

**CODE ENFORCEMENT BOARD**  
**CITY COMMISSION MEETING ROOM**  
**100 NORTH ANDREWS AVENUE**  
**AUGUST 28, 2012**  
**9:00 A.M. – 1:20 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2012 through 1/2013</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Jan Sheppard, Chair	P	6	0
Howard Elfman, Vice Chair	A	5	1
Paul Dooley	P	6	0
Genia Ellis	P	4	2
Joan Hinton	P	6	0
Howard Nelson [arrived 9:09]	P	5	1
Chad Thilborger	P	4	2
PJ Espinal [Alternate]	A	2	3
Joshua Miron [Alternate] [arr 9:44]	P	2	3
Robert Smith [Alternate]	A	2	3

**Staff Present**

Bruce Jolly, Board Attorney  
Ginger Wald, Assistant City Attorney  
Dee Paris, Administrative Aide  
Yvette Ketor, Secretary, Code Enforcement Board  
Jeri Pryor, Code Enforcement Supervisor/Clerk  
Lori Grossfeld, Board Secretary  
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**

CE07031580: Tami Stalder, owner  
CE11060605: Herman Eilberg, general contractor  
CE11051681: Ed Nicholas, manager  
CE12022436: Lucie Manzerolle, owner's representative  
CE07080634: Donald Grant, owner  
CE10101425: Sheldon Morant, contractor  
CE10111192: Tammy Stern, property manager

CE12031940: Nancy Robertson, property manager  
CE12010356: Alexandria Mann, company representative  
CE11121441: Stephanie Toothaker, attorney  
CE11091217: Enrique Marroquin, architect  
CE12031604: Raymond Lajoie, owner  
CE11060921: Peter Goldman, owner  
CE12040689: Carl Bergstrom, owner  
CE12022152: Gregg Granger, property manager  
CE11020852: Gerald Nunez, owner's representative  
CE09081512: Molly Hage, bank representative  
CE10071341: Hilda Bleiweiss, owner  
CE11121058: Sean Pollack, contractor's son  
CE12011444: Jeffrey Estis, representative  
CE11070564: Haim Deletis, owner  
CE10082026: Aron Echols, owner  
CE11111095: Linda Helander, neighbor; Joan Babcock, architect's representative  
CE11091444: Anat Vainer, property manager  
CE11101648: Katrice Jefferson, owner's agent  
CE11012060: Marilyn Casanova, representative; John Nocella, contractor  
CE11051035: Ilan Timianski, owner  
CE05110587: Mark Doan, contractor  
CE11040786: Anthony Balma, owner's representative  
CE11011575: Karin Powsner, owner  
CE10090641: Jeffrey Hallick, owner  
CE10050006: Blendi Turku, owner  
CE11060534: Ryan Emmer, owner  
CE11070513: Brent Dudley, general contractor  
CE12011858: Sandra Joseph, owner's daughter  
CE08061524: Frank Quaratella, owner's son  
CE10021056: Laretha Jordan, property manager  
CE11041294: Steven Baggiero, owner's representative

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: CE11121441**

721 Northeast 3 Avenue  
PALMETTO LIMITED LLC

This case was first heard on 6/26/12 to comply by 8/28/12. Violations were as noted in the agenda.

Stephanie Toothaker, attorney, stated her clients were working diligently on the problems. She said they were currently working to resolve the parking issue with the Zoning Department. Ms. Toothaker requested a 63-day extension.

Gerry Smilen, Building Inspector, said Zoning must approve the parking. He confirmed the owner was working to address the issues, and recommended a 63-day extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis to grant a 63-day extension, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Later in the meeting [after Mr. Nelson had arrived], Mr. Thilborger noted that the Board should have granted 56-day extension, not a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to vacate the Board's previous motion. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 10/23/12, 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.

Hilda Bleiweiss, owner, said the striping was now complied and they would renew the permit for the doors and windows.

George Oliva, Building Inspector, said the City would allow the owner to renew the window and shutter permit and recommended a 28-day extension.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Mr. Nelson arrived at 9:09.

**Case: CE11012060**

2554 Tortugas Lane  
HICKMAN, WILLIAM

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12. This case was first heard on 7/26/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,570 fine, which would continue to accrue until the property complied.

