



CITY OF  
FORT LAUDERDALE

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*Venice of America*

# CODE ENFORCEMENT BOARD HEARING AGENDA

**November 27, 2007**  
**10:00 AM**

CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT LAUDERDALE, FL 33301

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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**Board Members:** Rixon Rafter, **Chair** • Myrnabelle Roche, **Vice Chair** • Howard Elfman • John Greenfield • Genia Ellis • Sam Mitchell • John Phillips • Patricia Rathburn, alternate • Jan Sheppard, alternate • Doug White, alternate

AGENDA  
CODE ENFORCEMENT BOARD  
City Commission Meeting Room - City Hall  
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10:00am

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NEW BUSINESS

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CASE NO: CE05110537  
CASE ADDR: 1039 NW 12 ST  
OWNER: WYNTER, SARAH 1/2 INT  
WYNTER, DAVID  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 47-34.1.A.1.  
THE BUILDING IS BEING USED AS A DUPLEX. THIS USE  
IS PROHIBITED IN AN RS-8 ZONING DISTRICT AS  
PROVIDED BY THE TABLE AT 47-5.11

FBC 105.1

THE FOLLOWING CONSTRUCTION, ALTERATIONS, AND  
CONVERSION HAVE BEEN DONE WITHOUT OBTAINING THE  
REQUIRED PERMIT OR THE PERMITS FOR SUCH HAVE  
EXPIRED AND BECOME NULL AND VOID.

1. ALL CONSTRUCTION AND ALTERATION CONNECTED  
TO MASTER PERMIT #B894846. THIS INCLUDES  
THE CONSTRUCTION OF THE REAR ADDITION TO  
THE BUILDING. THE ADDITION HAS TWO BEDROOMS,  
A UTILITY ROOM AND A KITCHEN EXPANSION. THE  
PERMIT HAS EXPIRED AND BECOME NULL AND VOID.
2. CONSTRUCTION OF A STORAGE BUILDING ON THE  
WEST SIDE OF THE PROPERTY.
3. INSTALLATION OF WINDOWS AND DOORS IN THE  
ORIGINAL HOUSE.
4. THE CONVERSION OF THE BUILDING INTO A TWO  
FAMILY HOME AND TWO KITCHENS.

FBC 105.2.11

AIR-CONDITIONING UNITS HAVE BEEN INSTALLED WITHOUT  
OBTAINING THE REQUIRED PERMITS.

FBC 105.2.4

THE WORK DONE UNDER THE AUSPICES OF THE EXPIRED  
PLUMBING PERMITS (P892125 & 89534107) NOW EXISTS  
AS WORK DONE WITHOUT A PERMIT SINCE THE PERMITS  
HAVE BECOME NULL AND VOID.

FBC 105.2.5

THE WORK DONE UNDER THE AUSPICES OF THE EXPIRED  
ELECTRICAL PERMITS (89-2239 & 91-2739) NOW EXISTS  
AS WORK DONE WITHOUT PERMITS SINCE THE PERMITS  
HAVE BECOME NULL AND VOID.

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FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED THE REQUIRED FIELD INSPECTIONS. THESE PERMITS HAVE EXPIRED AND BECOME NULL AND VOID.

1. B894846- THIS IS THE MASTER PERMIT FOR THE CONSTRUCTION OF AN ADDITION ON THE REAR OF THE BUILDING. THE ADDITION INCLUDES TWO BEDROOMS, A BATHROOM, UTILITY ROOM AND AN EXPANSION OF THE KITCHEN.
2. #89-2239 & #91-2739- ELECTRICAL WORK AS SHOWN ON THE MASTER PERMIT PLANS.
3. #P892125- PLUMBING WORK AS SHOWN ON THE MASTER PERMIT PLANS.
4. #89534107- PLUMBING FOR A WASHING MACHINE AND WATER HEATER.

FBC 109.6

ALL OF THE CONSTRUCTION, ALTERATIONS AND INSTALLATIONS DONE HAVE NOT BEEN APPROVED BY FIELD INSPECTION AS REQUIRED.

FBC 110.1.1

THE BUILDING HAS BEEN CHANGED IN THE NATURE OF IT'S OCCUPANCY AND IS BEING OCCUPIED WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC 1604.2

THE MATERIALS AND DESIGN OF THE STORAGE BUILDING DO NOT PROVIDE THE STRENGTH AS REQUIRED BY THE FLORIDA BUILDING CODE TO RESIST ALL LOADS IMPOSED.

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CASE NO: CE06021066  
CASE ADDR: 1647 NW 11 PL  
OWNER: CT CAPITAL, LTD.  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

THE WINDOWS OF THE BUILDING HAVE BEEN CHANGED OUT AND WOODEN FENCING HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 109.6

THE IMPROVEMENTS AND ALTERATIONS HAVE NOT BEEN FIELD INSPECTED AND APPROVED AS REQUIRED.

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FBC 2328.2  
THE FENCE-POST SPACING EXCEEDS THE MINIMUM OF FOUR FEET ON CENTER.

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CASE NO: CE07101682  
CASE ADDR: 2310 NW 9 PL  
OWNER: YOUNG, JEFFREY NEAL  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1  
THE FOLLOWING ALTERATIONS HAVE BEEN COMPLETED WITHOUT OBTAINING A BUILDING PERMIT.  
1. REPLACEMENT OF DOORS AND WINDOWS  
2. RE-STUCCO OF THE COMPLETE BUILDING  
3. KITCHEN REMODEL  
4. ENCLOSURE OF THE SCREEN PORCH ON THE EAST SIDE OF THE BUILDING  
5. ORIGINAL BUILT UP ROOF REPLACED WITH ASPHALT SHINGLES

FBC 105.2.11  
AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.4  
PLUMBING WORK HAS BEEN DONE WITHOUT OBTAINING A PLUMBING PERMIT. THE WORK INCLUDES BUT MAY NOT BE LIMITED TO: THE INSTALLATION OF A KITCHEN SINK, BATHTUB, AND WATER HEATER.

