



CITY OF  
FORT LAUDERDALE

*Venice of America*

## CODE ENFORCEMENT BOARD HEARING AGENDA

**MARCH 27, 2012**  
**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 Elfman, **Vice Chair** • Genia Ellis

- Joan Hinton • Howard Nelson • 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.

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HEARING SCHEDULED  
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CASE NO: CE06121463  
CASE ADDR: 6511 NE 21 LA  
OWNER: KOSHAISH, MARK &  
KOSHAISH, FATME  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. A VINYL FENCE WAS INSTALLED. PERMIT  
07011536 (BFENCEW SF 6511 NE 21 LA AFT FACT  
INSTALLED PVC FENCE 6X59 3 GATES)  
WAS APPLIED FOR BUT NEVER OBTAINED.

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CASE NO: CE11110088  
CASE ADDR: 504 SW 15 ST  
OWNER: HENSON, SEAN Y  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. WINDOWS AND DOORS WERE INSTALLED.  
2. A FENCE WAS INSTALLED. PERMIT 11040651 WAS ONLY  
APPLIED FOR, BUT NEVER OBTAINED.

FBC(2007) 105.10.3.1  
THE FOLLOWING PERMIT HAS NOT PASSED FINAL  
INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND VOID:  
PERMIT 11030016 TO REPLACE 6 WINDOWS AND 1  
GARAGE DOOR.

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CASE NO: CE11071877  
CASE ADDR: 1200 NE 5 AV  
OWNER: LA FLAMME REV TR  
LAFLAMME, THOMAS & K TRSTEEES  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.1

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

1. A FENCE WAS INSTALLED. PERMIT 06080447 WAS APPLIED FOR, BUT NEVER ISSUED.
2. THE ROOF WAS REPAIRED. PERMIT 06080001 DID NOT OBTAIN FINAL INSPECTION APPROVALS AND IS NOW EXPIRED.
3. THE INTERIORS WERE REMODELED, INCLUDING DRYWALL AND KITCHEN REPLACEMENTS. REPAIR PERMIT 06072991 WAS APPLIED FOR, BUT NEVER ISSUED.
4. THE WINDOWS WERE REPLACED.
5. THE DUPLEX WAS ILLEGALLY CONVERTED INTO A FOURPLEX.

FBC(2007) 105.4.4

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

1. PLUMBING FIXTURES WERE REPLACED AND NEW ONES ADDED.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL CIRCUITRY WAS CHANGED. CIRCUITS FOR KITCHENS AND A/C UNITS WERE ADDED AND/OR ALTERED.

FBC(2007) 105.4.11

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

1. NEW A/CS WERE INSTALLED.

FBC(2007) 110.1.1

THE DUPLEX WAS ILLEGALLY CONVERTED INTO A FOURPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS NOT PASSED FINAL  
INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND VOID:  
1. PERMIT 06080001 TO EDGES OF LOW SLOPE ROOF.

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CASE NO: CE09081512  
CASE ADDR: 1405 NE 1 AV  
OWNER: DZIURGOT, ROBERT  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1  
PERMIT APPLICATION 07111860 WAS SUBMITTED FOR THE  
CONSTRUCTION OF A FENCE.  
1. THE FENCE WAS INSTALLED WITHOUT A PERMIT.

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CASE NO: CE10091351  
CASE ADDR: 2512 NE 11 CT  
OWNER: CHRISTI, MARY C  
INSPECTOR: BURT FORD

VIOLATIONS: 47-34.1.A.1.  
THE DUPLEX HAS BEEN CONVERTED INTO A 7 UNIT  
APARTMENT.  
9-279(b)(2)  
ALL DWELLING UNITS MUST BE EQUIPPED WITH AN  
APPROVED TYPE KITCHEN SINK.  
9-279(e)  
ALL KITCHEN SINKS MUST HAVE HOT AND COLD WATER.  
9-279(i)  
ALL DWELLING UNITS MUST HAVE COOKING FACILITIES  
WITH A STOVE THAT HAS A MINIMUM OF TWO BURNERS.