John Nocella, contractor, said he had been hired to address the problems. He requested 60 days.

George Oliva, Building Inspector, explained that the window and driveway permits were needed, and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE11101648**

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

This case was first heard on 5/22/12 to comply by 8/28/12. Violations were as noted in the agenda.

Katrice Jefferson, the owner's agent, reported that an architect, a contractor, a plumber and an electrician had been hired but she had discovered a problem with the original plans. Ms. Jefferson requested a 50-day extension.

George Oliva, Building Inspector, stated there had been no problems with the drawings when he reviewed them the previous day and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-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  
%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. As of 11/29/10 the new owners were Richard Stalder and Tami Stalder.

Gerry Smilen, Building Inspector, reported the property had failed final inspection on 8/23; once final inspection passed, the remaining violation would be complied.

Tami Stalder, owner, requested 28 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-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

This case was first heard on 4/24/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda.

Linda Helander, neighbor, stated the swale pavers had not been addressed and had contributed to flooding in her garage. She said the permit application had failed because the pavers covered more than 50% of the property frontage. Ms. Helander showed photos of flooding on the properties taken the previous day. She asked the Board not to grant any further extensions.

Gerry Smilen, Building Inspector, explained that many neighborhoods had been flooded the previous day from Tropical Storm Isaac. He stated the permit applications had been out for correction since 8/13/12. Inspector Smilen said the boatlift had been permitted and he could not confirm whether the winch had been removed as promised.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 147-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion **failed** 0-6.

Later in the meeting [after Mr. Miron had arrived], Ms. Paris announced that one of the property owners was in attendance and the Board could reopen the case.

**Motion** made by Mr. Nelson, seconded by Mr. Miron, to re-hear the case. In a roll call vote, motion passed 5-2 with Ms. Ellis and Chair Sheppard opposed.

Joan Babcock, the architect's representative, requested an additional 30 days to obtain a permit for the pavers or to remove them. Mr. Nelson noted that the comments from the inspector had not been addressed when the plans were resubmitted. Ms. Babcock reiterated her request for an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 147-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**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. Ms. Paris pointed out that two violations were now complied.

Gerry Smilen, Building Inspector, confirmed that a permit had been issued on 8/22 to address two violations. One more violation required final inspection to comply.

Gerald Nunez, the owner's representative, said they were working to comply and said they would call for inspection the following Monday.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, 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. Ms. Paris stated three violations were now complied.

Steven Baggiero, the owner's representative, said the tenants had been removed and the owner had access to the property. He said some of the work had been done and was ready for inspection.

Jorg Hruschka, Building Inspector, stated some permits had been issued. The paver and roof problems and the boatlift still needed to be addressed.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE11051035**

2640 Northwest 21 Street  
ILAN PROFESSIONAL DESIGN INC

This case was first heard on 3/27/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda.

Ilan Timianski, owner, said the general contractor had pulled the permits. He requested additional time to get \$12,000 together.

George Oliva, Building Inspector, said the permits were ready but must be paid for. He recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-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.

**Case: CE07080634**

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

This case was first heard on 5/27/08 to comply by stipulated agreement by 9/23/08. Violations and extensions were as noted in the agenda. Fines had accrued to \$327,600.

Donald Grant, owner, said he had been working on the windows and shutters and had the permits. He requested additional time to schedule inspections.

Jorg Hruschka, Building Inspector, said the owner still needed the mechanical energy calculations to get the air conditioning permit. He recommended a 56-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to grant a 56-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.

**Case: CE12011444**

1509 North Andrews Avenue  
TELFORT, GUY R

Service was via posting on the property on 8/13/12 and at City Hall on 8/16/12. This case was first heard on 7/24/12 to comply by 8/28/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the

fine, which would begin to accrue on 8/29/12 and would continue to accrue until the property complied.

Jeffrey Estis, representative, explained that the permit had been opened in 2003 by a previous owner and the title company should have found this before the owner purchased the property. An attorney was contacting the title company to decide how to address it. Mr. Estis said the property was occupied, and Mr. Nelson pointed out there were electrical problems on the property, a potential safety issue.