FBC 109.6  
THE WORK DONE WITHOUT PERMITS WAS COMPLETED WITHOUT ANY INSPECTIONS. WORK THAT HAS NOT BEEN APPROVED HAS BEEN SUBSEQUENTLY COVERED OVER.

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CASE NO: CE07091037  
CASE ADDR: 590 SW 27 AVE  
OWNER: NAGI, SHAHID  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 101 31.3.4.1.1  
A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 101 31.3.4.5.1  
HARDWARE SMOKE DETECTORS NOT INSTALLED.

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CASE NO: CE07091040  
CASE ADDR: 1801 SW 2 ST  
OWNER: RIVER ISLE MGMT CORP  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 101 31.3.4.5.1  
HARDWARE SMOKE DETECTORS NOT INSTALLED.

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CASE NO: CE07091032  
CASE ADDR: 3200 W BROWARD BLVD  
OWNER: A&M INVESTMENTS OF AMERICA LLC  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 1 1.12.1  
INTERIOR RENOVATIONS WERE PERFORMED WITHOUT  
OBTAINING A PERMIT.

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CASE NO: CE07101529  
CASE ADDR: 553 NW 65 CT  
OWNER: DEAUDAN PROPERTIES, LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 11.1.2  
THE COVER PLATE ON THE ELECTRIC JUNCTION BOX  
IS MISSING (OFFICE LIGHT).

NFPA 1 13.6.3.10  
FIRE EXTINGUISHERS ARE NOT MOUNTED.

NFPA 1 13.6.6.1.1  
THERE ARE NO EMERGENCY LIGHTS PROVIDED.

NFPA 1 14.13.1.1  
THERE IS NO FIRE EXTINGUISHER PROVIDED.

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CASE NO: CE07101537  
CASE ADDR: 861 NE 62 ST  
OWNER: FIRTH PROPERTIES, LTD  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 11.1.2  
THERE ARE VOIDS IN THE ELECTRIC CIRCUIT  
BREAKER PANEL.

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NFPA 1 11.1.5  
ELECTRIC GANG PLUGS ARE BEING USED WITH EXTENSION  
CORDS AS PERMANANT WIRING.

NFPA 1 13.6.3.6  
FIRE EXTINGUISHER IS NOT VISIBLE OR EASILY  
ACCESSIBLE.

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CASE NO: CE07101528  
CASE ADDR: 6336 NW 9 AVE  
OWNER: ESA-CYPRESS, LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 4.4.3.1.2  
KEYED LOCK IS ATTACHED TO EXIT DOOR.

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CASE NO: CE07101524  
CASE ADDR: 6414 NW 5 WAY  
OWNER: 6400 ASSOCIATES LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: FBC 105.1  
INTERIOR ALTERATIONS WERE DONE WITHOUT A PERMIT.

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CASE NO: CE07101536  
CASE ADDR: 6418 NW 5 WAY  
OWNER: 6400 ASSOCIATES LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 1.7.5.1  
UNABLE TO GAIN ACCESS FOR FIRE INSPECTION.

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CASE NO: CE07101531  
CASE ADDR: 6446 NW 5 WAY  
OWNER: 6400 ASSOCIATES LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 1.7.5.1  
UNABLE TO GAIN ACCESS FOR FIRE INSPECTION.

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CASE NO: CE07101540  
CASE ADDR: 6472 NW 5 WAY  
OWNER: 6400 ASSOCIATES LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 4.5.8.1  
THERE IS NO FIRE SEPARATION BETWEEN THE DEEP  
FAT FRYER AND THE GAS STOVE.

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CASE NO: CE07101525  
CASE ADDR: 6606 NW 20 AVE  
OWNER: IDEAL INDUSTRIAL PROPERTIES LT  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: FBC 105.1  
INTERIOR ENCLOSED AREA WAS BUILT WITHOUT A PERMIT.

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CASE NO: CE07101533  
CASE ADDR: 6890 NW 9 AVE  
OWNER: BELLAMARC INVESTMENTS INC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 1 1.7.5.1  
UNABLE TO GAIN ACCESS FOR FIRE INSPECTION.

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE03120005  
CASE ADDR: 219 SW 21 TER  
OWNER: BRIA, JOHN & GEORGIANN  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 104.1

THE FOLLOWING WORK WAS DONE WITHOUT FIRST OBTAINING A BUILDING PERMIT:

1. INSTALLED AN OVERHEAD RAILTRACK SYSTEM.
2. INSTALLED OVENS/KILNS.
3. ALUMINUM ROOF ADDED TO THE REAR OF THE BUILDING.
4. ADDED ON OVERHEAD GARAGE DOOR TO THE REAR WALL WITH UNSUPPORTED CONCRETE BLOCK AT THE TOP OF THE OPENING.

FBC 104.2.5

ELECTRICAL CIRCUITS HAVE BEEN ADDED TO THE REAR ALUMINUM ROOF WITHOUT FIRST OBTAINING AN ELECTRICAL PERMIT.

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CASE NO: CE05120448  
CASE ADDR: 1224 NE 7 AVE  
OWNER: PROGRESSO HOLDING GROUP  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: 9-313(b)

THE NUMBERS ON THIS WAREHOUSE ARE NOT VISIBLE FROM THE ROAD.

FBC 105.1

ALTERED THIS WAREHOUSE TO INCLUDE BUT NOT LIMITED TO:

INSTALLED A NEW ROOF ON THIS WAREHOUSE WITHOUT A PERMIT.

