTY.

3. ROOFING AND ELECTRICAL WORK IS BEING DONE ON THE REAR OPEN PORCH. PER THE PROPERTY OWNER, IT COST OVER \$2500.00 WHICH IS WHAT HE SAID HE PAID THE CONTRACTOR DOING THE WORK FOR HIM.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL OUTLETS, SWITCHES AND LAMPS THAT WERE PLACED INSIDE THE GREEN SHED AND THE LAMPS THAT WERE INSTALLED IN THE SOFFIT ABOVE THE REAR OPEN PORCH MUST MEET THE NEC 210 REQUIREMENTS.

Inspector Oliva stated this case was opened pursuant to a complaint from a neighbor and a Stop Work Order had been issued. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and explained that this property was still under Broward County Zoning. Inspector Oliva stated the owner had applied for several permits and the shed permit had been denied because it was in the front of the property; the dock had been declined by Zoning because it extended more than five feet into the waterway. Inspector Oliva had advised the owner to apply for a variance.

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

Kenneth Carson, owner, said they were doing their best. He said he and his neighbor had a difference of opinion regarding the property lines.

**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 9/25/12 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: CE12022436**

425 Bayshore Drive # 28  
ALAVANTHIAN, ARY

Service was via posting on the property on 7/9/12 and at City Hall on 7/12/12.

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

FBC(2007) 105.1

THE APARTMENT HAS BEEN ALTERED AS A THE RESULT OF

THE COMPLETION OF A BATHROOM RENOVATION WITHOUT A PERMIT.

FBC(2007) 105.4.4

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

1. A TUB WAS REMOVED AND REPLACED WITH A STALL SHOWER WITHOUT A CURB.
2. A NEW WATER CLOSET WAS INSTALLED WITH THE TANK CONCEALED IN THE WALL.
3. A NEW VANITY SINK AND FIXTURES HAVE BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM IN THE APARTMENT HAS BEEN ALTERED AS A RESULT OF THE BATHROOM RENOVATION WITHOUT A PERMIT.

Inspector Smilen stated the case was begun pursuant 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, per violation.

Mr. Nelson noted that this property was a co-op and Ms. Wald said she had not looked at this case. If it was a true co-op, and its documents followed other co-op documents, it was likely that the unit owner would be responsible for interior issues.

Lucie Manzerolle, the owner's representative, said the owner's mail had not been forwarded to him in Canada. She did not know if this was a co-op.

Mr. Jolly was unsure if the co-op association needed to be notified. Ms. Wald referred to a previous case that concerned exterior improvements, in which the City had brought the case against both the unit owner and the co-op association. She said she needed to look through the co-op documents to advise the City how to proceed. Ms. Wald recommended continuing the case.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to continue the case. In a voice vote, motion passed 6-0.

**Case: CE12010616**

94 Hendricks Isle

94-96 HENDRICKS ISLE LLC

Certified mail sent to the registered agent was accepted on 7/9/12.

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

FBC(2007) 105.1

TWO TRIPLEX BUILDINGS HAVE BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. NEW WINDOWS WERE INSTALLED.
2. NEW DOORS WERE INSTALLED.
3. KITCHENS HAVE BEEN REPLACED IN 94/3 AND 96/1.
4. BATHROOM VANITIES HAVE BEEN REPLACED IN 94/2 AND 94/3.
5. DOCK PLANKING HAS BEEN REPLACED.

FBC(2007) 105.4.4

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

1. NEW PIPING AND FIXTURES FOR THE KITCHENS IN 94/3 AND 96/1.
2. NEW PIPING AND FIXTURES FOR THE BATHROOMS IN 94/2 AND 94/3.
3. NEW WATER CLOSETS IN 96/3, 94/2, AND 94/3.

FBC(2007) 105.4.5

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

1. ELECTRICAL WIRING FOR THE KITCHENS.
2. ELECTRICAL WIRING FOR THE BATHROOMS.
3. ELECTRICAL OUTLETS FOR THE WALL A/C UNITS.

