

**CODE ENFORCEMENT BOARD  
CITY COMMISSION MEETING ROOM  
100 NORTH ANDREWS AVENUE  
OCTOBER 23, 2012  
9:00 A.M. – 11:36 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<b>Cumulative attendance 2/2012 through 1/2013</b>	
		<u>Present</u>	<u>Absent</u>
Jan Sheppard, Chair	P	8	0
Howard Elfman, Vice Chair	P	6	1
Paul Dooley	P	8	0
Genia Ellis	P	6	2
Joan Hinton	P	8	0
Howard Nelson	P	7	1
Chad Thilborger	P	6	2
PJ Espinal [Alternate]	A	2	5
Joshua Miron [Alternate]	A	3	4
Robert Smith [Alternate]	P	4	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  
 Erin Saey, Clerk III  
 Diana Cahill, Clerk III  
 Jorg Hruschka, Building Inspector  
 George Oliva, Building Inspector  
 Gerry Smilen, Building Inspector  
 Jamie Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE07080634: Donald Grant, owner  
 CE10101425: Vilamar Julme, owner  
 CE12010356: Alexandria Mann, manager  
 CE11121441: Stephanie Toothaker, attorney  
 CE11031271: David Louderback, owner  
 CE11111325; CE11070780: Cristobal Padron, attorney  
 CE12021180: Goran Dragoslavic, owner

CE11070323: Joel Meyers, contractor  
CE10082026: Michael Fontalvo, bank representative; Aron Echols, owner  
CE08061524: Frank Quaratella, owner's son  
CE11101648: Willie Lee Thomas, owner's friend  
CE11041294: Steven Baggiero, owner's representative  
CE06030553: George Zartolas, owner  
CE07031580: Tami Stalder, owner  
CE12011860: Walter Loyd, owner  
CE11121642; CE11121643; CE11121644, CE11121645: Garry Springle, owner's representative

Chair Sheppard called the meeting to order at 9:03 a.m., introduced Board members and explained the procedures for the hearing.

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

**Case: CE11121441**

721 Northeast 3 Avenue  
PALMETTO LIMITED LLC

This case was first heard on 6/26/12 to comply by 8/28/12. Violations and extensions were as noted in the agenda. The property was not complied.

Stephanie Toothaker, attorney, said she had met with City representatives and she believed they had a solution to the parking issue. She requested 28 days.

Gerry Smilen, Building Inspector, agreed the owner was trying to comply and supported an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11101648**

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

This case was first heard on 5/22/12 to comply by 8/28/12. Violations and extensions were as noted in the agenda. The property was not complied.

Willie Lee Thomas, the owner's friend, explained the owner had collected the documents and submitted them the previous Friday. He requested an extension.

George Oliva, Building Inspector, confirmed that the master permit application had been submitted and recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11070323**

1501 Northwest 4 Avenue  
EIFE, ERIC

This case was first heard on 4/24/12 to comply by 6/26/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$610.

Joel Meyers, general contractor, stated they had permits and requested an extension. He reported there were additional issues but the owner was committed to compliance. He informed Mr. Nelson that there were open permits.

George Oliva, Building Inspector, stated the master permit had been issued in May. The owner still needed final inspection, the certificate of occupancy and to address the expired wood fence permit. He thought the owner might remove the fence to resolve the issue. Mr. Meyers agreed to discuss this with the owner.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**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.

Cristobal Padron, attorney, reported all permits had been pulled, significant work had been done and some inspections had been done. He requested a 91-day extension. Mr. Padron confirmed that the property was not occupied.

George Oliva, Building Inspector, recommended an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11111325**

1237 Northwest 7 Avenue  
IMMEDIATE HOUSING INC

Certified mail sent to the owner was accepted on 10/3/12.

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

FBC(2007) 105.1

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

1. THE DWELLINGS' INTERIOR WAS REMODELED IN THE KITCHEN AND BATHROOMS WITH NEW CABINETS AND FIXTURES.
2. ALL THE PROPERTY WINDOWS WERE REPLACED.

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 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 \$10 per day, per violation.

Cristobal Padron, attorney, said the owner had informed him that the work had been done by a previous owner, but the current owner agreed to comply.

Ms. Paris reported the new owner had purchased the property on 3/21/11.