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CASE NO: CE06091348  
CASE ADDR: 3733 SW 12 CT  
OWNER: GOLDSTEIN, DONALD  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1  
ALTERED THIS SINGLE FAMILY RENTAL HOUSE TO INCLUDE,  
BUT NOT LIMITED TO:

1. INSTALLED WINDOWS IN THIS HOUSE WITHOUT A PERMIT.

FBC 105.2.11  
ALTERED THE MECHANICAL SYSTEMS INCLUDING, BUT NOT  
LIMITED TO:

1. INSTALLED A NEW CENTRAL AIR-CONDITIONING UNIT.

FBC 106.10.3.1  
1. PERMIT #99100582 ISSUED ON 10/12/99 WITH A PASSED  
ROUGH ELECTRICAL INSPECTION ON 2/7/00 IS THUS NULL  
AND VOID.  
2. APPLICATION #00051559 APPLIED ON 5/19/00 WAS NEVER  
REVIEWED BY PLAN REVIEW, THUS IS NULL AND VOID.

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CASE NO: CE05120450  
CASE ADDR: 400 NE 13 ST  
OWNER: D & D RESOURCES LLC  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 105.1  
THERE HAVE BEEN PHYSICAL ALTERATIONS AND  
IMPROVEMENTS TO THE BUILDING WITHOUT FIRST  
OBTAINING THE REQUIRED BUILDING PERMIT. SUCH  
ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE  
FOLLOWING:

1. INSTALLED NEW SIGNS
2. REPOURED AIR-CONDITIONING CONCRETE PAD AND  
INSTALLED/REPLACED NEW AIR-CONDITIONING UNIT.
3. REPAVED PARKING LOT.
4. PLACED THREE (3) NEW CONTAINERS IN PARKING  
LOT, WHICH ARE BEING USED FOR TIRE STORAGE  
AND INSTALLATION.
5. INSTALLED NEW CANOPY.
6. INSTALLED NEW FENCE AND GATE.
7. ELECTRICAL WORK IN CONTAINERS.

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FBC 105.2.11

THERE HAVE BEEN PHYSICAL ALTERATIONS AND IMPROVEMENTS TO THE BUILDING WITHOUT FIRST OBTAINING THE REQUIRED MECHANICAL PERMIT. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. INSTALLED/REPLACED NEW AIR-CONDITIONING UNITS.

FBC 105.2.5

THERE HAVE BEEN PHYSICAL ALTERATIONS AND IMPROVEMENTS TO THE BUILDING WITHOUT FIRST OBTAINING THE REQUIRED ELECTRICAL PERMIT. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. INSTALLED NEW ELECTRICAL BREAKERS, FIXTURES AT THE NEW CONTAINERS AND ALL REQUIRED WIRING TO ENERGIZE THE TIRE INSTALLATION MACHINES.

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CASE NO: CE04081702  
CASE ADDR: 1135 NE 12 AVE  
OWNER: CHARFEN, ALEX  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 104.1

THERE HAVE BEEN PHYSICAL ALTERATIONS AND IMPROVEMENTS TO THE BUILDING WITHOUT FIRST OBTAINING THE REQUIRED BUILDING PERMIT. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. COMPLETE RENOVATION OF HOUSE
2. STRUCTURAL WORK
3. NEW DRYWALL WORK
4. NEW KITCHEN
5. NEW BATHROOM
6. NEW DOORS
7. NEW WINDOWS
8. NEW PLUMBING
9. NEW ELECTRICAL
10. NEW AIR CONDITIONING
11. DEMO DRIVEWAY

FBC 104.2.11

INSTALLED AIR CONDITIONING UNIT WITHOUT FIRST OBTAINING REQUIRED MECHANICAL PERMIT.

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FBC 104.2.4  
COMPLETED NEW PLUMBING WORK FOR BATHROOMS AND KITCHEN  
WITHOUT FIRST OBTAINING REQUIRED PERMITS.

FBC 104.2.5  
NEW ELECTRICAL WORK, WITHOUT FIRST OBTAINING REQUIRED  
PERMITS.

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CASE NO: CE07030857  
CASE ADDR: 519 NW 23 AVE  
OWNER: MICHEL & TANIA OUAKNINE INC.  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 47-20.20.H.  
THE PARKING LOT STRIPING HAS FADED TO A LARGE  
EXTENT.

9-278(e)  
THE VENTILATION OF EACH MOTEL ROOM HAS BEEN  
COMPROMISED BY THE REMOVAL AND REPLACEMENT OF THE  
ORIGINAL WINDOWS. THE REPLACEMENTS ARE FIXED PANES  
THAT DO NOT OPEN.

9-279(g)  
WATER HEATER NOT MAINTAINED SAFE AS REQUIRED. THE  
INSTALLATION WAS NOT INSPECTED AND APPROVED.

9-280(b)  
1) WINDOWS ARE INOPERABLE OR MISSING GLASS.  
2) BATHROOM WALLS HAVE HOLES AND MISSING PLASTER.  
3) SOFFIT IN DISREPAIR.  
4) STEEL SUPPORT POST FOR FRONT ROOF PROJECTION IS  
RUSTED OFF AT THE BASE.

9-280(c)  
THE FRONT PORCH ROOF PROJECTION IS NOT SUPPORTED  
PROPERLY. THE STEEL COLUMN IS RUSTED OFF.

9-280(g)  
THE ELECTRICAL SYSTEM IS NOT BEING MAINTAINED  
SAFE.

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## FBC 105.1

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

- 1) WINDOWS AND DOORS HAVE BEEN REPLACED THROUGHOUT BUILDING.
- 2) KITCHEN CABINETS AND COUNTERS INSTALLED.
- 3) A WOODEN POST (4 X 4) HAS BEEN INSTALLED TO SUPPORT THE PORCH ROOF PROJECTION IN FRONT. THIS IS A STRUCTURAL REPAIR ATTEMPT. THE ORIGINAL STEEL COLUMN HAS RUSTED OFF AT THE BASE.
- 4) NEW VANITIES INSTALLED IN EVERY ROOM.
- 5) RAFTER REPLACEMENT IN THE LAUNDRY ROOM.
- 6) AWNINGS INSTALLED OVER ALL WINDOWS.

