



CITY OF
FORT LAUDERDALE

Venice of America

CODE ENFORCEMENT BOARD HEARING AGENDA

JULY 26, 2011
9:00 AM

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

CODE ENFORCEMENT BOARD

Code of Ordinances: Sec. 11-3.

PURPOSE: Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

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.

Board Members: Jan Sheppard, **Chair** • Howard Nelson, **Vice Chair** • Genia Ellis • Joan Hinton • Howard Elfman • Chad Thilborger • Paul Dooley • Joshua Miron (alternate) • P J Espinal (alternate) • Robert Smith (alternate) •
Board Attorney: Bruce Jolly

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING.

NEW BUSINESS

CASE NO: CE09020587
CASE ADDR: 1525 SE 15 ST # 4
OWNER: MAFF, BENJAMIN I
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2
THE WINDOWS HAVE NOT BEEN PROVEN TO SUFFICIENTLY
WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE,
WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND
INSPECTION PROCESS.

CASE NO: CE09120722
CASE ADDR: 1913 NE 21 ST
OWNER: ELVENGER, MATS
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. INTERIOR REMODELING INCLUDING KITCHEN AND
BATHS.

FBC(2007) 105.4.4
THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. PIPING AND FIXTURES HAVE BEEN ADDED/ALTERED
DURING THE KITCHEN AND BATH REMODELINGS.

FBC(2007) 105.4.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. CIRCUITS AND FIXTURES HAVE BEEN ADDED/ALTERED
DURING THE KITCHEN AND BATH REMODELINGS.

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FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

CASE NO: CE10020129
CASE ADDR: 3015 N OCEAN BLVD # 18L
OWNER: WALSH, MARIA A
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. AN OPENING HAS BEEN CUT INTO THE EXISTING CMU
WALL AND A FIXED GLASS WINDOW HAS BEEN
INSTALLED IN THE OPENING.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2
THE OPENING CUT INTO THE EXISTING CMU WALL AND THE
FIXED GLASS WINDOW THAT WAS INSTALLED HAVE NOT
BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR
ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER
LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE10021271
CASE ADDR: 3100 NE 29 ST # 106
OWNER: ELLIS, KALEEL M III
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. INTERIOR STRUCTURAL DEMOLITION HAS BEEN
COMPLETED. THE UNIT HAS BEEN STRIPPED CLEAN.

FBC(2007) 105.4.4
THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. PLUMBING DEMOLITION HAS BEEN COMPLETED.

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FBC(2007) 105.4.5

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

1. ELECTRICAL DEMOLITION HAS BEEN COMPLETED.

FBC(2007) 105.4.11

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

1. MECHANICAL DEMOLITION HAS BEEN COMPLETED.

CASE NO: CE10052019
CASE ADDR: 1119 NE 15 AVE
OWNER: 1119 NE 15 AVE LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

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

1. A WOODEN FENCE HAS BEEN INSTALLED.
2. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. THERE IS KITCHEN AND BATHROOM REMODELING IN PROGRESS.
5. THE GARAGE HAS BEEN CONVERTED INTO A BEDROOM WITH INTERIOR WALLS BEING BUILT, DRYWALL INSTALLED.
6. MISC DRYWALL REPAIR/REPLACEMENT.

FBC(2007) 105.4.4

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

1. PIPES AND FIXTURES HAVE BEEN REPLACED DURING THE KITCHEN AND BATHROOM REMODELINGS.
2. A BATHROOM HAS BEEN INSTALLED IN THE GARAGE ENCLOSURE.

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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 ADDED/ALTERED DURING THE KITCHEN AND BATHROOM REMODELINGS.
2. CIRCUITS HAVE BEEN ADDED DURING THE GARAGE ENCLOSURE INTO A BEDROOM AND BATHROOM.
3. MISC WIRING AND FIXTURES ARE BEING INSTALLED THROUGHOUT THE PROPERTY.

FBC(2007) 1612.1.2

THE WINDOWS, EXTERIOR DOORS, WOOD FENCE, AND GARAGE ENCLOSURE HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE10070937
CASE ADDR: 1827 MIDDLE RIVER DR
OWNER: HIPPELE, RAYMOND III
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.4.4

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

1. A WATER HEATER 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 ALTERED/ADDED DURING THE WATER HEATER INSTALLATION.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

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CASE NO: CE10080416
CASE ADDR: 2186 NE 56 ST # 210
OWNER: PRIVAS, MANU
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.4.11

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

1. A WALL MOUNTED PACKAGE A/C UNIT HAS BEEN
INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

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

CASE NO: CE10090265
CASE ADDR: 1608 NW 5 AVE
OWNER: CHASE HOME FINANCE LLC
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(b)

THE WINDOWS HAVE BEEN INSTALLED IMPROPERLY AND ARE
NOT SEALED AGAINST THE ELEMENTS OR INSECTS.

9-280(g)

1. SIX WAY PLUGS HAVE BEEN INSTALLED ON MULTIPLE
OUTLETS INSIDE THE 1610 NW 5 AVE APARTMENT. ONE
OF THE PLUGS HAS "DO NOT USE" WRITTEN ON IT.
2. THE DOOR TO THE INTERIOR BREAKER PANEL IS
MISSING.
3. AN UNAPPROVED FIXTURE HAS BEEN INSTALLED ON THE
WALL DIRECTLY ABOVE THE SHOWER NOZZLE IN THE
BATHROOM SHOWER STALL.
4. MULTIPLE CIRCUITS HAVE BEEN ADDED TO THE
ORIGINAL ELECTRICAL SYSTEM.

9-280(h)(1)

1. CHAIN LINK FENCE IN DISREPAIR.
2. YARD DEBRIS HAS BEEN DISPOSED OF BETWEEN THE
FENCES.

CONTINUED

FBC(2007) 105.1

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

1. BUILT A WOODEN ENCLOSURE FOR THE LAUNDRY FACILITY.
2. WINDOWS HAVE BEEN INSTALLED.
3. DOORS HAVE BEEN INSTALLED.
4. KITCHEN CABINETS HAVE BEEN INSTALLED.
5. KITCHEN COUNTERTOPS HAVE BEEN INSTALLED.
6. A SHOWER HAS BEEN INSTALLED IN 1608.
7. SOME TYPE OF PLUMBING HAS BEEN INSTALLED IN 1610 THAT COMES THROUGH THE EXTERIOR WALL.