Inspector Oliva said the old windows were in place in November 2011. He had taken photos in November 2011 and again when he posted the property earlier in October 2012.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 11/27/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE07080634**

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

This case was first heard on 5/27/08 to comply per stipulated agreement by 9/23/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$327,600.

Donald Grant, owner, stated he had submitted the documentation for the last permit earlier in the week. He remarked it had been too expensive to hire a mechanical contractor so he had performed the load calculations himself. Mr. Grant said the window and shutter work was completed and ready for inspection. He apologized for the delay and requested additional time.

Jorg Hruschka, Building Inspector, said the owner had fulfilled the promises he made at the previous hearing. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to amend the 5/27/08 Order to indicate a \$5 per day, per violation fine instead of \$50 per day, per violation fine. In a voice vote, motion passed 7-0.

**Case: CE10082026**

1650 Southwest 27 Avenue  
ECHOLS, AARON

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. 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 10/24/12 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the plans had been re-submitted and were in review.

Aron Echols, owner, confirmed the plans had been submitted and requested an extension.

Michael Fontalvo, bank representative, said his client had filed a lis pendens on the property.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE07031580**

209 Southwest 22 Street  
US BANK NATIONAL ASSN  
% FIDELITY/SELECT  
Owners as of 11/29/10: Richard Stalder and Tami Stalder

This case was first heard on 11/23/10 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied.

Tami Stalder, owner, explained that they had submitted an incorrect NOA but had subsequently submitted the correct one.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE08061524**

1650 Northeast 60 Street  
QUARATELLA, JOSEPH F

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. Ms. Paris noted violations that were now complied.

Jorg Hruschka, Building Inspector, reported there was still a section of unpermitted wall on top of the permitted wall and structural columns holding up the entertainment structure. The additional section and columns must be removed. Inspector Hruschka said he supported a 35-day extension. He explained to Mr. Nelson that he was "very uncomfortable" with the way the additional wall extension was built and he thought the height might be excessive.

Frank Quaratella, the owner's son, said they had done everything that had been asked. He said he had proven that the fence extension was not part of the structure and it did not exceed the height requirement. Mr. Quaratella said they would keep the wall extension and they would obtain a permit if needed. Mr. Nelson advised Mr. Quaratella to consult with Inspector Hruschka regarding whether or not the extension could be permitted.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Ellis, Mr. Elfman and Chair Sheppard opposed.

**Case: CE11031271**

910 Southwest 29 Street  
LOUDERBACK, DAVID

This case was first heard on 9/27/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied.

David Louderback, owner, explained that he had been unable to obtain a loan or find the funds to have the work done so he had put the house up for sale.

Gerry Smilen, Building Inspector, said he understood the owner could not afford to pull the permits and comply the violations.

Mr. Louderback said the real estate listing notified the buyer about the violations. He explained to Mr. Nelson that he had reviewed the sale paperwork from his purchase of the house and discovered it included information about the violations but he had not paid attention.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Dooley, Mr. Thilborger and Mr. Nelson opposed.

**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. The property was not complied and fines had accrued to \$2,720.

Steven Baggiero, the owner's representative, said some violations were complied but there was electrical work to complete.

Jorg Hruschka, Building Inspector, described work that still needed to be done and said some minor inspections had been passed. Since the owner was in the process, he recommended an extension.

Mr. Baggiero said it had taken 18 months to remove a former tenant and the family had been seriously affected financially.

**Motion** made by Mr. Thilborger, seconded by Mr. Elfman to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Sheppard opposed.

**Case: CE06030553**

3901 Southwest 16 Street  
3901 DAVIE ASSOCIATES LLC

This case was first heard on 1/22/08 to comply by 6/24/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,066,300.

George Zartolas, owner, said he still needed final inspections and Inspector Oliva had recommended he request an extension.

George Oliva, Building Inspector, confirmed that the final fire inspection had failed and additional information was needed on the drawing. The only thing missing now was the fire inspection and building final inspection. He recommended a 126-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 126-day extension to 2/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 1/22/08 Order to indicate an 8/23/11 compliance date, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE12010356**

630 Northwest 7 Terrace  
MARATHON PARTNERSHIP INC

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 8/28/12 to comply by 10/23/12. 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 10/24/12 and would continue to accrue until the property complied.