## FBC 105.2.11

AIR-CONDITIONING UNITS HAVE BEEN REPLACED IN ALL THE ROOMS WITHOUT OBTAINING THE REQUIRED PERMITS.

## FBC 105.2.4

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

- 1) ALL LAVATORIES IN THE RENTAL ROOMS HAVE BEEN REPLACED.
- 2) LARGE ELECTRIC WATER HEATER WAS INSTALLED IN LAUNDRY ROOM.
- 3) KITCHEN SINK INSTALLED IN THE FRONT APARTMENT.
- 4) BATHROOM FIXTURES CHANGED OUT.
- 5) SOLAR WATER HEATING SYSTEM INSTALLED WITH PANELS ON ROOF.
- 6) SOIL PIPE REPAIR/REPLACEMENT ON THE SOUTH EXPOSURE OF THE BUILDING.

## FBC 105.2.5

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

- 1) NEW CIRCUITS FOR MOTEL ROOM LIGHTING (WIREMOLD APPLICATION) INCLUDING NEW SWITCHES AND FIXTURES.
- 2) NEW CIRCUITS AND RECEPTACLES IN FRONT ROOM (M.C.CABLE INSTALLATION).
- 3) NEW CIRCUIT FOR LARGE ELECTRIC WATER HEATER INSTALLED IN LAUNDRY ROOM.
- 4) NEW CIRCUITS FOR A CAMERA SYSTEM INSTALLED THROUGHOUT THE BUILDING. (LOW VOLTAGE SYSTEM)

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FBC-M 402.3.1  
THE MEN'S ROOM DOES NOT HAVE MECHANICAL  
VENTILATION AND THE WINDOW DOES NOT OPEN.

NEC 90.1 (A)  
FEEDER CONDUIT AND WIRING TO LAUNDRY IS SEVERELY  
DETERIORATED.

NEC 90.1 (B)  
WIRING AND CONDUIT FOUND BROKEN, HANGING AND NOT  
SECURED PROPERLY.

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CASE NO: CE03082110  
CASE ADDR: 801 SE 16 CT # 1  
OWNER: ACOCA, SHELLEY  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 104.1  
INTERIOR REMODELING TO INCLUDE, BUT NOT LIMITED TO:  
INSTALLED DRYWALL NEXT TO THE DOOR, IN THE KITCHEN  
AND SOFFIT WITHOUT A PERMIT.

FBC 104.2.4  
INSTALLED NEW SINK FAUCET WITHOUT A PERMIT.

FBC 104.2.5  
INSTALLED NEW ELECTRICAL WITHOUT A PERMIT.

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CASE NO: CE05121386  
CASE ADDR: 1200 NW 16 CT  
OWNER: THE 1200 NW 16 CT LAND TR  
NEU WAYS INC TRSTEE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 25-56 (b)  
THE SIDEWALK ABUTTING THE PROPERTY IS IN A VERY  
BAD STATE OF DISREPAIR. IT IS CRACKED AND BROKEN  
IN MANY PLACES AND DOES NOT PROVIDE CONVENIENT AND  
SAFE USE BY THE PUBLIC.

FBC 105.1  
WOOD FENCING HAS BEEN ERECTED WITHOUT OBTAINING  
THE REQUIRED PERMIT.

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FBC 105.2.11

A CENTRAL AIR-CONDITIONING SYSTEM HAS BEEN  
INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.4

A GAS FIRED WATER HEATER HAS BEEN INSTALLED  
WITHOUT OBTAINING THE REQUIRED PLUMBING PERMIT.

FBC 105.2.5

CIRCUITS HAVE BEEN ADDED TO POWER LAUNDRY FACILITIES  
AND AIR-CONDITIONING EQUIPMENT WITHOUT OBTAINING THE  
REQUIRED ELECTRICAL PERMIT.

FBC 2328.2

THE WOOD FENCING THAT HAS BEEN ERECTED HAS A POST  
SPACING IN EXCESS OF THE MAXIMUM DISTANCE OF FOUR  
FEET AND THE POSTS DO NOT HAVE THE PROPER CONCRETE  
EMBEDMENT.

9-280(h)(1)

LARGE SECTIONS OF THE WOOD FENCING ARE LEANING DUE  
TO THE LAST HURRICANE.

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CASE NO: CE06020765  
CASE ADDR: 1601 NW 10 AVE  
OWNER: MOORE, LEWIS & SHEILA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

THE FOLLOWING CONSTRUCTION, ADDITIONS AND  
ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING A  
PERMIT AS REQUIRED:

1. CONSTRUCTION OF A FRONT PORCH ROOF
2. ENCLOSURE OF A REAR PORCH FOR LIVING SPACE.  
PERMIT #OA745678 FOR "ADD ROOF OVER SLAB" HAS  
EXPIRED WITHOUT PASSING ANY REQUIRED INSPECTIONS.  
THE PERMIT HAS BECOME "NULL AND VOID" AND THE  
WORK DONE UNDER THE AUSPICES OF THIS PERMIT NOW  
EXISTS AS NON-PERMITTED WORK.

FBC 106.10.3.1

THE PERMIT FOR THE "ROOF OVER SLAB" (#OA745678)  
HAS EXPIRED WITHOUT PASSING ANY FIELD INSPECTIONS.  
THE PERMIT HAS BECOME "NULL AND VOID".

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FBC 1612.1.2

THE CONSTRUCTION METHODS AND MATERIALS USED TO BUILD THE FRONT PORCH ROOF AND THE ENCLOSURE OF THE REAR PORCH AREA DO NOT PROVIDE THE STRENGTH REQUIRED FOR THE WIND AND GRAVITY LOADS THAT THEY MAY BE SUBJECTED TO.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPANDED BY THE INSTALLATION OF CIRCUITS IN THE REAR ENCLOSURE. NO PERMITS WERE OBTAINED FOR THE ADDED CIRCUITS.