FBC(2007) 105.1

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

UNIT #1

1. THE INTERIOR DOOR LEADING TO THE HALLWAY HAS  
BEEN BLOCKED TO ISOLATE AS A SEPARATE UNIT.

UNIT #2

1. AN INTERIOR WALL HAS BEEN BUILT TO SPLIT UP THE  
BACK BEDROOM INTO TWO UNITS.

UNIT #3

1. AN INTERIOR WALL HAS BEEN BUILT TO SPLIT UP THE BACK BEDROOM INTO TWO UNITS.
2. THE FLORIDA PATIO HAS BEEN ENCLOSED AND CONVERTED INTO LIVING SPACE. A KITCHEN HAS BEEN INSTALLED HERE.
3. A BATHROOM HAS BEEN INSTALLED.

UNIT #4

1. THE CARPORT AND UTILITY ROOM HAVE BEEN CONVERTED INTO A SEPARATE APARTMENT.
2. A GRID CEILING HAS BEEN INSTALLED.
3. A BATHROOM HAS BEEN INSTALLED.
4. AN EXTERIOR DOOR HAS BEEN INSTALLED.
5. WINDOWS HAVE BEEN INSTALLED.

UNIT #5

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE AN EXISTING BEDROOM INTO AN APARTMENT.

UNIT #6

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE THE EXISTING APARTMENT FROM ONE OF ITS BEDROOMS.
2. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.

UNIT #7

1. A DOOR HAS BEEN BLOCKED OFF TO SEPARATE THE EXISTING APARTMENT FROM ONE OF ITS BEDROOMS.
2. THE KITCHEN AND BATHROOM 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 INSTALLED WHEN BATHROOMS WERE INSTALLED IN UNITS 3 AND 4.
2. PIPING AND FIXTURES HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATH REMODELINGS IN UNITS 6 AND 7.
3. PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE KITCHEN THAT WAS INSTALLED IN APARTMENT #3, IN THE ENCLOSED PATIO.

FBC(2007) 105.4.5

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

1. HI-HAT LIGHT FIXTURES HAVE BEEN INSTALLED IN APARTMENT SEVEN.

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2. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE KITCHEN AND BATHROOM REMODELINGS IN UNITS 6 AND 7.
3. CIRCUITS HAVE BEEN ADDED DURING THE ENCLOSURE OF THE BACK PATIO WHICH IS NOW APARTMENT 3.
4. CIRCUITS HAVE BEEN ADDED DURING THE ENCLOSURE OF THE CARPORT.

FBC(2007) 708.1 1.

THE REQUIRED FIRE SEPARATION HAS NOT BEEN PROVEN BY THE ISSUANCE OF BUILDING PERMITS DURING THE CONVERSION OF THE DUPLEX INTO A SEVEN UNIT APARTMENT.

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CASE NO: CE11040786  
CASE ADDR: 2804 N OCEAN BLVD  
OWNER: FRISBEE, MICHELLE  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. A STRUCTURAL STEEL BEAM AND STEEL COLUMN HAVE BEEN INSTALLED TO SUPPORT THE CARPORT ROOF.

FBC(2007) 1612.1.2

THE STRUCTURAL BEAM AND COLUMN HAVE 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: CE11051276  
CASE ADDR: 1400 NE 17 AV  
OWNER: WEINER, BRIAN  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. AN OPEN STRUCTURE, WOOD TRELIS, HAS BEEN BUILT IN THE SIDE YARD.

FBC(2007) 1612.1.2

THE OPEN STRUCTURE, WOOD TRELIS, 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: CE11051816  
CASE ADDR: 1301 NE 7 AVE  
OWNER: 1325 NORTH DIXIE LLC  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1  
PERMIT 09021782 ISSUED FOR A SIGN HAS BEEN VOIDED AT THE REQUEST OF THE CONTRACTOR WHO STATED THE WORK WAS NOT DONE. HOWEVER, THREE SIGNS HAVE BEEN INSTALLED ON THE BUILDING WITHOUT PERMITS. THERE IS A SIGN INSTALLED ON THE EAST, WEST & SOUTH FACES OF THE BUILDING.