FBC(2007) 105.4.4

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

1. PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE UNPERMITTED LAUNDRY ROOM.
2. EXTERIOR PIPING HAS BEEN INSTALLED TO CIRCUMVENT THE DAMAGED UNDERGROUND PIPING.
3. THE GRAY WATER WASTE FROM THE LAUNDRY IS BEING DISCHARGED DIRECTLY INTO THE GROUND.
4. A VENT STACK HAS BEEN INSTALLED TO SOME PLUMBING THAT COMES THROUGH THE EXTERIOR WALL OF THE 1608 APARTMENT.

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 ADDED TO POWER THE LAUNDRY ROOM APPLIANCES, OUTLETS, AND WATER HEATER.
2. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE REPLACEMENT OF KITCHEN CABINETS AND COUNTERTOPS.
3. A CIRCUIT WAS ADDED TO POWER THE KITCHEN RANGE.
4. LIGHT FIXTURES, PIPING, AND CIRCUITS HAVE BEEN INSTALLED.
5. A NON-APPROVED LIGHT FIXTURE HAS BEEN INSTALLED INSIDE THE SHOWER.
6. EXTERIOR PIPING AND CIRCUITS HAVE BEEN INSTALLED TO POWER THE FRONT WALL A/C UNIT AND OTHER FIXTURES.

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FBC(2007) 105.4.11

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

1. WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOW AIR CONDITIONING UNITS, NEW WINDOWS, NEW DOORS, AND THE LAUNDRY ENCLOSURE HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC(2007) 1626.1

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

CASE NO: CE10100508
CASE ADDR: 1407 HOLLY HEIGHTS DR
OWNER: KEYSTONE DEVELOPER SERVICE LLC
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A WOODEN FENCE HAS BEGUN TO BE INSTALLED.

FBC(2007) 1612.1.2

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

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CASE NO: CE10042430
CASE ADDR: 3055 NW 19 ST
OWNER: TOP DOG REAL ESTATE
HOLDINGS II LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1
DURING A BUSINESS TAX INSPECTION ON 4/27/2010 I
FOUND THE FOLLOWING WORK HAD BEEN DONE WITHOUT
PERMITS:
1. THE FRONT & REAR ENTRANCE DOORS HAVE BEEN
REPLACED.
2. SPLIT A/C SYSTEM HAS BEEN INSTALLED.
3. INTERIOR PARTITIONS INSTALLED.
4. THE ORIGINAL PARTITION & DOOR SEPARATING THE
BATHROOM FROM THE REST OF THE UNIT HAS BEEN
REMOVED.

CASE NO: CE10091742
CASE ADDR: 1001 NW 52 ST
OWNER: PINE RIDGE 1001 INVEST GROUP
% FORTIS SE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. THE FIRE WALLS DIVIDING THE TENANTS SPACES WERE
OPENED TO BUILD A ROUTE BETWEEN THE ADJACENT
WAREHOUSES.

FBC(2007) 708.3
TENANT SEPARATIONS. EACH TENANT SPACE SHALL BE
SEPARATED FROM OTHER TENANT SPACES BY A FIRE
PARTITION COMPLYING WITH FBC 708. OPENINGS IN A
FIRE WALL SHALL BE PROTECTED AS PER FBC 715.

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CASE NO: CE10092029
CASE ADDR: 2464 SW 8 ST
OWNER: SUNSHINE STATE PROPERTIES LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. THE KITCHEN AND BATHROOM AREAS WERE REMODELED.
2. THE FLOOR PLAN HAS BEEN CHANGED. THERE IS AN ILLEGAL ADDITION IN THE REAR OF THE PROPERTY FACING SOUTH.
3. INSIDE PARTITION WALLS WERE REMOVED OR RELOCATED TO BUILD THE THREE ILLEGAL RENTAL APARTMENTS.
4. EAST SIDE WALL. A WINDOW WAS REMOVED AND THE OPENING WAS CUT TO INSTALL AN EXTERIOR DOOR TO PROVIDE EGRESS TO ONE OF THE RENTAL APARTMENTS.
5. THE LEGAL UTILITY ROOM HAS BEEN CONVERTED INTO AN ILLEGAL RENTAL APARTMENT.
6. THE WINDOWS IN THE REAR ILLEGAL ADDITION AND ONE ON THE FRONT LIVING ROOM WERE REPLACED.

FBC(2007) 105.4.4

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

1. THE KITCHEN AND BATHROOMS WERE REMODELED.
2. THERE IS A BATHROOM THAT WAS BUILT INSIDE THE LEGAL UTILITY ROOM WHICH WAS CONVERTED INTO AN ILLEGAL RENTAL APARTMENT.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS, INCLUDING BUT NOT LIMITED TO THE ADDITION OF THE THREE RENTAL APARTMENTS THAT WERE BUILT, EXCEED THE CAPACITY OF THE EXISTING 150 AMPS CIRCUITRY.

FBC(2007) 109.10

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

CONTINUED

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINAL SINGLE FAMILY OCCUPANCY CLASSIFICATION TO A TRIPLEX OR MULTIPLE FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY, WHICH IS A PROHIBITED LAND USE IN THIS RS-8 ZONING DISTRICT.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ILLEGAL ADDITION AT THE REAR SOUTH SIDE OF THE DWELLING DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THIS CODE PROTECTS THE NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME. THEY MUST BE REMOVED.

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

ALL THE NEW WINDOWS WITHOUT IMPACT GLASS NEED TO BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

FBC(2007) 708.3

FIRE SEPARATIONS BETWEEN RESIDENTIAL UNITS ARE NOT MAINTAINED. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER TENANT SPACES BY A FIRE PARTITION COMPLYING WITH FBC 708. OPENINGS IN A FIRE WALL SHALL BE PROTECTED AS PER FBC 715.

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CASE NO: CE11012060
CASE ADDR: 2554 TORTUGAS LN
OWNER: HICKMAN, WILLIAM
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK WAS DONE WITHOUT OBTAINING THE PROPER PERMITS OR INSPECTIONS:

1. TWO NEW CENTRAL A/C'S WERE INSTALLED OVER THE LAST 6 MONTHS.
2. A WOOD FENCE WAS INSTALLED FACING THE SOUTH.
3. SOME OF THE WINDOWS WERE REPLACED AND TWO SETS OF DOUBLE GLASS DOORS, FRENCH STYLE, WERE INSTALLED FACING EAST.
4. THE BLACKTOP DRIVEWAY WAS REPLACED WITH PAVERS IN 2004.
5. A PVC FENCE WITH A GATE WAS INSTALLED FACING THE WEST.
6. THERE IS A WOOD SHED FACING THE NORTH SIDE BUILD OUT OF 2X4 AND PLYWOOD AND IS SITTING OVER THE SETBACK OF THE PROPERTY.