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CASE NO: CE07030441  
CASE ADDR: 1901 NW 21 AVE  
OWNER: NATOUR, ESA &  
NATOUR, DAVID  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

THE FOLLOWING ALTERATIONS, IMPROVEMENTS, REPAIRS AND INSTALLATIONS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED BUILDING PERMITS:

1. COLUMNS AND BEAMS HAVE BEEN INSTALLED TO RE-ENFORCE AND SUPPORT THE ROOF PROJECTION ON THE EAST EXPOSURE OF THE BUILDING.
2. REPAIRS TO THE ROOF FACADE ON THE EAST EXPOSURE OF THE BUILDING.
3. INSTALLATION OF A STEEL DOOR ON THE REAR OF THE BUILDING.

FBC 105.2.4

A WATER HEATER INSIDE THE BUILDING AND A UTILITY SINK OUTSIDE ON THE WEST EXPOSURE ALONG WITH THE SUPPLY AND WASTE PIPING HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED AND CIRCUITS HAVE BEEN ADDED OR EXPANDED TO POWER THE FOLLOWING EQUIPMENT AND FACILITIES:

1. REFRIGERATION AND AIR-CONDITIONING EQUIPMENT
2. EXTERIOR LIGHTING
3. WATER HEATER

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Sec. 47-21.8 A.

THE LANDSCAPING HAS NOT BEEN MAINTAINED PROPERLY.  
SOME OF THE TREES SHOWN ON THE LANDSCAPE PLAN  
HAVE DIED.

9-309

AIR-CONDITIONING AND REFRIGERATION EQUIPMENT  
INSTALLED OUTSIDE DOES NOT HAVE THE PROTECTIVE  
COVERS REQUIRED FOR EXTERIOR INSTALLATION.

9-306

THE FACADE ON THE EAST EXPOSURE IS STRUCTURALLY  
COMPROMISED AND AREAS OF THE BUILDING HAVE BECOME  
UNATTRACTIVE DUE TO LACK OF MAINTENANCE.

FBC 1612.1.2

THE COLUMN AND BEAM DESIGN USED TO RE-ENFORCE THE  
ROOF PROJECTION ON THE EAST EXPOSURE OF THE BUILDING  
HAS NOT BEEN APPROVED BY THE BUILDING DEPARTMENT.  
NO DOCUMENTATION HAS BEEN SUBMITTED THAT THIS DESIGN  
WILL WITHSTAND ALL THE LOADS THAT IT MAY BE SUBJECT TO.

47-19.4 D.7.

THE REQUIRED CONCRETE SLAB, DRAIN AND HOSE BIB TO  
PROVIDE FOR SANITATION HAS NOT BEEN PROVIDED FOR THE  
DUMPSTER INSTALLATION. THIS IS AN ADDITIONAL REQUIREMENT  
FOR ANY BUSINESS THAT HANDLES FOODSTUFFS.

47-19.4. D.1.

THE REQUIRED ENCLOSURE OF THE DUMPSTERS ON THE PROPERTY  
HAS NOT BEEN PROVIDED.

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CASE NO: CE06020537  
CASE ADDR: 2315 NW 13 ST  
OWNER: DAVIS, MICHAEL L  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 25-13

THE SWALE HAS BEEN PAVED OVER ON THE WEST AND EAST  
SIDE OF THE PROPERTY. NO VALID PERMITS EXIST FOR  
THE PAVING ADJACENT TO THE PAVEMENT OF THE PUBLIC  
STREET.



AGENDA  
CODE ENFORCEMENT BOARD  
City Commission Meeting Room - City Hall  
NOVEMBER 27, 2007  
10:00am

FBC 105.1

ALTERATIONS OF THE DWELLING AND STRUCTURES ERECTED ON THE PROPERTY HAVE BEEN DONE/COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES:

1. WINDOW AND DOOR CHANGE OUTS THROUGHOUT THE BUILDING.
2. LARGE SHED CONSTRUCTED IN THE REAR YARD.
3. CAR CANOPY STRUCTURE BUILT ON THE EAST SIDE OF BUILDING.

IN ADDITION, PERMIT 04060856 TO INSTALL CONCRETE APRONS ON THE R.O.W. TO CONNECT THE DRIVEWAY HAS EXPIRED AND BECOME NULL AND VOID. THE CONCRETE WORK IN THE SWALE ON THE EAST AND WEST SIDES OF THE PROPERTY NOW EXISTS AS WORK WITHOUT A VALID PERMIT.

FBC 105.2.11

AIR-CONDITIONING UNITS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE05060301  
CASE ADDR: 5780 NW 9 AVE  
OWNER: MINK, JOHN P REV TR &  
MINK, KEVIN TRSTE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 18-27(a)  
THERE IS OUTSIDE STORAGE BEHIND THE BUILDINGS INCLUDING, BUT NOT LIMITED TO: UNLICENSED VEHICLES, TRASH, RUBBISH AND DEBRIS. THE GRASS AND LANDSCAPING IS OVERGROWN AND IS NOT BEING MAINTAINED.

9-304(b)  
THE PARKING AND ASPHALT AREAS ARE NOT BEING PROPERLY MAINTAINED AND STRIPPED.

9-305(b)  
THE GRAVEL AREA BEHIND THE NORTHWEST OFFICE BUILDING IS IMPROPER. THIS AREA IS SHOWN ON THE PLANS AS A GRASS AREA. THE SWALE AREAS ARE NOT BEING MAINTAINED.