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CASE NO: CE11060786  
CASE ADDR: 1413 NE 2 AVE  
OWNER: MEJIA, MARIO  
INSPECTOR: BURT FORD

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

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

FBC(2007) 1612.1.2  
THE WINDOWS AND DOORS HAVE 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: CE10110743  
CASE ADDR: 627 NW 17 AVE  
OWNER: ALHINDI, GHASSAN  
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 REQUIRED FIRE-RESISTANT WALL THAT SEPARATES THE UNITS 627 FROM 629 HAS BEEN REMOVED. THAT WALL IS A LOAD BEARING STRUCTURAL SUPPORT FOR THE ROOF.

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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 PIPES AND WASTE DRAIN LINES WERE RELOCATED TO THE NEW LOCATION NEAR THE SINKS.

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 CIRCUITS WERE REROUTED WHERE THE WALL WAS REMOVED.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ROOF AND THE SUPPORTING WALL WITH THE TIE BEAM ON IT DO NOT MEET THE STANDARD FOR GRAVITY LOADING DUE TO A LARGE AREA BEING REMOVED AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND DEAD LOADING OR UPLIFT THROUGH THE PERMITTING PROCESS. ALL THE WORK THAT HAS BEEN DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED.

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CASE NO: CE11051035  
CASE ADDR: 2640 NW 21 ST  
OWNER: ILAN PROFESSIONAL DESIGN INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:  
REMODELING AFTER FIRE DAMAGES WITHOUT PERMITS. A SECOND STOP WORK ORDER WAS ISSUED ON OCTOBER 12,2011.  
1. THE WINDOWS, AND EXTERIOR DOORS WERE REPLACED.  
2. THE INTERIOR OF THE DWELLING IS BEING RE-BUILT AFTER THE DAMAGES CAUSED BY THE FIRE. THE OWNER IS DOING THE WORK WITHOUT THE PROPER ENGINEERS' LETTER STATING THAT THE ROOF TRUSS CAN BE SAVED AND IT IS SAFE TO TURN THE ELECTRICAL POWER ON.



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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 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.

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CASE NO: CE11060605  
CASE ADDR: 221 SW 31 AVE  
OWNER: RND HOLDINGS 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 STOP WORK ORDER HAS BEEN ISSUED FOR A COMPLETE INTERIOR DEMOLITION OF THE DWELLING. THE INSIDE HAS BEEN GUTTED. ALL THE PLUMBING AND ELECTRICAL CIRCUITS IN THE WALLS WERE REMOVED.
2. IN 2008, A RE-ROOF OF THE PROPERTY WAS BEING DONE WITHOUT OBTAINING A BUILDING PERMIT. THE WORK HAS BEEN ABANDONED SINCE 2009 AND TODAY IT REMAINS AN EYESORE.

FBC(2007) 1604.1

THE STRUCTURE FOR THE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS 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, AND WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT.

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CASE NO: CE11060627  
CASE ADDR: 3470 BERKELEY BLVD  
OWNER: DAVEANDSAM 3 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.

1. REMODELING OF THE INTERIOR AREAS OF THE DWELLING, INCLUDING THE KITCHEN AND BATHROOMS WITH NEW CABINETS AND FIXTURES.
2. THE FRONT DOOR AND THE WINDOWS FACING NORTH, EAST AND WEST WERE REPLACED ON THE PROPERTY.
3. THE ROOF WAS REDONE WITH SHINGLES.
4. THERE'S AN EXPIRED PERMIT FOR A CHAIN LINK FENCE.

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 INSTALL THE NEW BATHROOMS AND KITCHEN PLUMBING FIXTURES, WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINE HOOK-UPS.

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 THE DWELLING. THEY MUST MEET THE NEC 210.8 REQUIREMENTS INSIDE THE KITCHEN AND BATHROOM AREAS.

FBC(2007) 109.10

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

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FBC(2007) 1604.1

THE STRUCTURE OF THE NEW ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS 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 AND 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. IT 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 AND INSPECTION PROCESS.

FBC(2007) 1626.1

THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

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CASE NO: CE11071479  
CASE ADDR: 1824 NW 25 TER  
OWNER: BRUMFIELD, SELENA LAFON  
COOK, SHARDEL  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

WORKING WITHOUT THE REQUIRED PERMITS FOR REPLACING TWO OF THE ENTRANCE DOORS AND REMODELING OF THE BATHROOM WITH NEW FIXTURES.