Alexandria Mann, manager, said they had been searching for previous permits so accurate plans could be submitted. She explained that the owners were in the loan modification process.

Jorg Hruschka, Building Inspector, stated he had spoken with the architect, who was concerned that an extension had been built onto existing office space. This extension lacked the fire separation required between the office and the warehouse. Inspector Hruschka recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.



The Board took a brief break.

**Case: CE04061463**

3081 Harbor Drive  
RAJ HOTELS LLC

This case was first heard on 1/26/10 to comply by 3/23/10. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said there was still no decision from the Right of Way Committee.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 182-day extension to 4/23/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11060921**

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

This case was first heard on 5/22/12 to comply by 7/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$680.

Gerry Smilen, Building Inspector, said the owner had previously claimed he had taken care of everything but Inspector Smilen had arranged for an inspection, which revealed the issues had not been resolved. The owner must remove the curbs and dig out the swale. Inspector Smilen said the owner also needed an electrical permit for the landscape lighting.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 182-day extension to 4/23/13, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

**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. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had failed plan review on 10/3/12. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 35-day extension to 11/27/12, 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. The property was not complied. Ms. Paris read in an email from the architect requesting an extension.

Gerry Smilen, Building Inspector, reported the awning permit was in plan review and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11120472**

1525 Southeast 15 Street # 4  
MAFF, BENJAMIN I

This case was first heard on 8/28/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had been approved and was ready for pickup. He recommended a 35-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE12021658**

1923 S Federal Highway # A  
TED KOSTER LLC

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had failed plan review and recommended a 35-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to grant a 35-day extension to 11/27/12, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

**Case: CE12022138**

727 Northwest 15 Avenue  
SOPHER INVESTMENTS INC

This case was first heard on 7/24/12 to comply by 10/23/12. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had been issued and all of the FBC (2007)105 violations were complied. Final inspections were needed to comply the two remaining violations. He recommended a 154-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to grant a 154-day extension to 3/26/13, during which time no fines would accrue. In a voice vote, motion **failed** 1-6 with only Chair Sheppard in favor.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 1/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE12050395**

604 S Federal Highway  
AMM INVESTMENTS INC

This was a request to vacate the Final Order dated 9/25/12. Ms. Paris explained that a sale had taken place prior to the final order.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to vacate the Final Order dated 9/25/12. In a voice vote, motion passed 7-0.

**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. The property was not complied.

George Oliva, Building Inspector, stated the owner had been present earlier but had left for a family emergency. Inspector Oliva stated the permits were ready to be issued but the owner had a financial hardship due to the loss of his business: someone had set fire to his restaurant. The owner had requested a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 126-day extension to 2/26/13, 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

As of 8/23/12 the new owner was Fub Termite and Pest Solutions 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.

George Oliva, Building Inspector, stated he had met with the owner. He said one inspection had passed, but the shutters had failed final inspection. The owner requested a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to grant a 91-day extension to 1/22/13, 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 and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the owner had requested a 91-day extension. He said most inspections had been passed but another survey was needed.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to grant a 126-day extension to 2/26/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10110591**

1811 Southwest 37 Terrace  
NAIL, KENNETH

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied. Ms. Paris reported the property had been auctioned on 10/9/12 but nothing had been recorded yet.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE12020700**

935 Northwest 12 Street  
FIGUEROA, FANNY G &  
FIGUEROA, VICENTE

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 9/25/12 to comply by 10/23/12. 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 10/24/12 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had informed him that they intended to sell the property rather than comply the violations.

**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 10/24/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE12031420**

447 Southwest 5 Avenue  
RIVER TR

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 8/28/12 to comply by 9/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$270 fine, which 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 \$270 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE12031755**

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

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 8/28/12 to comply by 10/23/12. 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 10/24/12 and would continue to accrue until the property complied.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 10/24/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE12061080**

839 Southwest 13 Street  
FEDERAL NATIONAL MORTGAGE ASSN

Service was via posting on the property on 10/9/12 and at City Hall on 10/11/12. This case was first heard on 9/25/12 to comply by 10/23/12. 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 10/24/12 and would continue to accrue until the property complied.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 10/24/12 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

The Board took a brief break

**Case: CE12011860**

1421 North Andrews Avenue  
1421 NORTH ANDREWS AVENUE LLC

Certified mail sent to the owner was accepted on 10/4/12.