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FBC 104.1

THE FOLLOWING WORK WAS PERFORMED WITHOUT FIRST OBTAINING A BUILDING PERMIT:

THE RESTAURANT BUILDING - THE RESTAURANT HAS BEEN EXPANDED, MOVING INTO AN ADDITIONAL BAY, WHICH IS NOT SHOWN ON THE LATEST REMODELING PLANS FROM 1990 ON FILE WITH THE BUILDING DEPARTMENT. THE SUITE 5788 HAS THE REAR WALL OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT.

THE NORTHWEST OFFICE BUILDING - THE REAR WALL HAS BEEN OPENED UP TO ACCOMMODATE AN OVERHEAD GARAGE DOOR AND A WALL AIR-CONDITIONING UNIT.

THE SOUTHEAST WAREHOUSE BUILDING - THE REAR WALL HAS BEEN OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT AND WALL FAN. THE WEST WALL HAS BEEN OPENED UP TO ACCOMMODATE A WALL AIR-CONDITIONING UNIT. A DOOR HAS BEEN ADDED TO THE EAST WALL.

FBC 11-4.1.2(5) (a)

THERE IS NO HANDICAP PARKING.

FBC 11-4.6.2

THERE IS NO DEFINED ACCESSIBLE ROUTE OF TRAVEL FROM THE PARKING LOT TO THE BUILDINGS.

FBC 1203.4.2

THERE IS NO VENTILATION IN THE BATHROOMS OF THE SOUTHEAST WAREHOUSE BUILDING ALL COAST PUMP AND MOTOR THE EXTERIOR BATHROOM NEXT TO THE METER ROOM.

FBC 3401.6

THE RESTAURANT BUILDING - THE CENTRAL AIR-CONDITIONING SYSTEM DOES NOT FUNCTION IN SUITE 5788.

THE NORTHWEST OFFICE BUILDING - THE CENTRAL AIR-CONDITIONER ROOF CONDENSER UNIT COVER IS MISSING.

THE NORTHEAST WAREHOUSE BUILDING - THERE ARE EXPOSED WIRES AT THE EXTERIOR WEST WALL PHOTOCCELL.

THE SOUTHEAST WAREHOUSE BUILDING - THE CENTRAL AIR-CONDITIONER ROOF CONDENSER UNIT COVER IS MISSING OVER THE BATHROOM OF ALL COAST PUMP AND MOTOR. THE METER ROOM DOOR IS ROTTED AND THE CEILING IS DAMAGED.

AGENDA  
CODE ENFORCEMENT BOARD  
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NOVEMBER 27, 2007  
10:00am

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CASE NO: CE07061037  
CASE ADDR: 204 SW 21 TER  
OWNER: S & R RIBLER PROPERTIES  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 1 1.12.1  
ALTERATIONS HAVE BEEN DONE WITHOUT A PERMIT.

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CASE NO: CE07071480  
CASE ADDR: 219 SW 21 TER  
OWNER: BRIA, JOHN & GEORGIANN  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 33 15.5  
THERE IS NO AUTOMATIC FIRE PROTECTION FOR THE  
POWDER COATING BOOTHS.

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CASE NO: CE04100313  
CASE ADDR: 3090 W BROWARD BLVD #B  
OWNER: NARKES, ABRAHAM & RUTH  
INSPECTOR: THOMAS CLEMENTS

VIOLATIONS: NFPA 1 1-16.3  
PERMIT FOR MEZZANINE AREA IS NOT PROVIDED.  
  
NFPA 101 7.9.2.1  
EMERGENCY LIGHT DOES NOT ILLUMINATE AREA.

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CASE NO: CE07040523  
CASE ADDR: 776 NW 57 CT  
OWNER: KNIGHT, J PERRY & JOYCE B  
%KELLY PARRISH PROP MANAGER  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: FBC 105.1  
SECOND FLOOR STORAGE LOFT WAS BUILT WITHOUT A  
PERMIT.

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AGENDA  
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CASE NO: CE07040525  
CASE ADDR: 4750 NW 15 AVE  
OWNER: FIRST INDUSTRIAL L P  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: FBC 105.1  
FIREWALL WAS OPENED WITHOUT A PERMIT.

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CASE NO: CE07040572  
CASE ADDR: 6680 NW 17 AVE  
OWNER: SPREEN, RICHARD & MARCIE  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: FBC 105.1  
INTERIOR ALTERATION WAS DONE WITHOUT FIRST OBTAINING  
A PERMIT.

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CASE NO: CE05090926  
CASE ADDR: 711 NW 4 ST  
OWNER: MT HERMON AFRICAN METHODIST EPISCOPAL CHURCH INC  
INSPECTOR: WILFRET ANDERSON

VIOLATIONS: NFPA 1 1.7.5.1  
THERE HAS BEEN A CHANGE OF USE FROM ITS ORIGINALLY  
PERMITTED USE. THE PARSONAGE IS NOW BEING USED AS AN  
OFFICE.

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F.S.S. 162.09 HEARING TO IMPOSE FINES

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CASE NO: CE02070223  
CASE ADDR: 20 SE 8 ST  
OWNER: FRENCH VILLAGE PARTNERS  
OF SOUTH FLORIDA LLC  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: 47-21.8.A.  
LANDSCAPE AND GROUND COVER IS MISSING AND/OR NOT BEING  
MAINTAINED PROPERLY.

FBC 104.1

THERE HAVE BEEN PHYSICAL ALTERATIONS AND IMPROVEMENTS TO  
THE BUILDING WITHOUT FIRST OBTAINING THE REQUIRED BUILDING  
PERMIT(S) TO INCLUDE BUT IS NOT LIMITED TO:

1. REPLACED WINDOWS.
2. REPLACED EXTERIOR DOOR.
3. DRYWALL WORK HAS BEEN DONE ON EXTERIOR WALLS AND  
CEILING.

FBC 106.1

DUPLEX HAS BEEN CONVERTED INTO MORE THAN 2 UNITS CHANGING  
THE CERTIFICATE OF OCCUPANCY.