George Oliva, Building Inspector, informed the Board that the Fire Department had brought this issue to his attention. He said the owner only needed to renew the permit and pass final inspection; the work had been done. Inspector Oliva recommended a 28-day extension, due to the safety issue. Mr. Estis stated an electrician had looked at the work recently and informed him that this was not as simple as reopening the permit and passing inspection. Someone at the City had indicated that a general contractor must open a permit before the electrical could be done. Inspector Oliva said the Chief Electrical Inspector had informed him that an electrical contractor must reopen the permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10090641**

4140 North Federal Highway  
ABCD RESORT PARTNERS LTD

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

Jeffrey Hallick, owner, said all but one of the permits had been satisfied, but their contractor had left the state. A new contractor had been hired and would reopen the permits.

Jorg Hruschka, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 5/22/12 Order compliance date to 7/24/12, removing the accrued fines. In a voice vote, motion passed 6-0.

Mr. Miron arrived at 9:44



**Case: CE11091444**

2150 Northwest 28 Avenue  
W CAPITAL GROUP 2150 LLC

Certified mail sent to the owner was accepted on 8/15/12. 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 complied, fines had accrued to \$730 and the City was requesting no fine be imposed.

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

**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.

Anthony Balma, the owner's representative, said he would submit revised plans by the end of the week.

Jorg Hruschka, Building Inspector, said he had examined the plans and found just two minor concerns.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE11060921**

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

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12. 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 the City was requesting imposition of a \$680 fine, which would continue to accrue until the property complied.

Peter Goldman, owner, said there had been a misunderstanding between what the City wanted him to do and what was possible. He said the Engineering Department had not communicated with the City Inspector, who had informed Mr. Goldman that he would confirm with the engineer that Mr. Goldman had done what was asked of him. Mr. Goldman informed Mr. Nelson that he had applied for a permit, but someone in

Engineering had not approved it. This was when the inspector promised to contact Engineering on his behalf. Mr. Goldman showed photos of the property and described work he had done at the direction of the inspector.

Gerry Smilen, Building Inspector, said he had spoken with Monica Santisi in the Engineering Department and agreed to follow up with her supervisor. He stated there was a permit for the swale, but there was no permit for the electrical for landscape lighting yet. Mr. Goldman said the electrical had been inspected already and agreed to research this.

Ms. Ellis asked Inspector Smilen to "get everybody on the same page" to resolve the issue. Inspector Smilen felt the various inspectors might need to meet at the property, and Ms. Ellis requested that this be done.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08061524**

1650 Northeast 60 Street  
QUARATELLA, JOSEPH F

Service was via posting on the property on 8/15/12 and at City Hall on 8/16/12. 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 8/29/12 and would continue to accrue until the property complied.

Jorg Hruschka, Building Inspector, said he had re-inspected and found that the structure had been substantially removed, but there was a small fence section standing. He stated there was a 1965 permit for the five-foot block wall, but he needed to confirm if the permit included a decorative element on top of the wall. If he could not identify it, the owner must remove it.

Frank Quaratella, the owner's son, presented photos of the property and explained that the fence had been present before they built the structure.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 56-day extension to 10/23/12, 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 that the design professional had left the meeting to attend to the parking meter. The Board waited until he returned to hear the case.

Upon returning to the case, Inspector Smilen reported the awning and fence permit applications had been submitted on 8/20/12.

Enrique Marroquin, architect, presented copies of the drawings he had submitted.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda.

Haim Deletis, owner, said he had purchased the property the previous week and he was aware that the windows needed shutters and final inspection. He requested time to come up with money for the shutters.

George Oliva, Building Inspector, confirmed that the window permit had been issued and the owner only needed final inspection; shutters were not needed because less than 25% of the windows had been replaced.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10111192**

510 Long Island Avenue  
BAIT SHENI INC

Certified mail sent to the owner was accepted on 8/14/12. 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 a \$680 fine, which would continue to accrue until the property complied.

Tammy Stern, property manager, stated she was about to pick up the permits for the windows and requested 30 days to re-install three of the windows.

George Oliva, Building Inspector, explained that all of the windows had been replaced without a permit and recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11070513**

727 North Federal Highway  
FORT LAUDERDALE US 1 LLC

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

Brent Dudley, general contractor, said he had satisfied the electrical and needed to address the air conditioning and the door. He anticipated this would be taken care of in the next few weeks.