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 ARE TWO NEW CENTRAL A/C'S THAT WERE INSTALLED OVER THE LAST 6 MONTHS.

FBC(2007) 109.10

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

FBC(2007) 1604.1

THE STRUCTURES FOR THE SHED BEING BUILT AND THE WOOD FENCE DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THESE STRUCTURES MAY BECOME. THEY MUST BE REMOVED.

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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 DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE11021538
CASE ADDR: 1213 NW 19 ST
OWNER: GODS PROPERTIES FOR MGJ LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

A STOP WORK ORDER WAS ISSUED FOR:

1. A NEW WOOD FENCE WAS INSTALLED.
2. SOME OF THE WINDOWS IN BOTH UNITS WERE REPLACED.
3. A REAR DOOR IN THE SOUTH APARTMENT AND TWO FRONT DOORS WERE REPLACED.
4. INTERIOR REMODELING WORK IS BEING DONE INSIDE BOTH APARTMENTS IN THE KITCHENS AND BATHROOM AREAS.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. THE SINKS, FAUCETS, TOILETS AND LAVATORIES ARE BEING REPLACED INSIDE BOTH UNITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. THE ELECTRICAL OUTLETS, SWITCHES, AND LAMPS WERE REMOVED AND ARE BEING REPLACED THROUGHOUT BOTH APARTMENTS. THEY MUST MEET THE NEC 210.8 REQUIREMENTS INSIDE THE KITCHENS AND BATHROOMS INSIDE BOTH APARTMENTS.

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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 NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE11060708
CASE ADDR: 203 NW 12 AVE
OWNER: SABLE HOMES #1 CORP
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

WORK THAT WAS DONE WITH AN OPEN PERMIT #05072455 IS NOW WORK WITHOUT A PERMIT SINCE THE MASTER PERMIT EXPIRED ON MAY 1, 2011 OR 90 DAYS AFTER THE LAST INSPECTION FOR THE ELEVATION CERTIFICATE, WHICH FAILED JANUARY 31, 2011. THE BUILDING IS BEING OCCUPIED AT THE MOMENT WITHOUT THE CERTIFICATE OF OCCUPANCY. THIS IS A VIOLATION OF THE FLORIDA BUILDING CODE AND THE CITY OF FORT LAUDERDALE.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT #05072455 WAS ISSUED AUGUST 3, 2007 AND RENEWED OCTOBER 29, 2009. IT PASSED THE BUILDING FINAL INSPECTION ON JANUARY 28, 2010. IT FAILED THE ELEVATION CERTIFICATE JANUARY 31, 2011. THE PERMIT EXPIRED 90 DAYS AFTER THE LAST INSPECTION.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING IS BEING DONE ILLEGALLY. A CERTIFICATE OF OCCUPANCY HAS NOT BEEN OBTAINED. THE ORIGINAL PERMIT #05072455 FROM THE CITY HAS EXPIRED. BOTH SIDES ARE OCCUPIED UNDER THE CLASSIFICATION OF MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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CASE NO: CE08070005
CASE ADDR: 917 SW 2 CT
OWNER: CODY, JENNIFER LYNN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE INSTALLATION OF NEW WINDOWS AND DOORS WITHOUT
OBTAINING THE REQUIRED PERMITS.

CASE NO: CE10120909
CASE ADDR: 1631 N ANDREWS SQ
OWNER: PERKINS, DEBRA J
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT
OBTAINING THE REQUIRED PERMITS:
1. A KITCHEN HAS BEEN ADDED.
2. AN EFFICIENCY UNIT HAS BEEN PROVIDED.

FBC(2007) 105.4.4
PLUMBING FOR A KITCHEN IN THE EFFICIENCY UNIT HAS
BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 110.1.1
THE USE AND OCCUPANCY OF THE SINGLE FAMILY
DWELLING HAS CHANGED WITHOUT OBTAINING THE
REQUIRED APPROVALS.

FBC(2007) 708.3
1 HOUR FIRE RATED TENANT SEPARATION WALLS HAVE NOT
BEEN PROVEN THROUGH THE PERMIT AND INSPECTION
PROCESS.

CASE NO: CE11012228
CASE ADDR: 830 SW 28 ST
OWNER: HERRERA, ELSA
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE TWO FAMILY RESIDENTIAL DWELLING HAS BEEN
ALTERED INTO A TRIPLEX WITHOUT OBTAINING THE
REQUIRED PERMITS AND APPROVALS.

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FBC(2007) 109.10

THE DUPLEX WAS CONVERTED INTO A TRIPLEX WITHOUT ANY INSPECTIONS BEFORE THE WORK WAS COVERED UP.

FBC(2007) 110.1.1

THE USE AND OCCUPANCY OF THE BUILDING HAS CHANGED WITHOUT THE REQUIRED PERMITS AND APPROVALS.

FBC(2007) 708.3

THE REQUIRED FIRE SEPARATIONS REQUIRED BETWEEN RESIDENTIAL UNITS HAVE NOT BEEN ESTABLISHED THROUGH THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE11020100
CASE ADDR: 900 SW 24 AV
OWNER: BOYD, VALERIE DENISE
WILLIAMS, VONISHA P MNR
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN DONE WITHOUT PERMITS:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. NEW ROOF TILES HAVE BEEN INSTALLED.
4. NEW WOOD COLUMNS.
5. NEW FASCIA AND SUBFASCIA BOARDS.

FBC(2007) 105.4.4

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

1. NEW PLUMBING FIXTURES HAVE BEEN INSTALLED.
2. A WASTE LINE HAS BEEN INSTALLED THAT IS NOT CONNECTED TO THE SANITARY SYSTEM.

FBC(2007) 105.4.5

EXTERIOR PREMISE WIRING HAS BEEN INSTALLED WITHOUT A PERMIT.

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CASE NO: CE11021324
CASE ADDR: 541 NW 1 AVE
OWNER: FLAGLER WAREHOUSE I LLC
ATTN: MR DOUGLAS MCCAW
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
INSTALLATION OF A CENTRAL A/C SYSTEM WITHOUT A
PERMIT.