FBC 3401.6

THERE IS DETERIORATION OF THIS UNIT WHICH INCLUDES BUT IS  
NOT LIMITED TO:

1. THE CEILING HAS COLLAPSED IN THE BEDROOM AND  
LIVING ROOM AND LEAKS IN OTHER AREAS.
  2. THE INTERIOR WALLS ARE ROTTED AND OR TERMITE  
DAMAGED.
  3. THERE IS EXPOSED ELECTRICAL WIRING.
  4. KITCHEN CABINETS ARE IN DISREPAIR.
  5. PLUMBING IN DISREPAIR, FIXTURES NOT WORKING AND  
WATER IS OVERFLOWING ONTO THE WOODEN FLOOR.
-

AGENDA  
CODE ENFORCEMENT BOARD  
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10:00am

CASE NO: CE06050647  
CASE ADDR: 1145 NE 5 TER  
OWNER: VILLAVICENCIO, GINA L  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 105.1  
THERE HAVE BEEN PHYSICAL ALTERATIONS AND  
IMPROVEMENTS TO THE BUILDING WITHOUT FIRST  
OBTAINING THE REQUIRED BUILDING PERMIT. SUCH  
ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE  
FOLLOWING:

1. INSTALLED NEW WINDOWS
2. INSTALLED NEW FENCE

FBC 105.2.18  
INSTALLED NEW FENCE WITHOUT PERMITS.

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CASE NO: CE06030178  
CASE ADDR: 1801 NE 20 ST  
OWNER: ELBE, GINA VON &  
MARQUEZ, EDGAR RAFAEL  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 105.1  
THERE HAVE BEEN PHYSICAL ALTERATIONS AND  
IMPROVEMENTS TO THE BUILDING WITHOUT FIRST  
OBTAINING THE REQUIRED BUILDING PERMIT. SUCH  
ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE  
FOLLOWING:

1. INSTALLED NEW FENCE
-

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CASE NO: CE04120753  
CASE ADDR: 1450 SW 21 TER  
OWNER: WILLIAMS, RICK & LINDA  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 104.1  
THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT  
FIRST OBTAINING A BUILDING PERMIT:

- ENCLOSED THE CARPORT
- REPLACED ALL THE WINDOWS
- INSTALLED YARD SHED
- INSTALLED VINYL FENCE

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CASE NO: CE07040131  
CASE ADDR: 405 NW 19 AVE  
OWNER: SAPP, HOMER III &  
SAPP, TRACY LAVON  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 25-13  
THE SWALE HAS BEEN PAVED CREATING A PARKING STRIP  
AJACENT TO THE STREET WITHOUT OBTAINING PERMISSION  
FROM THE OFFICE OF THE CITY ENGINEER.

FBC 105.1  
THE BUILDING HAS BEEN ALTERED, REPAIRED AND  
REMODELED WITHOUT OBTAINING THE REQUIRED PERMITS.  
THE WORK INCLUDES:

1. THE ENCLOSURE OF THE FRONT PORCH.
2. THE CONSTRUCTION OF A GARAGE BY THE ENCLOSURE  
OF THE CARPORT, CONSTRUCTION OF ROOF AND WALL  
EXTENSIONS TO THE EAST AND THE INSTALLATION OF  
A GARAGE DOOR.
3. THE RESTORATION OF THE EXTERIOR OF THE BUILDING  
BY A TOTAL RE-STUCCO JOB.
4. THE REMODEL OF THE BUILDING BY THE REPLACEMENT  
OF ALL WINDOWS AND DOORS.
5. THE REPAIR OF THE REAR PORTION OF THE BUILDING  
BY REPLACING THE DRYWALL.

FBC 105.2.11  
AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED  
WITHOUT OBTAINING THE REQUIRED PERMIT.

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FBC 105.2.4

PLUMBING INSTALLATIONS HAVE BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE INSTALLATION OF NEW FIXTURES IN THE REAR BATHROOM AND A WATER HEATER.

FBC 1612.1.2

THE ROOF AND WALLS CONSTRUCTED TO EXTEND THE GARAGE TO THE EAST ARE NOT DESIGNED STRONG ENOUGH TO WITHSTAND ALL THE LOADS IMPOSED WITHOUT EXCEEDING THE ALLOWABLE DESIGN AND MATERIAL STRESSES AS SPECIFIED BY THE FLORIDA BUILDING CODE.

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CASE NO: CE06060258  
CASE ADDR: 1061 NW 23 TER  
OWNER: FERNANDEZ, LEONORA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 105.1

THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED BY A LARGE ADDITION ATTACHED TO THE WEST SIDE, COMPLETE WITH AN ADDED BATHROOM. PERMITS FOR THE CONSTRUCTION WERE NOT OBTAINED. PERMIT #B891075 FOR A CARPORT ROOF AND SLAB HAS EXPIRED WITHOUT PASSING FIELD INSPECTION. THE ROOF AND SLAB NOW EXIST AS WORK WITHOUT A VALID PERMIT.

FBC 105.2.4

PLUMBING FIXTURES AND PIPING HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT. THE WORK INCLUDES THE INSTALLATION OF BATHROOM FIXTURES AND A WATER HEATER.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE EXPANSION OF THE CIRCUITRY FOR THE ADDITION CONSTRUCTED ON THE WEST SIDE OF THE BUILDING, EXTERIOR LIGHTING AND POWER FOR THE AIR-CONDITIONING UNIT THAT HAS BEEN INSTALLED.

FBC 105.2.11

AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.



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FBC 106.10.3.1

PERMIT #B891075 HAS EXPIRED AND BECOME NULL AND VOID. THE WORK DONE ON THE CARPORT ROOF HAS NOT BEEN APPROVED BY FIELD INSPECTION.