Gerry Smilen, Building Inspector, confirmed that the electrical permit had passed final inspection on 8/10. He said the door permit application had been out for corrections since 6/14.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-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

This case was first heard on 4/24/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported that the permit application had been ready for pickup for corrections since 8/1/12.

Sean Pollack, the contractor's son, explained that the owner was trying to evict the tenant. He said the work would only take a week after the tenant was gone. Mr. Nelson did not see why the plans could not be corrected until the tenant left and Mr. Pollack thought that interior measurements were needed. Inspector Smilen said the permit was

a "paperwork issue" and asked when the applications would be picked up for corrections. Mr. Pollack could not be specific.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Miron opposed.

**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 and extensions were as noted in the agenda.

Herman Eilberg, general contractor, said they had submitted permit applications, including some revisions. He stated they had done extensive work to improve the property.

George Oliva, Building Inspector, said one permit was still in review and recommended a 28-day extension. He confirmed that the property was much improved.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11060534**

540 Arizona Avenue  
RIPROCK HOMES INC

Certified mail sent to the owner was accepted on 8/14/12. 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 \$4,080 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the Master permit application had been resubmitted with revisions and the shed had been removed. The owner needed to return the carport to its original condition or have it permitted. Inspector Oliva recommended an extension.

Ryan Emmer, owner, explained that they were pulling a Master permit that involved all disciplines and many components of the house. Mr. Emmer said he had worked diligently to comply and was in constant contact with his architect. He explained that he thought he needed to wait for the Master permit to demolish the shed. Mr. Emmer requested three months.

**Motion** made by Mr. Dooley, seconded by Mr. Nelson to grant a 91-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE05110587**

2710 Southwest 12 Terrace  
PONSARD, JONATHAN

Certified mail sent to the owner was accepted on 8/15/12. This case was first heard on 10/25/11 to comply by 11/22/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/29/12 and would continue to accrue until the property complied.

Mark Doan, contractor, stated the fence had been removed and he was meeting with Inspector Hruschka to discuss how to address the enclosed carport.

Jorg Hruschka, Building Inspector, said compliance was close and recommended a 56-day extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda.

Sheldon Morant, contractor, explained that a tenant had performed some illegal upgrades. He said the permits were ready to be picked up but the tenant did not want to pick them up, so the owner intended to restore the property to its previous state.

Jorg Hruschka, Building Inspector, confirmed there was a dispute between the owner and the tenant. He recommended at least a 56-day extension to resolve the legal issue.

Mr. Morant stated the owner would evict the tenant, pull the permits and perform the work. Inspector Hruschka explained the illegal work was a small office enclosure.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

At 10:37, Mr. Dooley left the dais.

**Case: CE10082026**

1650 Southwest 27 Avenue  
ECHOLS, AARON

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12. 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 8/29/12 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said plans had been out for corrections since 7/9/12.

Aron Echols, owner, remarked that his architect could not pass his FCAT. He said he had provided the soil reports and he hoped the architect would make the corrections this time. He requested at least another 63 days.

Inspector Smilen read from the plan reviewer's comments and Mr. Miron noted there were many items listed in the Notice of Violations that did not concern the soil calculations. Inspector Smilen explained that permit applications required certain information. He noted that the only discipline that had failed was building/structural; everything else was either passed or not required.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, with Mr. Dooley absent from the dais, motion passed 6-0.

At 10:43, Mr. Dooley returned to the dais.

**Case: CE11051681**

312 Southwest 16 Street  
MAJURI, DAVID

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12. 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 the City was requesting imposition of a \$1,530 fine, which would continue to accrue until the property complied. Ms. Paris announced that the owner had sent a letter, a copy of which she had provided to all Board members.

Ed Nicholas, manager, reported there was a tenant in the property. He said they were correcting the window issue and they had "undone" all of the work that had made the property a two-family by removing the bathroom and kitchen. Mr. Nicholas said he had heard that the property was for sale but he could not confirm this.

Gerry Smilen, Building Inspector, felt nothing had changed since the last time the Board heard the case. He pointed out that even though the bathroom had been disconnected, the structure had been built illegally and had not been removed. Mr. Nicholas said both he and Inspector Smilen had informed the owner what must be done to comply, but the owner had written the letter to request additional time because the owner was in financial trouble. Mr. Nichols said his company was holding the rent as it came in to pay for the windows.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and to impose the \$1,530 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

This case was first heard on 2/28/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported the permit application had failed review on 6/15/12.