FBC(2007) 105.3.4

WORKING BEYOND THE SCOPE OF THE ISSUED BUILDING PERMIT FOR RE-ROOFING AND INTERIOR RENOVATING AND EXTERIOR DOOR REPLACEMENT.

FBC(2007) 105.4.4

A PLUMBING PERMIT MUST BE OBTAINED TO REMODEL THE BATHROOM WITH NEW FIXTURES AND CABINET.

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CASE NO: CE11081401  
CASE ADDR: 2751 NW 23 ST  
OWNER: DALLAND PROPERTIES LP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: 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.

FBC(2007) 105.4.4  
THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. THE PLUMBING ALTERATIONS THAT WERE DONE IN THE KITCHEN AND BATHROOMS WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE 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. THE REMODELING WORK THAT WAS DONE IN THE KITCHEN AND BATHROOM AREAS NEED TO MEET THE NEC 208.10 AND THE ELECTRICAL 220V RUN TO THE A/C UNIT MUST BE PERMITTED.

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CASE NO: CE11091444  
CASE ADDR: 2150 NW 28 AVE  
OWNER: W CAPITAL GROUP 2150 LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMIT, INSPECTIONS AND THE C.O FROM THE BUILDING DEPARTMENT:  
  
WORK IN PROGRESS WITHOUT PERMITS. RECEIVED CALL FROM FLPD OFCR. Q. MATTHEWS. A STOP WORK WAS ISSUED BY THE CITY.  
1. DIGGING UP YARDS SUPPOSEDLY TO CONNECT SEWER BY AN UNLICENSED CONTRACTOR.  
2. ILLEGAL INTERIOR REMODELING WORK.

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3. A BATHROOM WAS BUILT INSIDE THE HOUSE.
4. CENTRAL A/C (PACKAGE'S STYLE) INSTALLED AT THE SOUTHSIDE OF THE PROPERTY.
5. ACCORDION SHUTTERS WERE INSTALLED OVER THE WINDOW OPENINGS.

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 PROPERTY SEWER LINE WAS CONNECTED TO BROWARD COUNTY SEWER SYSTEM AND WORK HAS BEEN DONE TO THE MAIN WATER SUPPLY LINE METER.
2. THE PLUMBING ALTERATIONS THAT WERE DONE TO BUILD THE NEW BATHROOM INSIDE THE DWELLING, WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2007) 105.4.11

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

1. THE CENTRAL A/C WAS REPLACED WITH A NEW PACKAGE UNIT.

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CASE NO: CE11101366  
CASE ADDR: 541 SW 22 AV  
OWNER: CANELA, SARDIS J  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THIS VIOLATION GOES BACK TO JULY 2, 1996 WHEN INSP. WYGANT OPENED CASE# CE96070150 FOR THE CARPORT BEING ENCLOSED WITHOUT A PERMIT. AS OF TODAY THIS VIOLATION REMAINS AS WORK WITHOUT A PERMIT AS FOLLOWS:

1. THE CARPORT WAS ENCLOSED AND IS BEING USED AS A RENTAL APARTMENTT.
2. THERE IS A KITCHEN AND A BATHROOM THAT WERE BUILT INSIDE THE RENTAL APARTMENT.
3. WINDOWS AND ENTRANCE DOORS WERE REPLACED ON THE MAIN BUILDING AND ADDED TO THE ENCLOSED CARPORT.

FBC(2007) 105.4.4

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

1. THE PLUMBING ALTERATIONS THAT WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2007) 105.4.5

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

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE RENTAL APARTMENT WITH NEW CIRCUITS TO THE WINDOW A/C, LIGHTS AND WALL OUTLETS AND THE POWER SUPPLY TO THE NEW KITCHEN AREA WITH THE 220V RUN FOR THE RANGE OUTLET. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGES LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

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) 110.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND PERMITS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE ENCLOSED CARPORT 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. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

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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