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

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

1. THE WINDOWS AND THE FRONT DOOR WERE REPLACED AT THE DWELLING.
2. AWNINGS WERE INSTALLED ON THE FRONT AND NORTH SIDE OF THE DWELLING.
3. A METAL GATE WAS INSTALLED IN THE DRIVEWAY. IT IS NOT PART OF THE ORIGINAL WOOD FENCE PERMIT. **COMPLIED**

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 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 \$10 per day, per violation.

Walter Loyd, owner, stated he had submitted the applications and he believed two had already been approved. He explained he also needed to pull a permit and install shutters.

**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 91 days, by 1/22/13 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.

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

**Case: CE11121642**

2765 Northeast 14 Street # 31(3W)  
SABRIA LLC

Service was via posting on the property on 10/10/12 and at City Hall on 10/11/12.

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

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. A BOAT LIFT HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:  
1. CIRCUITS HAVE BEEN INSTALLED TO POWER THE BOAT LIFT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He explained that the lifts had been installed over time between 2009 and 2011. The contractor had submitted permit applications but there had been no response between March, 2012 and the previous Friday. The City Engineering Department had commented that only one mooring device was allowed per 100 feet of lot width. Therefore, all four boat lifts could not remain. Inspector Hruschka recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Ms. Wald said this was a condominium but she did not know how each of the boat slips was owned: individually or as common elements.

Garry Springle, the owners' representative, said he believed the slips were deeded to the unit owners, but he was not certain. Inspector Hruschka said he had taken the case over from another inspector; he did not know how he had determined who to cite. Mr. Springle stated he was attending for Mike Watner, the owner of Perfection, the company that was handling the permitting of the lifts. He said the plans were being reviewed by the County.

**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 91 days, by 1/22/13 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: CE11121643**

2765 Northeast 14 Street # 33(3N)  
ROSE, DICK A & KIMBERLEY

Service was via posting on the property on 10/10/12 and at City Hall on 10/11/12.

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

FBC(2007) 105.1

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

1. A BOAT LIFT HAS BEEN INSTALLED.

FBC(2007) 105.4.5

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



FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN INSTALLED TO POWER THE BOAT LIFT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 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 91 days, by 1/22/13 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: CE11121644**

2765 Northeast 14 Street # PH1(PHW)  
FALK, CHARLES E SR

Service was via posting on the property on 10/10/12 and at City Hall on 10/11/12.

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

FBC(2007) 105.1

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

1. A BOAT LIFT HAS BEEN INSTALLED.

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN INSTALLED TO POWER THE BOAT LIFT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

THE BOATLIFT HAS NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE,

WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$25 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 91 days, by 1/22/13 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: CE11121645**

2765 Northeast 14 Street # PH2(PHE)  
STAVIN, MARK

Service was via posting on the property on 10/10/12 and at City Hall on 10/11/12.

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

FBC(2007) 105.1

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

1. A BOAT LIFT HAS BEEN INSTALLED.

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN INSTALLED TO POWER THE BOAT LIFT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

Inspector Hruschka submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$25 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 91 days, by 1/22/13 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: CE12021180**

1336 Northwest 7 Terrace  
COMMUNITY 8 PROPERTIES LLC

Certified mail sent to the registered agent was accepted on 10/13/12.

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

THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND/OR CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE GARAGE DOOR WAS REMOVED. THE OPENING WAS ENCLOSED AND IS BEING USED AS LIVING SPACE.

FBC(2007) 109.10

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. The owner had been present earlier and Inspector Oliva had agreed to recommend ordering compliance within 91 days or a fine of \$10 per day, per violation.

**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 91 days, by 1/22/13 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: CE12030951**

1309 Southwest 25 Avenue  
MORALES, YANICE  
MORALES, IRAN

Certified mail sent to the owner was accepted on 10/6/12.