FBC(2007) 105.4.11
AN A/C SYSTEM HAS BEEN INSTALLED IN THE WAREHOUSE
UNIT WITHOUT OBTAINING THE REQUIRED PERMITS.

CASE NO: CE11030687
CASE ADDR: 1304 E LAS OLAS BLVD
OWNER: FIRST PRESBYTERIAN CHURCH
OF FORT LAUDERDALE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.7
SIGNS HAVE BEEN DISPLAYED ON THE FRONT OF THE
BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 110.1.1
THE USE OF THE COMMERCIAL SPACE HAS CHANGED FROM A
GROUP M MERCANTILE USE TO A GROUP A3 ASSEMBLY USE
WITHOUT OBTAINING THE REQUIRED APPROVALS AND
CERTIFICATE OF OCCUPANCY.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE04071905
CASE ADDR: 4041 NE 34 AV
OWNER: BOUCHER, PHILIPPE
LAMBERT, LUCIE
INSPECTOR: BURT FORD

VIOLATIONS: 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 ADDED TO THE DOCK.

FBC(2007) 105.10.3.1
THE FOLLOWING PERMITS HAVE EXPIRED:
1. 98080004 - INSTALLED GARAGE DOOR.
2. 04090913 - INSTALLED WATER HEATER.

CASE NO: CE08050335
CASE ADDR: 1061 NW 25 AVE
OWNER: 1061 NW 25 AVE TR
CATALINA MANAGEMENT LLC TRSTEE
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
THE FOLLOWING BUILDING COMPONENTS HAVE BEEN
INSTALLED AND ARE NOT STRUCTURALLY SOUND, WEATHER
TIGHT, OR RODENT PROOF:
1. WINDOWS.
2. DOORS.
3. WOOD EXTERIOR WALLS.
4. ROOF RAFTERS.

FBC 105.1
THE SINGLE FAMILY DWELLING HAS BEEN REPAIRED AND
ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING
THE REQUIRED PERMITS:
1. THE KITCHEN HAS BEEN REMOVED.
2. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
3. STRUCTURAL BEAMS IN THE CARPORT HAVE BEEN
REPLACED AND/OR REPAIRED.
4. WALL SHEATHING HAS BEEN REPLACED.
5. NEW 2 X 4 EXTERIOR WALLS HAVE BEEN INSTALLED.
6. A SCREEN PORCH HAS BEEN ENCLOSED.

CONTINUED

FBC 105.2.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT A PERMIT:

1. A NEW HOT WATER HEATER HAS BEEN INSTALLED.
2. PLUMBING FOR THE KITCHEN HAS BEEN DISCONNECTED FOR CABINET REMOVAL.

FBC 105.2.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN DONE WITHOUT A PERMIT:

1. A 220 VOLT CONNECTION FOR A NEW HOT WATER HEATER.
2. PREMISE WIRING.
3. KITCHEN WIRING HAS BEEN DISCONNECTED.

FBC 1626.1

THE FOLLOWING BUILDING COMPONENTS DO NOT MEET THE IMPACT TEST CRITERIA REQUIRED FOR A HIGH VELOCITY HURRICANE ZONE:

1. THE ENCLOSED SCREEN PORCH.
2. WINDOW INSTALLATIONS.
3. DOOR INSTALLATION.

CASE NO: CE09011358
CASE ADDR: 1040 SW 17 ST
OWNER: MCKENNEY, KRISTOPHER J
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT PERMITS:

1. NEW KITCHEN CABINETS AND COUNTERTOPS HAVE BEEN INSTALLED.
2. A SHED HAS BEEN PLACED IN THE REAR OF THE PROPERTY.
3. VINYL EAVES HAVE BEEN INSTALLED IN THE OVERHANGS.
4. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
5. FASCIA BOARD HAS BEEN REPLACED.

FBC 105.2.4

THE PLUMBING FOR THE NEW KITCHEN HAS BEEN DONE WITHOUT A PERMIT.

FBC 105.2.5

ELECTRICAL WORK HAS BEEN PERFORMED TO CONNECT AND COMPLETE THE NEW KITCHEN WITHOUT A PERMIT.

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FBC 105.2.8

NEW AWNINGS HAVE BEEN INSTALLED ON THE SINGLE
FAMILY DWELLING WITHOUT A PERMIT.

FBC 105.2.18

1. A VINYL FENCE HAS BEEN INSTALLED AT THE REAR OF
THE CARPORT WITH A GATE.

CASE NO: CE10082096
CASE ADDR: 2705 NW 20 ST
OWNER: BANK OF AMERICA
% LAW OFFICES OF DAVID J STERN PA
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED
PERMITS:
1. A FRONT PORCH OVERHANG HAS BEEN ADDED.
2. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
3. A CARPORT AND STORAGE ROOM HAVE BEEN ADDED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN INSTALLED
WITHOUT PERMITS:
1. EXTERIOR SECURITY LIGHTING.
2. PREMISE WIRING FOR THE STORAGE ROOM.
3. WASHER AND DRYER OUTLETS.

FBC(2007) 1626.1

THE CONSTRUCTION OF THE CARPORT, STORAGE ROOM AND
FRONT PORCH DO NOT MEET THE IMPACT TEST CRITERIA
IN A HIGH VELOCITY HURRICANE ZONE.

CASE NO: CE10122048
CASE ADDR: 924 W LAS OLAS BLVD
OWNER: BRIGHT ASSETS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE FOLLOWING WORK HAS BEEN PERFORMED ON THE FOUR
UNIT MULTIFAMILY BUILDING WITHOUT OBTAINING THE
REQUIRED PERMITS:
1. NEW KITCHENS HAVE BEEN INSTALLED.
2. BATHROOMS HAVE BEEN REMODELED.
3. EXTERIOR STAIRWAYS AND LANDINGS HAVE BEEN
CONSTRUCTED.