FBC 106.10.3.5

THE PERMIT FOR THE CARPORT ROOF AND SLAB (B891075) HAS NOT BEEN RENEWED WITHIN 180 DAYS AFTER THE EXPIRATION OF THIS PERMIT. THE WORK DONE UNDER THE AUSPICES OF THIS PERMIT HAS NOT BEEN REMOVED NOR HAS A NEW PERMIT WITH PLANS THAT COMPLY WITH THE CODE BEEN ISSUED.

FBC 1612.1.2

THE DESIGN AND CONSTRUCTION OF THE CARPORT ROOF DO NOT MEET THE REQUIREMENTS FOR STRENGTH AS REQUIRED. THE LOAD IMPOSED HAS CAUSED THE ROOF STRUCTURE TO SAG ON THE END. THIS IS CAUSED BY OVERSTRESSING.

Sec. 47-34.1 A.1.

THE CARPORT ROOF CONSTRUCTION IS IN VIOLATION OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE. THE CARPORT ROOF OVERHANG EXTENDS INTO THE SIDE YARD SETBACK WHICH IS PROHIBITED BY THE TABLE AT 47-5.31.

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CASE NO: CE06121030  
CASE ADDR: 1460 SW 28 ST  
OWNER: NBT HOLDINGS COMPANY  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: 9-280(b)

- 1) EXTERIOR DOOR IS NOT MAINTAINED AND NOT WATERTIGHT.
- 2) THE FRONT SCREEN DOOR IS IN DISREPAIR.
- 3) THE CARPORT ROOF IS NOT MAINTAINED. THE RAFTERS AND DECKING ARE TERMITE AND WOOD ROT DAMAGED.

9-281(b)

TRASH, AND DEBRIS OF VARIOUS DESCRIPTIONS INCLUDING, BUT NOT LIMITED TO: A SHOPPING CART AND A BICYCLE HAVE BEEN DEPOSITED IN THE SIDE AND REAR YARD.

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10:00am

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO:

- 1) WINDOWS REPLACED ON THE EAST SIDE.
- 2) A SHELTER HOUSING THE WATER HEATER HAS BEEN ATTACHED TO THE WEST EXPOSURE OF THE BUILDING.
- 3) AN ALUMINUM SCREEN ENCLOSURE HAS BEEN INSTALLED IN THE OPENINGS OF THE FRONT PORCH AREA.
- 4) ENTRY DOOR AT WEST SIDE WAS REPLACED.
- 5) NEW KITCHEN CABINETS AND COUNTER INSTALLED.

FBC 105.2.11

A CENTRAL AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE PREQUIRED PERMIT.

FBC 105.2.4

THE PLUMBING SYSTEMS WERE ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) CLEAN OUT COVERS FOR SEWER LINES ARE MISSING.
- 2) A GAS FIRED HOT WATER HEATER HAS BEEN INSTALLED OUTSIDE OF THE BUILDING AND A NEW KITCHEN SINK INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEMS WERE ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO: GENERAL PREMISE WIRING, INCLUDING BUT NOT LIMITED TO: THE CARPORT LIGHTING.

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CASE NO: CE04040071  
CASE ADDR: 1517 NW 19 AVE  
OWNER: WILLIAMS, NORMAN &  
WILLIAMS, ANDREA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 104.1

THERE HAVE BEEN PHYSICAL ALTERATIONS AND IMPROVEMENTS TO THE PROPERTY AND EXTERIOR STRUCTURE WITHOUT FIRST OBTAINING THE REQUIRED BUILDING PERMITS. THIS INCLUDES, BUT IS NOT LIMITED TO:

- A. INSTALLATION OF CARPORT ROOF FRAMING.
- B. ENCLOSURE OF CARPORT.
- C. ILLEGAL CONVERSION OF INTERIOR.

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10:00am

FBC 3401.6

FAILURE TO MAINTAIN PROPERTY. DETERIORATION AND  
DESTRUCTION OF INTERIOR WALL & CEILING STRUCTURES  
CREATING "UNSAFE" CONDITIONS.

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CASE NO: CE06121484  
CASE ADDR: 1800 NE 20 AVE  
OWNER: ROY, SIERRA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 1612.1.2

THE REMOVAL OF THE SUPPORT SYSTEM OF THE CARPORT  
ROOF HAS TRANSFERRED THE CARPORT ROOF LOAD ONTO  
THE CANTILIVERED ROOF EXTENSION OF THE MAIN HOUSE.  
THE MAIN HOUSE ROOF IS OVERSTRESSED AND A  
PERCEPTABLE SAG IS IN EVIDENCE.

FBC 105.1

THE COLUMNS THAT SUPPORTED THE CARPORT ROOF HAVE  
BEEN REMOVED TO PROVIDE A GREATER PARKING AREA.  
A PERMIT WAS NOT ISSUED FOR THIS BUILDING  
ALTERATION. A PERMIT WOULD NOT HAVE BEEN ISSUED  
WITHOUT A REPLACEMENT PLAN.

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CASE NO: CE06050522  
CASE ADDR: 1300 NW 65 PL  
OWNER: D & J INVEST LLC  
INSPECTOR: IVETT SPENCE-BROWN

VIOLATIONS: NFPA 101 7.5.2.1

1) SECOND FLOOR DOES NOT HAVE A LEGAL EXIT.

NFPA 7.2.1.4.5

2) SOUTHEAST EXIT DOOR DOES NOT OPEN FREELY.

NFPA 101 8.3.3.1

3) SECOND FLOOR WINDOW PANE GLASS IS NOT FIRE  
RATED.

NFPA 101 7.1.3.2.1 (1)

4) FIRST FLOOR EXIT DOOR IS NOT FIRE RATED.

NFPA 101 7.1.3.2.1 (4)

5) SELF-CLOSING DEVICE ON THE EXIT DOOR AND FLOOR  
IS MISSING.