Karin Powsner, owner, said she had been out of the country for six weeks and stated she had asked Zoning what she needed to do in order to pass the review.

Ms. Wald specified that Zoning required two current, valid surveys with the application. Inspector Smilen recommended a 28-day extension.

**Motion** made by Mr. Miron, seconded by Ms. Hinton to grant a 28-day extension to 9/25/12, 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, stated the window permit was closed out and he was working on the carport. He requested an extension.

George Oliva, Building Inspector, said the property had a zoning issue; the carport protruded into the front setback six inches. He said the owner needed to apply for a



variance. He informed the Board that the problem had been created when the City widened the street. He confirmed that the other violations were complied.

Mr. Turku said he was looking into having the carport grandfathered in, since the difference was so small.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 147-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE12022436**

425 Bayshore Drive #28  
ALAVANTHIAN, ARY

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12.

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.

Ms. Wald recalled that when the Board had considered this case the previous month, there had been a question about who should be cited because the property was a co-op. She had reviewed the facts and documents and determined that the owner had performed the work without permits and per the co-op documents, the owner was responsible for pulling the permits and for maintaining the interior of the premises.

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.

Lucie Manzerolle, the owner's representative, said the mail had not been forwarded properly to the owner, so he had not received timely notice of the violations. Ms. Manzerolle stated she had retrieved the architect's plans but still needed the electrical and plumbing to submit the application. She hoped she would be ready to submit the application in the next two weeks. Ms. Manzerolle added that the owner was also thinking of performing some kitchen renovations.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 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 7-0.

**Case: CE12022152**

1301 Northeast 6 Street  
SCHUTZA, CHARLES D JR  
COOKE, GEORGE SCOTT

Service was via posting on the property on 8/20/12 and at City Hall on 8/16/12.

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

THE FOUR-PLEX HAS BEEN ALTERED IN UNITS 1, 2 AND 3  
IN THE FOLLOWING MANNER WITHOUT PERMITS:  
1. NEW KITCHEN CABINETS HAVE BEEN INSTALLED.  
2. NEW VANITY CABINET HAS BEEN INSTALLED.  
3. A NEW METER ROOM DOOR HAS BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION AND PIPING OF NEW FIXTURES IN THE  
KITCHENS AND BATHROOMS OF UNITS 1, 2 AND 3 WITHOUT  
PERMITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED AS A RESULT  
OF THE KITCHEN AND BATHROOM RENOVATIONS OF UNITS  
1, 2 AND 3 WITHOUT A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$20 per day, per violation.

Gregg Granger, property manager, said when his clients purchased the property they were unaware the permits had not been pulled. They had hired a contractor to pull an after-the-fact permit and to renovate the fourth kitchen and vanity baths. Mr. Granger said the contractor had informed him that he had addressed the review comments regarding the vanities, but Mr. Nelson remarked that the City records did not show the plans had been picked up for corrections.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 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 7-0.

**Case: CE12040689**

1110 Southwest 1 Street  
PUENTE, JOHN & ASTIRD &  
BERGSTROM, CARL & IRYNA

Service was via posting on the property on 8/20/12 and at City Hall on 8/16/12.

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

9-277(c)(1)

THE SIZE OF THE TWO REAR FIRST FLOOR ROOMS DO NOT MEET THE MINIMUM REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

9-277(e)

THE BEDROOMS ON THE SECOND FLOOR HAVE SLOPED CEILINGS THAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC(2010) 105.1

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

1. BEDROOMS HAVE BEEN CONVERTED FROM ATTIC SPACE.
2. A GUEST COTTAGE HAS BEEN CONSTRUCTED AND COMPLETED.
3. THE BATHROOMS HAVE BEEN RENOVATED.

FBC(2010) 105.4.4

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

1. PIPING AND FIXTURE REPLACEMENT FOR THE BATHROOM.
2. PIPING FOR THE GUEST COTTAGE.

FBC(2010) 105.4.5

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

1. BATHROOM RENOVATIONS.

2. WIRING AND CONNECTION OF GUEST COTTAGE.

FBC(2010) 105.4.11

A CENTRAL A/C SYSTEM HAS BEEN INSTALLED WITHOUT A PERMIT.