4. EXTERIOR OVERHANGS HAVE BEEN INSTALLED.
5. NEW WINDOWS HAVE BEEN INSTALLED.
6. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
7. AREAS OF THE BUILDING HAVE BEEN RESTUCCOED.
8. A SHED HAS BEEN PLACED IN THE REAR OF THE PROPERTY.
9. DRYWALL HAS BEEN REPLACED ON EXTERIOR WALLS.
10. SUPPORT COLUMNS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

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

1. BATHROOM FIXTURES HAVE BEEN REPLACED.
2. WATER HEATERS HAVE BEEN INSTALLED.
3. KITCHENS HAVE BEEN REPLACED.

FBC(2007) 105.4.5

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

1. PREMISE WIRING.
2. ELECTRICAL CONNECTIONS FOR WATER HEATERS.
3. 220 VOLT OUTLETS FOR KITCHEN RANGES.
4. GFI OUTLETS FOR KITCHENS AND BATHROOMS.

FBC-P 502.1

THE INSTALLATIONS OF THE WATER HEATERS DOES NOT MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC(2007) 1009.3

THE STAIR TREADS AND RISERS ON THE EXTERIOR STAIRWAY DO NOT MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

FBC(2007) 1009.10

THE HANDRAILS ON THE EXTERIOR STAIRWAY DO NOT CONFORM WITH THE FLORIDA BUILDING CODE.

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CASE NO: CE11011044
CASE ADDR: 3131 SE 6 AVE
OWNER: PALMER, JOSEPH R
DARLENE SMYTH REV LIV TR
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.18
A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY
WITHOUT A PERMIT.

CASE NO: CE11020528
CASE ADDR: 720 SW 19 ST
OWNER: BANK OF NEW YORK TRSTEE
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
THE ENVELOPE OF THE BUILDING HAS SUCCEDED TO
DETERIORATION FROM EXPOSURE TO THE ELEMENTS AND
FROM LACK OF MAINTENANCE.

FBC(2007) 105.4.4
A SPRINKLER SYSTEM AND WATER HOOK-UPS FOR AN RV
HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 105.4.5
THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED
WITHOUT A PERMIT:
1. SECURITY LIGHTING.
2. EXTERIOR WIRING WITH OUTLETS.
3. ELECTRICAL SERVICE TO THE SHED.
4. OUTLETS FOR RV HOOK-UPS.
5. OUTLETS FOR A/C UNITS.

FBC(2007) 105.4.11
WALL A/C UNITS HAVE BEEN INSTALLED IN THE BUILDING
WITHOUT A PERMIT.

FBC(2007) 105.4.15
NEW WINDOWS HAVE BEEN INSTALLED IN THE BUILDING.

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CASE NO: CE08061524
CASE ADDR: 1650 NE 60 ST
OWNER: QUARATELLA, JOSEPH F
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

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

1. A STRUCTURE HAS BEEN BUILT IN THE BACK OF THE PROPERTY WITH A PITCHED SHINGLE ROOF.
2. WINDOWS HAVE BEEN INSTALLED ON THE STRUCTURE.
3. ACCORDIAN SHUTTERS HAVE BEEN INSTALLED ON THE STRUCTURE.
4. KITCHEN CABINETS AND AN EAT-IN BAR HAVE BEEN INSTALLED IN THE STRUCTURE.
5. THE EXISTING FENCE HAS HAD AN EXTENSION ATTACHED TO THE TOP THAT INCREASES THE TOTAL HEIGHT ABOVE THE SIX FOOT SIX INCH LIMIT.

FBC(2007) 105.4.4

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

1. PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE KITCHEN IN THE BACKYARD STRUCTURE.
2. KITCHEN APPLIANCES HAVE 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, PIPING, OUTLETS, FIXTURES, ETC. HAVE BEEN INSTALLED IN THE BACKYARD STRUCTURE.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

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

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CASE NO: CE08080683
CASE ADDR: 1538 NE 3 AVE
OWNER: TUCHOW, TYLER
INSPECTOR: BURT FORD

VIOLATIONS: 9-281(a)
RUBBISH AND TRASH ARE LITTERING THE PREMISES.
REMOVE TRASH AND DEBRIS.

FBC(2007) 105.1

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

1. WINDOWS WERE INSTALLED.
2. DOORS WERE INSTALLED.
3. A FENCE WAS INSTALLED.
4. VINYL SIDING WAS INSTALLED.
5. INTERIOR ALTERATIONS AND DRYWALL WERE DONE.
6. KITCHEN AND BATH REMODELING HAVE BEEN DONE.

FBC(2007) 105.4.4

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

1. A WASHER WAS INSTALLED.
2. PIPING AND FIXTURES HAVE BEEN INSTALLED FOR THE KITCHEN AND BATH REMODELING.

FBC(2007) 105.4.5

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

1. CIRCUITS HAVE BEEN ADDED/ALTERED FOR WINDOW AND WALL A/C UNITS.
2. CIRCUITS HAVE BEEN ADDED/ALTERED FOR WASHER AND DRYER THAT WERE INSTALLED.
3. CIRCUITS HAVE BEEN ADDED/ALTERED FOR THE KITCHEN AND BATH REMODELING.
4. CIRCUITS HAVE BEEN ADDED/ALTERED IN THE GENERAL INTERIOR WORK BEING DONE.

FBC(2007) 105.4.11

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

1. WALL AND WINDOW UNITS HAVE BEEN INSTALLED.

FBC(2007) 109.10

WORK HAS BEEN COVERED UP WITHOUT FIRST HAVING OBTAINED THE REQUIRED INSPECTION APPROVALS.

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CASE NO: CE09051061
CASE ADDR: 4300 N OCEAN BLVD # 2P
OWNER: SHEHATA, HUSSEIN A & SANAA A H/E
SHEHATA, AHMED H
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1
KITCHEN HAS BEEN REMODELED WITHOUT PERMITS IN THE
FOLLOWING WAY:
1. THE COUNTER TOP & BACKSPLASH HAVE BEEN
REPLACED. THIS WORK REQUIRES BUILDING, PLUMBING
& ELECTRICAL PERMITS.

CASE NO: CE10041015
CASE ADDR: 2030 N ATLANTIC BLVD
OWNER: SUN TOWER INVESTMENTS INC
% BRUSCO CONST
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. LANDSCAPING HAS BEEN REMOVED AND PAVERS FOR
PARKING HAVE BEEN INSTALLED.

CASE NO: CE10060295
CASE ADDR: 4700 W PROSPECT RD # 101
OWNER: OAKTREE WAREHOUSE LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. A SECOND FLOOR WAS CONSTRUCTED INSIDE THE
WAREHOUSE. IT IS COVERING 90% OF THE FLOOR AREA
BELOW. IT IS BEING USED FOR STORAGE AND IS ONLY
ACCESSIBLE BY AN EXTENSION LADDER.