George Oliva, 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, INSPECTIONS AND CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. NO PERMIT FOR STUCCO WORK IN THE REAR OF THE DWELLING.
2. WINDOWS AND THE FRONT DOOR WERE REPLACED.
3. A GATE MADE OUT OF WOOD WAS PLACED IN FRONT OF THE CARPORT.
4. A WOOD FRAME WITH A BLUE CANOPY WAS ERECTED IN THE REAR.
5. A SECTION OF THE OPEN PORCH FACING WEST WAS ENCLOSED INTO LIVING SPACE IN 2011.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS AND APPROVAL 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 said the case was begun in response to a complaint from the homeowners association. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation. He explained that he had spoken with the tenants but nothing had been done. The owner lived out of state and had not contacted Inspector Oliva.

**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 11/27/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE12041834**

1624 Northwest 7 Avenue  
POLLACK, ANDREW

Service was via posting on the property on 10/4/12 and at City Hall on 10/11/12.

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

FBC(2010) 105.1

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

1. A NEW BARREL TILE ROOF, WINDOWS AND DOORS, HAVE BEEN INSTALLED AT THIS HOUSE.

FBC(2010) 110.9

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

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$10 per day, per violation.

Inspector Oliva explained to Mr. Dooley that more than 25% of the tile roof had been replaced. He said there had been a previous case against the property for missing roof tiles.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 11/27/12 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE11110003**

1237 Northwest 18 Street  
LRT FLL LLC

Certified mail sent to the owner was accepted on 10/3/12.

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

FBC(2007) 105.1

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

WAS ISSUED:

1. THIS SINGLE FAMILY DWELLING IS BEING RENOVATED ON THE OUTSIDE WITH NEW WINDOWS AND EXTERIOR DOORS.
2. COMPLETE INTERIOR REMODELING ON THE INSIDE OF THIS DWELLING IN PROGRESS.

FBC(2007) 105.4.4

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

1. PLUMBING ALTERATIONS ARE BEING DONE TO RE-BUILD THE KITCHEN AND BATHROOMS INSIDE THE DWELLING WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WILL BE 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 ARE BEING MADE TO THE ELECTRICAL SYSTEM TO RE-BUILD THE INTERIOR OF THE DWELLING WITH NEW CIRCUITS TO THE CENTRAL A/C, LIGHTS AND WALL OUTLETS AND THE POWER SUPPLY TO THE NEW KITCHEN AREA. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. THIS IS AN ELECTRICAL FIRE HAZARD.

FBC(2007) 105.4.11

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

1. THE PREVIOUS OWNER INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS BACK IN 1988 WITH A PERMIT. IT IS NOW BEING CHANGED AND THE DUCTS ARE BEING RE-DESIGNED.
2. THE MECHANICAL VENTILATION FOR THE BATHROOMS, KITCHEN AND LAUNDRY ARE BEING RE-DESIGNED.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

Inspector Oliva said the case had been opened by the Police Department and Inspector Oliva had posted the property with a Stop Work Order on November 2, 2011. He stated work had continued and the property had been sold. Inspector Oliva had contacted the new owner to inform him about the stop work order but the new owner had finished the work.

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 35 days or a fine of \$50 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 35 days, by 11/27/12 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

#### **Approval of Meeting Minutes**

[This item was heard out of order]

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to approve the minutes of the Board's September 2012 meeting. In a voice vote, motion passed 7-0.

#### **Communication to the City Commission**

None.

#### **For the Good of the City**

[This item was heard out of order]

Ms. Paris advised Board member to contact Arlene regarding the Better Meetings Academy.

Ms. Paris announced she would no longer attend the Code Enforcement Board meetings.

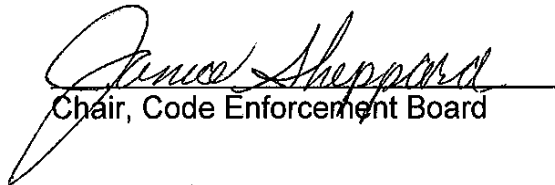
**Cases Complied**

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  
CE10101425      CE12022436      CE12032394

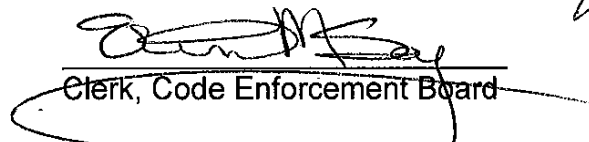
**Cases Withdrawn**

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:  
CE12010328

There being no further business to come before the Board, the meeting adjourned at 11:36 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.