Inspector Smilen stated the case was opened pursuant 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. Inspector Smilen said the property had a valid hotel license since 1996, but the problem was that the property did not meet the requirements of a hotel. He recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Mr. Dooley asked about room size requirements and Inspector Smilen read them from the code. Inspector Smilen said the house had been built as a single family home and the change of use to a hotel affected the requirements. He stated the converted bedrooms did not meet the standards of the Minimum Housing Code or the Florida Building Code.

Ms. Wald noted that the first violation - 9-277(c)(1) – referred to the Minimum Housing Code of the City of Fort Lauderdale, which required 150 square feet “per living room.” Inspector Smilen read from the code, which stated every room in a hotel or rooming house occupied for sleeping must be at least 70 square feet for more than one occupant and not less than 50 square feet for each occupant.

Inspector Smilen stated Section 9-277(e) required a ceiling height of not less than 7 feet for at least one-half of the floor area of the room. He noted that the ceilings were sloped quite a bit in the upstairs rooms.

Ms. Wald reported the property was zoned RMM-25 and therefore could be a hotel, but in the Zoning Code, a hotel had 10 or more sleeping rooms that were 120 square feet. She said the property was paying hotel business tax, but it was not actually licensed as a hotel. Ms. Wald admitted to not understanding how the property was being used. She pointed out that the other violations concerned work done without permits.

Carl Bergstrom, owner, explained that the house had been built in 1925-1926 and he had found permits that addressed some of the violations. Mr. Bergstrom said the property was a rooming house, and it had been used as such before it was moved in 1954. Ms. Ellis asked if the City’s code differentiated between a rooming house and a hotel. Ms. Wald said it did not.

Mr. Bergstrom said the upstairs attic had not been converted into bedrooms; he believed they were original. He said he had old permits for two bathrooms in the house

and he had not renovated them. He admitted that the toilet may have been replaced, but he had not done it. Mr. Bergstrom also had a permit for the air conditioning.

Mr. Bergstrom stated he purchased the property in 2008 when it was in foreclosure and suffering demolition by neglect. He had performed renovation work with permits. Inspector Smilen pointed out a conflict in the address attached to one of the permits associated with the property.

Mr. Jolly advised the City to pull the case to allow time for all parties to figure out the facts.

The City withdrew the case.

**Case: CE12031940**

511 Southeast 5 Avenue #1522  
NURIVER LANDING CONDO ASSN INC

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

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

THE DRYWALL IN THE CORRIDORS HAS BEEN ALTERED AND  
REMOVED AS A RESULT OF A FLOOD WHICH HAS CAUSED  
DAMAGE IN THE 24 STORY CONDOMINIUM BUILDING.

Inspector Smilen said the case had 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 28 days or a fine of \$50 per day.

Nancy Robertson, property manager, requested 90 days. She said they had not yet received a settlement on their claim for the flood damage, but the condo board had approved a contractor and they had a contract drawn up. Ms. Robertson confirmed for Mr. Nelson that no new rooms were being created during the repairs. Ms. Robertson stated the funds for the repairs would come from the insurance company, but they could pay for it from their reserves, if needed.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/25/12 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: CE12010356**

630 Northwest 7 Terrace  
MARATHON PARTNERSHIP INC

Certified mail sent to the registered agent was accepted on 8/3/12.

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. AN A/C CONDENSER WAS REPLACED, BUT THE EXTERIOR SUPPORT FRAME IS TOO SMALL. APPROXIMATELY HALF OF THE UNIT IS ONLY SUPPORTED BY A THIN PIECE OF SHEET METAL.
  2. TWO BATHROOMS WERE INSTALLED, NEITHER IS FINISHED.
  3. ELECTRICAL WIRING IN BATH AND WAREHOUSE SECTION IS INCOMPLETE BUT NOT TO CODE.

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 56 days or a fine of \$10 per day. Inspector Hruschka reported the property seemed vacant.