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CASE NO: CE11092214  
CASE ADDR: 2637 WHALE HARBOR LN  
OWNER: LAUDERDALE ISLES YACHT & TENNIS  
LAUDERDALE ISLES YACHT CLUB  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. AN OUTDOOR KITCHEN OR COOKING AREA HAS BEEN BUILT AT THE SOUTHWEST CORNER OF THE PROPERTY.
2. THE DRAIN OR GRAY WASTE WATER FROM THE UNPERMITTED SINKS IS BEEN DISCHARGED INTO THE CANALS SURFACE WATER.
3. THERE IS A 50 GALLON L.P. TANK SUPPLYING GAS TO ALL THE COOKING EQUIPMENT.
4. TWO COMMERCIAL EXHAUST HOODS WERE INSTALLED ABOVE THE COOKING AREA.
5. THE ROOF DECK ABOVE THE COOKING AREA HAS BEEN BUILT OR EXPANDED TO THE WEST SIDE.
6. A FABRICATED STORAGE SHED WAS INSTALLED AT THE SOUTH SIDE FACING THE COOKING AREA.

FBC(2007) 105.4.4

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

1. THE PLUMBING ALTERATIONS WERE DONE TO BUILD THE OUTDOOR KITCHEN AREA WITH A WASTE LINE DRAINING INTO THE REAR CANAL.
2. HOT AND COLD WATER SUPPLY PIPES WERE HOOKED UP TO THE NEW TRIPLE TANKS COMMERCIAL SINK AND THE HAND WASH STATION.

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3. A GAS SUPPLY LINE RUNS INTO THE COMMERCIAL RANGE, DEEP FRYER AND THE OVENS.
4. A GAS TANKLESS WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

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

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE OUTDOOR COOKING AREA WITH NEW 220V RUNNING TO THE EXHAUSTS FANS. ANOTHER 110V RUNS TO POWER THE OUTLETS, LIGHTS AND APPLIANCES. BY THIS ACTION THE OWNERS ARE INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED.

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. TWO COMMERCIAL HOODS WERE INSTALLED ABOVE THE OUTDOOR COOKING AREA.

FBC(2007) 109.10

THE WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS FROM THE CITY BUILDING DEPT.

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CASE NO: CE11030291  
CASE ADDR: 708 NE 2 AV  
OWNER: BEAUREGARD, LORI  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.11  
A CENTRAL A/C SYSTEM HAS BEEN INSTALLED WITHOUT PERMITS.

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CASE NO: CE11040239  
CASE ADDR: 1020 NE 16 TER  
OWNER: ADZIC, RADOSAV & DANICA  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE PROPERTY HAS BEEN ALTERED WITH MAJOR  
STRUCTURAL REPAIRS OF A MASONRY PERIMETER WALL  
WITHOUT A PERMIT.

FBC(2007) 1604.1  
THE REPAIRS ON THE MASONRY WALL HAVE NOT BEEN  
PROVEN TO WITHSTAND THE WIND LOAD REQUIREMENTS  
THROUGH THE PERMIT AND INSPECTION PROCESS.

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CASE NO: CE11052281  
CASE ADDR: 904 NE 15 AVE  
OWNER: ESTRADA, VICTOR  
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 SECOND KITCHEN HAS BEEN INSTALLED.  
2. A SHED HAS BEEN PLACED ON THE PROPERTY.  
3. NEW WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4  
THE FOLLOWING PLUMBING WORK HAS BEEN COMPLETED  
WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. PLUMBING FOR THE SECOND KITCHEN.  
2. WATER SUPPLY LINES.

FBC(2007) 105.4.5  
THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED  
WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. PREMISE WIRING.  
2. SECURITY LIGHTING.  
3. KITCHEN WIRING.

FBC(2007) 105.4.8  
AN AWNING HAS BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 105.4.18  
A WOOD FENCE HAS BEEN INSTALLED WITHOUT A PERMIT.

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FBC(2007) 110.1.1

THE USE AND OCCUPANCY HAS CHANGED WITHOUT OBTAINING THE REQUIRED APPROVALS AND CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3

THE TENANT SEPARATION FOR THE TWO RESIDENTIAL UNITS HAS NOT BEEN PROVEN TO COMPLY WITH THE FLORIDA BUILDING CODE BY NOT GOING THROUGH THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE11061544  
CASE ADDR: 1400 SW 31 CT  
OWNER: FLORIDA REO STRATEGIES LLC  
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. NEW WINDOWS HAVE BEEN RETROFITTED AND INSTALLED.
2. NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
3. A NEW VANITY HAS BEEN INSTALLED.
4. NEW DOORS HAVE BEEN INSTALLED.
5. NEW DRYWALL HAS BEEN INSTALLED THROUGHOUT THE HOUSE.