FBC(2007) 105.4.11

NEW WALL A/C UNITS HAVE BEEN INSTALLED IN THE EXTERIOR WALLS WITHOUT PERMITS.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and stated the owner had advised him earlier that electrical receptacle and window permit applications had been submitted the previous day, and Inspector Smilen had confirmed this. No plumbing permit application had been submitted. He recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

John Brown, owner, said no kitchen had been installed in the 22 years he had owned the building. He admitted he had replaced some doors and windows, and said the applications for this work had been submitted. Mr. Brown stated some through-the-wall air conditioners had been replaced but he had not changed the electrical or opening. He agreed to pull a permit for the plumbing work that had been done.

Inspector Smilen said the City was concerned when the sleeve was replaced in a through-the-wall air conditioning unit, and this required a permit. He stated the kitchens were not original and looked younger than 22 years as well. Mr. Nelson explained to

Mr. Brown that as the current owner, he was responsible for the work done without a permit.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley 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 9/25/12 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: CE12030489**

1843 Southwest 4 Avenue  
HATCHER, RICHARD

Personal service was made to the owner on 7/9/12.

Gerry Smilen, Building Inspector, testified to the following violations:  
9-277(b)

THE TOTAL AMOUNT OF OCCUPANTS RESIDING IN THE SINGLE FAMILY RESIDENCE HAS EXCEEDED THE LIMITS AND REQUIREMENTS OF THE MINIMUM HOUSING CODE.

FBC(2007) 105.1

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

1. A FRONT PORCH HAS BEEN ENCLOSED.
2. ROOF RAFTERS HAVE BEEN REPAIRED.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. WALL A/C UNITS HAVE BEEN INSTALLED.
5. THE STRUCTURE OF THE ROOFED PORCH HAS BEEN ALTERED.
6. A NEW FRONT DOOR HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT A PERMIT:

1. A NEW CIRCUIT BREAKER PANEL HAS BEEN INSTALLED.
2. SWITCHES AND OUTLETS HAVE BEEN INSTALLED.
3. PREMISE WIRING INCLUDING EXPOSED ROMEX HAVE BEEN INSTALLED.

FBC(2007) 110.1.1

THE OCCUPANCY AND USE FOR THE SINGLE FAMILY DWELLING HAS BEEN CHANGED WITHOUT ALL OF THE APPROVALS AND CERTIFICATE OF OCCUPANCY.

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.

Richard Hatcher, owner, said he could not comply the violations. He stated he had purchased the house in 1986 in its current condition, except for the sun porch enclosure and the outside light wall switch. Mr. Hatcher stated he was selling the house.

**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 9/25/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE12022138**

727 Northwest 15 Avenue  
SOPHER INVESTMENTS INC

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

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

FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS, AND IT'S REQUIRED CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT.

WORK IN PROGRESS:

1. THE ORIGINAL WINDOWS ON THE FRONT WERE REPLACED AND THE OPENING SIDE WAS REDUCED TO RECEIVE THE TWO NEW WINDOWS. SOME OF THE EXISTING REGULAR WINDOWS WERE REPLACED THROUGHOUT THE BUILDING.
2. THE TWO EXTERIOR DOORS INSIDE THE CARPORT WERE CHANGED.
3. THE PLUMBING FIXTURES WERE REPLACED IN BOTH BATHROOMS AND KITCHEN.
4. THERE IS ONLY ONE PERMIT ON RECORD FOR ONE CENTRAL A/C DATED BACK TO 1970. PERMITS ARE REQUIRED IN ORDER TO HAVE IT REPLACED OR INSTALL A NEW ONE ON THE OTHER SIDE.

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 FIXTURES WERE REPLACED IN THE

KITCHEN AND BATHROOM INSIDE BOTH APARTMENTS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

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. THERE'S ONLY ONE PERMIT ON RECORD FOR ONE CENTRAL A/C DATED BACK TO 1970. PERMITS ARE REQUIRED TO HAVE IT REPLACED OR TO INSTALL A NEW ONE ON THE OTHER SIDE.

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 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 Smilen stated the case was begun pursuant 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 91 days or a fine of \$15 per day, per violation.

Raphael Sopher, owner, said the house had been vandalized and the doors and windows removed. The contractor who had done the work had not applied for the window and door permits and Mr. Sopher intended to hire a new contractor. He said the property was for sale.

**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 91 days, by 10/23/12 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: CE11082864**

2800 Southwest 5 Street  
ALBERT, JOANE

Service was via posting on the property on 7/5/12 and at City Hall on 7/12/12.