Alexandria Mann, company representative, acknowledged the violations, and said they had purchased the property in this condition. Ms. Mann stated they had hired an architect at the end of July and he would draw the plans.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/23/12 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: CE10021056**

2825 Southwest 14 Street  
SMITH, ARICIA

Certified mail sent to the owner was accepted on 7/28/12.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2007) 105.4.5

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

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH ELECTRICAL HEATER (7.5 KW). IT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

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 IS A NEW CENTRAL A/C THAT WAS INSTALLED WITH DUCT WORK AND ELECTRICAL HEATER.

Complied:

FBC(2007) 105.1

FBC(2007) 1612.1.2

FBC(2007) 1626.1

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Laretha Jordan, property manager, said they had purchased the property in poor condition and they were working on the engineering for the air conditioning.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/27/12 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0

**Case: CE10110591**

1811 Southwest 37 Terrace

NAIL, KENNETH

Service was via posting on the property on 8/7/12 and at City Hall on 8/16/12.

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

FBC(2007) 105.1

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

1. ALL THE WINDOWS WERE REPLACED AT THE DWELLING.
2. THE SLIDING GLASS DOOR AT THE REAR PORCH WAS REPLACED.

FBC 109.6

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

FBC(2007) 1604.1

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED BY CONTINUED EXPOSURE TO WATER INTRUSION. THEY ARE SAGGING INTO THE BUILDING.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He stated Mr. Nail had informed him that he had walked away from the property and Bank of America had taken possession, but Inspector Oliva had no paperwork to confirm this. Ms. Paris said a lis pendens had been filed by City County Credit Union on 7/17/09. Inspector Oliva had been informed by Bank of America in 2010 that they were "giving the property back."

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 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 7-0.

**Case: CE12011081**

1111 Northwest 2 Avenue  
RAYNOR, JAMES HOID

Service was via posting on the property on 8/13/12 and at City Hall on 8/16/12.

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 WINDOWS AND DOOR WERE REPLACED WITH A APPLIED PERMIT #01100036 FROM 2001.



2. ROOFING WORK IS IN PROGRESS. OVER 60% HAS BEEN REPLACED.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2007) 1609.1.2

Inspector Oliva reported the case had begun pursuant 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. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 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 7-0.

**Case: CE12011858**

1508 Northwest 2 Avenue

JOSEPH, HELENE H/E

JOSEPH, VANIEL & JOSEPH, LOUDWIGCH

Service was via posting on the property on 7/8/12 and at City Hall on 8/16/12.

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 CO FROM THE CITY BUILDING DEPARTMENT:

1. THE WINDOWS AND FRONT DOOR WERE REPLACED AT THE DWELLING.

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 Oliva said the property owner had been present earlier and informed him that the house was in foreclosure and they were walking away. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

**Motion** made by Mr. Nelson, seconded by 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 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 7-0.

**Case: CE11120472**

1525 Southeast 15 Street # 4  
MAFF, BENJAMIN I

Certified mail sent to the owner was accepted on 8/7/12.

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

THE EXTERIOR WALL OF THE CONDOMINIUM UNIT HAS BEEN ALTERED BY REMOVING A WALL A/C UNIT AND BLOCKING UP THE SPACE WITHOUT A PERMIT.

Inspector Smilen reported 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 28 days or a fine of \$15 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/25/12 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: CE12031420**

447 Southwest 5 Avenue  
RIVER TR

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

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

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY  
WITHOUT A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

**Motion** made by Mr. Miron, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/25/12 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: CE12031755**

1180 Northeast 1 Street  
INVESTMENTS AT SOUTH FLORIDA LLC  
%FEUERSTEIN LAW PA

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

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

1. KITCHENS IN ALL UNITS WERE REPLACED SINCE THE BUILDING WAS CONSTRUCTED. UNITS 3, 4, 7, 10 AND 18 WERE DONE IN THE LAST TWO YEARS.
2. BATHROOMS HAVE BEEN REMODELED.
3. INTERIOR LAYOUTS WERE ALTERED.
4. RAILINGS WERE INSTALLED.
5. AN ALUMINUM FENCE WAS INSTALLED.
6. A DUMPSTER ENCLOSURE WAS INSTALLED.
7. A/C WALL UNITS WERE INSTALLED AND THE OPENINGS WERE ALTERED.
8. THE FRONT DOORS WERE REPLACED.