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FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE SECOND FLOOR DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED DEAD WEIGHT LOAD SUPPORT THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED.

CASE NO: CE10050006
CASE ADDR: 204 NW 16 ST
OWNER: LARA & BLENDI LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. CARPORT ENCLOSED INTO A GARAGE.
2. GARAGE DOOR WAS INSTALLED.
3. PROPERTY WINDOWS AND DOUBLE GLASS DOOR AT THE REAR WERE REPLACED.
4. KITCHEN WAS REMODELED WITH NEW CABINETS AND FIXTURES.

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 STACKS ARE REROUTED AROUND THE ROOF.
2. FIXTURES WERE REPLACED IN THE KITCHEN. WASHER HOOK-UP TO NEW DRAIN AND SUPPLY LINES.
3. TRAP WAS INSTALLED INGROUND WITH THE ELECTRICAL AND PLUMBING SUPPLY.

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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 AN ELECTRIC HEATER AND ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE 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. CENTRAL A/C WAS INSTALLED.

FBC(2007) 109.10

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

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.

CASE NO: CE10090377
CASE ADDR: 1025 NW 8 AV
OWNER: CEA, JEANNITTE &
CEA, JOSUE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:
1. THE TRIPLEX APARTMENT BUILDING WAS CHANGED INTO A FOURPLEX WITH FOUR KITCHENS AND BATHROOMS.
2. ATF PERMITS WERE ISSUED TO COMPLY THE VIOLATIONS BUT THE PERMITS WERE LEFT TO EXPIRE AND THE MASTER WAS VOIDED BY THE G.C.

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3. THE FLOOR PLAN IN APARTMENT #1 WAS CHANGED TO BUILD THE EXTRA APARTMENT. BY ENCLOSING THE FIRST BEDROOM DOOR AND BUILDING NEW PARTITIONS, THIS CREATED THE MASTER BEDROOM, KITCHEN AND BATHROOM AREA WHERE THE STORAGE AREA USE TO BE.
4. AN EXTERIOR DOOR OPENING WAS ENCLOSED AND A WINDOW WAS SET IN THAT PLACE FACING THE SOUTH. ANOTHER WINDOW WAS SET IN A DOOR OPENING FACING THE EAST. AN OPENING WAS CUT IN THE WALL FACING THE NORTH SIDE TO INSTALL ANOTHER WINDOW.
5. THE REMAINING THREE APARTMENTS WERE REMODELED WITH NEW KITCHEN AND BATHROOM CABINETS WITH ALL THE FIXTURES.
6. THE KITCHENS SLIDING DOOR OPENINGS FACING THE NORTH SIDE WERE ENCLOSED AND AN EXTERIOR DOOR WAS INSTALLED IN PLACE.
7. THE WINDOWS IN THE LIVING ROOM AREAS WERE REPLACED IN EACH APARTMENT.

FBC(2007) 105.4.4

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

1. THE EXISTING THREE BATHROOMS AND KITCHENS WERE REMODELED WITH NEW FIXTURES.
2. A FOURTH BATHROOM AND KITCHEN WERE BUILT INSIDE THE ILLEGAL APARTMENT.

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. REMODELING OF THE THREE EXISTING APARTMENTS WITH ELECTRICAL FIXTURES IN THE KITCHENS AND BATHROOMS.
2. IN THE NEW APARTMENT THAT WAS BUILT, THE METER HAS BEEN JUMPED AND IS FEEDING FROM APARTMENT #2. THIS EXCEEDS THE CAPACITY OF THE EXISTING 150 AMPS CIRCUITRY IN THE APARTMENT AND IS A 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. THREE CENTRAL A/C'S WERE INSTALLED IN THE APARTMENTS WITH PERMITS, BUT THE CONDENSER UNITS WERE REPLACED (OUTSIDE UNIT) WITHOUT OBTAINING THE REQUIRED PERMIT AND INSPECTION.

2. A NEW SYSTEM WAS INSTALLED IN THE ILLEGAL APARTMENT WITH DUCTS AND ELECTRICAL HEATER.

FBC(2007) 105.10.3.1

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

1. P#02030631 - INSTALL 11 SMOKE DETECTORS, NO INSPECTIONS.
2. ATF P#01081794 - NEW KITCHEN FOR TRIPLEX, 24 WINDOWS, 4 DOORS.
3. ATF P#01080013 - ELECTRIC FOR FOUR KITCHENS AND BATHROOMS.
4. ATF P#01080011 - PLUMBING FOR FOUR KITCHENS AND BATHROOMS.
5. ATF P#01080010 - APARTMENT 4. NEW KITCHENS, BATHROOM, NEW WALLS.

FBC(2007) 109.10

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

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 NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

HEARING TO IMPOSE FINES
CHAPTER 11, FORT LAUDERDALE CODE OF ORDINANCES

CASE NO: CE09040981
CASE ADDR: 921 SW 31 AVE
OWNER: DAVIDSON, CAMEY CHEBETER
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1

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

1. THE CARPORT HAS BEEN ENCLOSED INTO LIVING SPACE AND IS BEING USED AS A RENTAL APARTMENT.

FBC 105.2.4

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

1. THE ILLEGAL RENTAL APARTMENT HAS A KITCHEN AND BATHROOM THAT WERE DONE WITHOUT A PERMIT.

FBC 105.2.5

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 ADDITIONAL LIGHTS, WALL OUTLETS, AND TWO WALL A/C'S THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 105.2.11

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 CENTRAL A/C ON THE PROPERTY AND TWO ADDITIONAL WALL A/C'S IN THE ENCLOSED CARPORT.
2. VENTILATION FOR THE CARPORT BATHROOM AND KITCHEN.

FBC 109.6

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

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FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

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

FBC 1626.1

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

CASE NO: CE09090509
CASE ADDR: 320 DELAWARE AVE
OWNER: BADALOO, ARTHUR
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. THE LEGAL SCREEN PORCH WAS ENCLOSED WITH GLASS SLIDING WINDOWS.
2. A DOOR HAS REPLACED THE SCREENED PORCH DOOR.
3. A BATHROOM WAS BUILT IN THE UTILITY ROOM.

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. A BATHROOM WAS BUILT WHERE THE UTILITY ROOM USED TO BE WITH ALL THE PLUMBING HOOK-UPS TO THE WASTE LINES AND WATER SUPPLY.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH ENCLOSURE TO A MASTER BEDROOM, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY TO THE AREA.