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

FBC(2007) 105.1

1. A STOP WORK ORDER WAS ISSUED BY INSPECTOR DANNY CONNOR, #318, FOR REMODELING THE KITCHEN AND THE BATHROOM.
2. IT WAS REMODELED WITH NEW CABINETS AND PLUMBING FIXTURES.
3. THE ELECTRICAL OUTLETS AND LAMPS WERE REPLACED.
4. CEILING FANS WERE INSTALLED IN SOME LOCATIONS.

FBC(2007) 105.4.4

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

1. PLUMBING ALTERATIONS WERE DONE TO REMODEL THE KITCHEN AND BATHROOMS 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 REMODEL THE KITCHEN AND BATHROOMS WITH NEW CIRCUITS TO THE COOKING AND REFRIGERATION APPLIANCES.
2. LIGHTS AND WALL OUTLETS WERE REPLACED.
3. CEILING FANS WERE INSTALLED PER ELECTRICAL INSPECTOR CONNOR, #318.

FBC(2007) 109.10

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

Inspector Oliva said the case had been opened pursuant to a complaint and a Stop Work Order had been issued. 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.

Matthew Grant, representative, said he was the realtor who had sold the owner the house. He requested 120 days, and stated the owner had a financial hardship. Inspector Oliva said he would support a 126-day extension.

**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 91 days, by 10/23/12 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: CE12021658**

1923 S Federal Highway # A

TED KOSTER LLC

Service was via posting on the property on 7/9/12 and at City Hall on 7/12/12.

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

FBC(2007) 105.1

THE COMMERCIAL SPACE HAS BEEN ALTERED WITH THE COMPLETION OF THE FOLLOWING WORK WITHOUT PERMITS:

1. A TILED SHOWER ROOM.
2. A COUNTERTOP WITH A KITCHEN SINK.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF THE FOLLOWING WORK WITHOUT PERMITS:

1. A SHOWER ROOM INSTALLATION.
2. TANKLESS WATER HEATER INSTALLATION.
3. KITCHEN SINK INSTALLATION.

FBC(2007) 105.4.5

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

1. POWER CONNECTION TO THE WATER HEATER.
2. DRYER OUTLET INSTALLATION.

FBC(2007) 105.4.11

A PVC DRYER VENT HAS BEEN INSTALLED WITHOUT A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$20 per day, per violation.

Edward Koster, owner, requested time to acquire a loan and pull the permits. He stated the power inverter for the solar array on the roof had been permitted and inspected already. Inspector Smilen confirmed that the solar system had been permitted in 2008.

**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 9/25/12 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE10081229**

834 Northwest 15 Avenue  
PRESCOTT, LESLIE A  
PRESCOTT, RAYMOND

Certified mail sent to the owner was accepted on 7/9/12.

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

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMIT OR  
INSPECTIONS:

WORK W/O PERMITS IS IN PROGRESS INSIDE THE  
PROPERTY:

1. NEW WOOD BEAMS, JOISTS AND FLOOR SHEATHING ARE  
BEING INSTALLED.
2. REAR WOOD FLOORS ARE BEING REPLACED.
3. PARTITION WALLS WERE PARTIALLY REMOVED. THE  
FRAMING MEMBERS AND DRYWALL ARE BEING REPLACED.

Inspector Oliva stated the case was opened pursuant to a complaint from the Police 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 35 days or a fine of \$10 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/28/12 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE11120991**

1601 Southwest 28 Terrace  
LINGAN, LUIS ESTEBAN & ANA DE

Service was via posting on the property on 7/5/12 and at City Hall on 7/12/12.

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. STORAGE BUILDING MADE OUT OF WOOD WAS BUILT IN  
THE REAR OF THE LOT.

2. THE WOOD FENCE FACING THE NORTH/NORTHEAST HAS BEEN REPLACED.

FBC(2007) 1604.1

STRUCTURES FOR THE OPEN SHED'S ROOF AND THE WOOD FENCE WERE INSTALLED FACING THE NORTH SIDE OF THE PROPERTY. BOTH 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 THE WINDS UPLIFT.

Inspector Oliva stated the case had been opened pursuant to a complaint from the local 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. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 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.

Mr. Nelson left the meeting at 12:29.

**Case: CE12011444**

1509 North Andrews Avenue  
TELFORT, GUY R

Service was via posting on the property on 7/5/12 and at City Hall on 7/12/12.