FBC(2007) 105.4.4

1. KITCHEN AND BATH FIXTURES WERE REMOVED AND REPLACED.
2. WATER HEATERS WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEMS WERE ALTERED. NEW OUTLETS,  
LIGHT FIXTURES AND SWITCHES WERE INSTALLED AND/OR  
MOVED.

FBC(2007) 105.4.11

WALL A/C UNITS HAVE BEEN INSTALLED WITHOUT  
PERMITS.

FBC(2007) 109.10

WORK HAS BEEN COVERED-UP WITHOUT PASSING THE  
REQUIRED INSPECTIONS.

FBC(2007) 1604.1

THE A/C UNITS WERE INSTALLED IN LARGER OPENINGS  
AND HAVE NOT BEEN SECURED ACCORDING TO STRENGTH  
REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/23/12 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE11041498**

1609 Northwest 8 Avenue  
SPENCE, JERMAINE & ANGELA

This was a request to vacate the Final Order dated 8/23/11.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to vacate the Final Order dated 8/23/11. In a voice vote, motion passed 7-0.

**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 he had met with the managing partner the previous week and most of the illegal work had been removed. He recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE12020698**

606 Southwest 16 Street  
ALLEN, MARTHA V EST

This was a request to vacate the Final Order dated 6/26/12.

**Motion** made by Ms. Ellis, seconded by Mr. Miron to vacate the Final Order dated 6/26/12. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported that the mechanical permit application had been submitted on 8/16/12.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda.

Gerry Smilen, Building Inspector, reported that the application was in plan review.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11092227**

1136 Alabama Avenue  
GOMEZ, JAVIER & ABIGAIL

This case was first heard on 6/26/12 to comply by 8/28/12. Violations were as noted in the agenda. Ms. Paris noted that three violation were complied.

George Oliva, Building Inspector, said the owner had picked up the permits and requested an extension. He recommended 56 days.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis grant a 56-day extension to 10/23/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE09071049**

666 W Campus Cir  
RBA CAPITAL LP  
%BRUCE R JACOBS PA

Certified mail sent to the owner was accepted on 8/14/12. This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$340 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said he had been unable to contact the owner and believed he had walked away.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10080609**

1329 Northwest 7 Avenue  
FLEISHMAN, DOUGLAS

Service was via posting on the property on 8/13/12 and at City Hall on 8/16/12. This case was first heard on 4/26/11 to comply by 7/26/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$340 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said the plumbing permit had been issued but expired. He stated the owner was currently in the City jail.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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 and extensions were as noted in the agenda. Ms. Paris explained that one violation was complied and

the owner had contacted Ms. Ketor to explain that he was out of town due to an emergency and would miss this meeting.

**Motion** made by Mr. Miron, seconded by Mr. Thilborger to grant a 28-day extension to 9/25/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10120232**

1304 Northwest 1 Avenue  
GENET INVESTMENTS INC  
%ROBERTSON, ANSHULTZ & SCHNEID

Certified mail sent to the owner was accepted on 8/15/12. This case was first heard on 1/24/12 to comply by 4/24/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$95 and the City was requesting no fine be imposed.

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

**Case: CE10012145**

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

Service was via posting on the property on 8/15/12 and at City Hall on 8/16/12. 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 the fine, which would begin to accrue on 8/29/12 and would continue to accrue until the property complied.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 8/29/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE11120991**

1601 Southwest 28 Terrace  
LINGAN, LUIS ESTEBAN & ANA DE

Service was via posting on the property on 8/14/12 and at City Hall on 8/16/12. This case was first heard on 7/24/12 to comply by 8/28/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/29/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the owner had left him a nasty phone message. He recommended imposition of the fine.

**Motion** made by Mr. Nelson, seconded by Mr. Miron to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 8/29/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

### **Approval of Meeting Minutes**

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to approve the minutes of the Board's July 2012 meeting. 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:

CE11060989	CE12030344	CE11072118	CE11082257
CE11111328	CE11101366		

### **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:

CE09081512	CE12011360	CE12031604	CE11120474
CE11020063	CE10081229	CE11111326	CE09020458
CE11010656			

There being no further business to come before the Board, the meeting adjourned at 1:20 P.M.



  
Chair, Code Enforcement Board

ATTEST:

  
Clerk, Code Enforcement Board

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

Minutes prepared by: Jamie Opperlee, ProtoType Inc.