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FBC(2007) 1604.1

THE STRUCTURES FOR THE ENCLOSED SCREEN PORCH AND ADDITION NEXT TO IT DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

FBC(2007) 1626.1

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

CASE NO: CE10050517
CASE ADDR: 817 NW 1 ST
OWNER: DFD CAPITAL DEVELOPMENT CORP
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1
DURING A BUSINESS TAX INSPECTION ON 5/5/10, I
FOUND:
1. 4 A/C SYSTEMS INSTALLED.
2. OVERHEAD DOOR & REAR DOOR WERE REPLACED AT THE
WAREHOUSE SIDE OF THE BUILDING.

FBC(2007) 105.4.11

ONE OF THE A/C'S IS DRAINING INTO THE BATHROOM SINK, WHICH IS NOT ALLOWED BY THE FLORIDA, MECHANICAL AND PLUMBING BUILDING CODES.

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CASE NO: CE10080609
CASE ADDR: 1329 NW 7 AV
OWNER: FLEISHMAN, DOUGLAS
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. BATHROOMS WERE BUILT INSIDE THE RENTAL APARTMENT.

FBC(2007) 105.4.4

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

1. THE WASTE DRAIN PIPES AND WATER SUPPLY LINES WERE RUNNING INTO THE EXTRA KITCHEN AND BATHROOMS INSIDE THE ILLEGAL TRIPLEX CONVERSION.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE TWO EXTRA COOKING AREAS, EXCEED THE CAPACITY OF THE EXISTING 200 AMP CIRCUITRY.

FBC(2007) 109.10

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

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CASE NO: CE10122046
CASE ADDR: 1270 SW 29 TER
OWNER: FLORENCIO, PEDRO & LEONOR ALEGRIA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. ILLEGAL CONVERSION OF A SINGLE FAMILY RESIDENCE
INTO A MULTI-UNIT DWELLING.
2. THERE IS A LEGAL PORCH ENCLOSURE ON THE FRONT
OF THE DWELLING THAT IS BEING USED AS A RENTAL
APARTMENT.

FBC(2007) 110.1.1
THE USE AND THE OCCUPANCY OF THE BUILDING HAVE
CHANGED FROM THE ORIGINAL RS-8 SINGLE FAMILY
PERMITTED OCCUPANCY CLASSIFICATION TO A RS-15
MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED
CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3
TENANT SEPARATIONS. EACH TENANT SPACE SHALL BE
SEPARATED FROM OTHER TENANT SPACES BY A FIRE
PARTITION COMPLYING WITH FBC 708.

CASE NO: CE11011144
CASE ADDR: 1821 SW 23 TER
OWNER: GLOBAL DIRECT MANAGEMENT LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:

STOP WORK ORDER WAS ISSUED FOR

1. THE KITCHEN AND BATHROOMS ARE BEING REMODELED.
2. THE OUTSIDE DOORS AND WINDOWS ARE BEING
REPLACED.

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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 FIXTURES IN THE KITCHEN AND BATHROOMS WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. THE ELECTRICAL OUTLETS IN THE KITCHEN ARE BEING REPLACED.
2. LIGHT FIXTURES WERE REPLACED.
3. THE 220V POWER SUPPLIED TO THE CENTRAL A/C.

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 CENTRAL A/C FROM APRIL 2000 WITH DUCT WORK VENTILATION FOR THE KITCHEN HOOD AND BATHROOMS.

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.

CASE NO: CE08101015
CASE ADDR: 1522 DAVIE BLVD
OWNER: WASHINGTON MUTUAL BANK
INSPECTOR: GERRY SMILEN

VIOLATIONS: 18-27(a)
THERE IS PLANT OVERGROWTH, RUBBISH, TRASH, AND DEBRIS ON THE PROPERTY.

47-34.1.A.1.

THE SINGLE FAMILY HOME WAS CONVERTED INTO A DUPLEX, WHICH IS A PROHIBITED LAND USE IN THIS RS 8 ZONING DISTRICT.

9-280(b)

BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE ROOF SURFACES SHALL BE WATERTIGHT.

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9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

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

1. NEW WINDOWS WERE INSTALLED.
2. THE CARPORT WAS ENCLOSED, AND CONVERTED INTO AN APARTMENT.
3. A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
4. THE PORCH WAS ENCLOSED.
5. EXTERIOR DOORS WERE INSTALLED/REPLACED.
6. BATHROOMS WERE ADDED IN THE MAIN HOUSE & CARPORT.
7. INTERIOR WALLS WERE CONSTRUCTED TO CREATE A BEDROOM AND A BATHROOM.
8. THE FENCE WAS PARTIALLY DAMAGED AND REPLACED.
9. THE WINDOW ON THE SW CORNER WAS COVERED.
10. A LOAD BEARING WALL WAS PARTIALLY REMOVED BETWEEN THE HALLWAY AND THE LIVING ROOM.

FBC 105.2.11

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

1. WALL AND WINDOW UNITS WERE INSTALLED.
2. A CENTRAL A/C UNIT WAS INSTALLED.

FBC 105.2.4

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

1. BATHROOM SINKS AND TOILETS WERE REPLACED.
2. GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS.

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FBC 105.2.5

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

1. EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND/OR ADDED.
2. CIRCUITS FOR CARPORT AREA WERE ADDED.
3. SERVICE WAS UPGRADED TO 200 AMPS.
4. GENERAL PREMISE WIRING WAS ALTERED.
5. A CIRCUIT TO POWER THE CENTRAL A/C UNIT WAS ADDED.
6. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH, BEDROOM, LIVING ROOM AND CARPORT, EXCEEDS THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 109.6

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

FBC 1604.1

THE ENCLOSURES WERE NOT CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

CASE NO: CE09011970
CASE ADDR: 1133 SW 5 PL
OWNER: ACREE, BARBARA
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS INCLUDING BUT NOT LIMITED TO:

1. A CARPORT HAS BEEN ENCLOSED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. NEW WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

PLUMBING FOR A BATHROOM AND KITCHEN HAS BEEN COMPLETED WITHOUT A PERMIT.

FBC(2007) 105.4.5

ELECTRICAL PREMISE WIRING WAS COMPLETED WITHOUT OBTAINING A PERMIT.