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 ELECTRICAL SYSTEM WAS UPGRADED WITHOUT OBTAINING THE PERMITS FROM THE CITY.

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 UP-GRADE FROM FUSES TO BREAKERS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 105.10.3.1

THERE ARE BUILDING PERMITS WHICH FAILED INSPECTION AND/OR WERE LEFT TO EXPIRE:

1. AN ELECTRICAL AFTER THE FACT PERMIT# 03081472 WAS ISSUED TO COMPLY A VIOLATION FOR UPGRADING THE ELECTRICAL SYSTEM WITHOUT A PERMIT. IT WAS LEFT TO EXPIRE ON MARCH 10, 2004 AFTER FAILING THE FINAL INSPECTION.

FBC(2007) 109.10

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

Inspector Oliva stated the case had been opened pursuant to a complaint from the tenant regarding the electric service. 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. Inspector Oliva noted that this was an electrical fire hazard.

**Motion** made by Mr. Elfman, 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 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 5-0.

**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. The violations were not complied and fines would begin to accrue on 7/25/12.

Gerry Smilen, Building Inspector, explained that the owner was a ship's captain and was out of the country. He reported the permit application had been resubmitted the previous day, and recommended a 35-day extension.

**Motion** made by Ms. Espinal, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE09030895**

1369 Southeast 14 Street  
CHAMBERLAIN, KENT T

This case was first heard on 8/24/10 to comply by 11/23/10. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$1,360.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton 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 5-0.

**Case: CE10090641**

4140 North Federal Highway  
ABCD RESORT PARTNERS LTD

Certified mail sent to the owner was accepted on 7/10/12. 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 the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Jorg Hruschka, Building Inspector, had received a letter from the owner requesting a 35-day extension, which he supported.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 35-day extension to 8/28/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE11040087**

5351 Northeast 16 Terrace  
MACPHERSON, KELLY

Service was via posting on the property on 7/11/12 and at City Hall on 7/12/12. This case was first heard on 4/24/12 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 an \$810 fine, which would continue to accrue until the property complied.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$810 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Case: CE11060786**

1413 Northeast 2 Avenue  
MEJIA, MARIO

Service was via posting on the property on 7/11/12 and at City Hall on 7/12/12. 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 a \$405 fine, which would continue to accrue until the property complied.

**Motion** made by Mr. Dooley, seconded by Ms. Espinal to find that the violations were not complied by the Order date, and to impose the \$405 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Case: CE11120621**

2121 Northwest 6 Place  
HAMILTON, ARCHIE

Service was via posting on the property on 7/10/12 and at City Hall on 7/12/12. This case was first heard on 6/26/12 to comply by 7/24/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 7/25/12 and would continue to accrue until the property complied.

**Motion** made by Mr. Dooley, 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 7/25/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Approval of Meeting Minutes**

Chair Sheppard noted a correction to the minutes.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to approve the minutes of the Board's June 2012 meeting as amended. In a voice vote, motion passed 5-0.

**Communication to the City Commission**

None.

**For the Good of the City**

Mr. McKelligett introduced Jeri Pryor, who would be taking his job when he left to be Parking Manager.

**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:

|            |            |            |            |
|------------|------------|------------|------------|
| CE11082747 | CE12020297 | CE08101015 | CE11091583 |
| CE11121887 | CE12010512 | CE12010593 | CE11071877 |

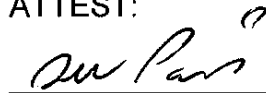
**Cases Withdrawn**

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:

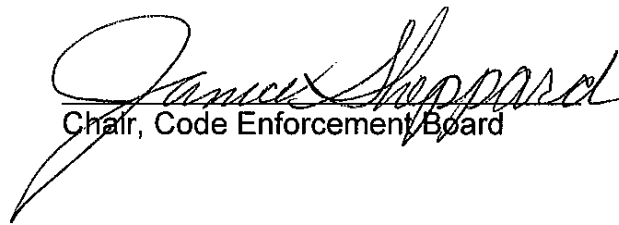
|            |            |            |            |
|------------|------------|------------|------------|
| CE11110969 | CE11072308 | CE11120472 | CE11120474 |
| CE11060921 | CE09071049 | CE10080609 | CE10111192 |
| CE10120232 | CE11012060 |            |            |

There being no further business to come before the Board, the meeting adjourned at 12:47 P.M.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.