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FBC(2007) 1612.1.2

THE WINDOW AIR CONDITIONING UNITS HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE09072678
CASE ADDR: 1109 NW 19 ST
OWNER: SOUFFRANT, SONIA H/E
DORELIEN, WILKY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS HAD THE FOLLOWING WORK COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. NEW FRONT DOOR INSTALLED.
2. NEW WINDOWS INSTALLED.
3. SECURITY BARS INSTALLED ON WINDOWS.
4. AN EFFICIENCY APARTMENT IN THE GARAGE.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A FULL BATHROOM HAS BEEN INSTALLED IN THE GARAGE.
2. A WATER HEATER HAS BEEN INSTALLED IN THE GARAGE.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. AN ELECTRICAL CIRCUIT AND CONNECTION WAS COMPLETED FOR A WATER HEATER.
2. ELECTRICAL WIRING WAS INSTALLED FOR A BATHROOM.

FBC(2007) 110.1.1

THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS BEEN CHANGED TO A DUPLEX BY CONVERTING THE GARAGE INTO AN EFFICIENCY APARTMENT. A CERTIFICATE OF OCCUPANCY REVISING THE CLASSIFICATION AND USE FROM A SINGLE FAMILY HOME TO A DUPLEX WAS NOT ISSUED.

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CASE NO: CE10082026
CASE ADDR: 1650 SW 27 AV
OWNER: ECHOLS, AARON
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. SHUTTERS FOR THE FLORIDA ROOM HAVE BEEN INSTALLED.
2. A SHED HAS BEEN PLACED IN THE REAR.
3. AN ATTACHED STORAGE CLOSET HAS BEEN CONSTRUCTED.
4. THE OVERHANGS HAVE BEEN RESURFACED.
5. THE CARPORT CEILING HAS BEEN RESURFACED.
6. BOTH BATHS HAVE BEEN REMODELED.
7. AN ACOUSTICAL CEILING WAS INSTALLED IN THE GAME ROOM.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. TWO BATHROOMS HAVE BEEN REMODELED.
2. AN IRRIGATION PUMP HAS BEEN INSTALLED.
3. NATURAL GAS PIPING HAS BEEN INSTALLED.
4. A WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A BURGLAR ALARM HAS BEEN INSTALLED.
2. AN IRRIGATION PUMP HAS BEEN CONNECTED.
3. AN AIR HANDLER AND CONDENSING UNIT HAVE BEEN CONNECTED.
4. AN OUTLET FOR A WALL A/C UNIT HAS BEEN INSTALLED.
5. A CEILING FAN IN THE GAME ROOM HAS BEEN CONNECTED.
6. EXTERIOR OUTLETS AND SWITCHES HAVE BEEN INSTALLED.
7. SECURITY LIGHTING HAS BEEN INSTALLED.
8. ELECTRICAL OUTLETS HAVE BEEN INSTALLED IN THE STORAGE CLOSET.

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FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW CONDENSING UNIT HAS BEEN INSTALLED.
2. A NEW AIR HANDLER HAS BEEN INSTALLED.
3. A WALL A/C UNIT HAS BEEN INSTALLED IN THE GAME ROOM.

CASE NO: CE10101100
CASE ADDR: 1033 NE 16 TER
OWNER: MAINI, ARCHANA
SHETH, KISHOR
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN PERFORMED ON THE MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS:

1. NEW COUNTERTOPS AND CABINETS HAVE BEEN INSTALLED.
2. A NEW PVC FENCE HAS BEEN INSTALLED.
3. REFRAMING AND BRACING FOR WINDOWS IS IN PROGRESS.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED OR IN PROGRESS WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW WATER HEATER WAS INSTALLED.
2. KITCHEN SINKS HAVE BEEN INSTALLED.
3. NEW BATHROOM FIXTURES HAVE BEEN INSTALLED.

FBC(2007) 105.4.5

LIGHTING AND WIRING HAVE BEEN ALTERED AND A NEW WATER HEATER HAS BEEN CONNECTED WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE10111822
CASE ADDR: 25 NW 11 ST
OWNER: LUXE, EMILE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS:
1. NEW FRENCH DOORS WERE INSTALLED.

FBC(2007) 105.4.5

VARIOUS ELECTRICAL WIRING HAS BEEN INSTALLED
WITHOUT OBTAINING A PERMIT INCLUDING CONNECTIONS
TO THE A/C EQUIPMENT.

FBC(2007) 105.4.11

NEW AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED
WITHOUT OBTAINING THE REQUIRED PERMITS.

CASE NO: CE10120975
CASE ADDR: 2012 S MIAMI RD
OWNER: MIAMI ROAD PARTNERS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE DOOR OVERHANGS HAVE BEEN REBUILT WITHOUT
OBTAINING THE REQUIRED PERMITS.

FBC(2007) 1604.1

THE DOOR OVERHANGS DO NOT MEET THE STANDARD FOR
GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO
WITHSTAND THE REQUIRED WIND LOADING THROUGH THE
PERMITTING AND PLAN REVIEW PROCESS.

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CASE NO: CE08080991
CASE ADDR: 3061 NE 49 ST # 08
OWNER: RUSSO, MICHELLE
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. KITCHEN AND BATHROOMS HAVE BEEN REMODELED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:
1. PIPING AND FIXTURES HAVE BEEN ALTERED/REPLACED DURING THE KITCHEN AND BATHROOM REMODELING.

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 ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELING.

CASE NO: CE10030136
CASE ADDR: 1730 NE 7 TER
OWNER: LOVASCIO, JACK
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1

DURING AN INSPECTION ON 2/26/2010 FOR A REQUEST TO VOID EXPIRED PERMITS FOR CARPORT ENCLOSURE, I FOUND THE FOLLOWING WORK HAD BEEN DONE THAT WAS NOT PART OF THE PERMITS THAT I VOIDED:
1. A CENTRAL A/C SYSTEM WAS INSTALLED IN A STORAGE ROOM IN THE CARPORT. THE DUCT WORK WAS RUNNING THROUGH THE CARPORT INTO THE HOUSE.
2. THERE ARE A NUMBER OF ROMEX-TYPE ELECTRICAL WIRES EXPOSED RUNNING UNDER THE CARPORT ROOF INTO THE HOUSE.
3. WINDOWS & DOORS HAVE BEEN REPLACED.
4. CHECKING THE PERMIT HISTORY I COULD NOT FIND ANY PERMITS FOR THIS WORK.