FBC(2007) 105.4.4 **WITHDRAWN**

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

1. WATER SUPPLY LINES FOR A WASHING MACHINE HAVE BEEN INSTALLED.
2. A DRAIN FOR THE WASHING MACHINE HAS BEEN RUN TO DRAIN ON THE GROUND.
3. NEW BATHROOM FIXTURES HAVE BEEN INSTALLED.
4. KITCHEN FIXTURES HAVE BEEN REMOVED.

FBC(2007) 105.4.5 **WITHDRAWN**

THE FOLLOWING ELECTRICAL WORK HAS COMMENCED WITHOUT A PERMIT:

1. NEW ELECTRICAL FIXTURES HAVE BEEN INSTALLED.
2. A NEW CIRCUIT BREAKER PANEL HAS BEEN INSTALLED.
3. PREMISE WIRING HAS BEEN INSTALLED.
4. KITCHEN WIRING HAS BEEN INSTALLED.
5. BATHROOM WIRING HAS BEEN INSTALLED.
6. ELECTRICAL CONNECTIONS FOR THE A/C SYSTEM HAS BEEN COMPLETED.

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FBC(2007) 105.4.11  
A NEW CENTRAL A/C SYSTEM HAS BEEN INSTALLED  
WITHOUT A PERMIT.

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CASE NO: CE11070513  
CASE ADDR: 727 N FEDERAL HWY  
OWNER: FORT LAUDERDALE US 1 LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE COMMERCIAL PROPERTY HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT A PERMIT:  
1. THE PARKING LOT HAS BEEN RESURFACED.  
2. THE PARKING LOT HAS BEEN RESTRIPEDED.  
3. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.  
4. INTERIOR FRAMING HAS BEEN COMPLETED.

FBC(2007) 105.4.5  
THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. AIR HANDLER CONNECTION.  
2. LIGHTING.  
3. OUTLETS AND SWITCHES ALTERED.  
4. EXTERIOR LIGHTING.

FBC(2007) 105.4.11  
THE A/C SYSTEM HAS BEEN ALTERED WITH REROUTED DUCT  
WORK, NEW DROPS AND AN AIR HANDLER REPLACED  
WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE11091217  
CASE ADDR: 804 SW 18 ST  
OWNER: EVERT, MARTHA CHRISTY  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.8  
CANVAS AWNINGS HAVE BEEN INSTALLED ON THE FRONT  
AND SIDE OF THE SINGLE FAMILY RESIDENCE WITHOUT  
OBTAINING THE REQUIRED PERMITS.

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

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CASE NO: CE11091414  
CASE ADDR: 704 E LAS OLAS BLVD  
OWNER: LAS OLAS HOLDING CO INC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
A PIZZA OVEN HAS BEEN INSTALLED IN THE FOOD  
SERVICE ESTABLISHMENT WITHOUT A PERMIT.

FBC(2007) 105.4.4  
A GAS LINE AND CONNECTION HAVE BEEN COMPLETED TO  
THE PIZZA OVEN WITHOUT A PERMIT.

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CASE NO: CE11100374  
CASE ADDR: 913 SW 15 TER  
OWNER: BUGARIN, ROSALINDA  
INSPECTOR: GERRY SMILEN

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

FBC(2007) 1604.1  
THE FRONT PORCH OVERHANG DOES NOT MEET THE  
STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN  
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND  
LOADING TO PREVENT FLYING DEBRIS IN A WIND STORM.

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CASE NO: CE11100864  
CASE ADDR: 1419 SW 11 PL  
OWNER: FAINE, JARET B  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.4.18  
A CHAIN LINK FENCE HAS BEEN INSTALLED IN THE REAR  
OF THE PROPERTY WITHOUT A PERMIT.

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE09030140  
CASE ADDR: 730 LONG ISLAND AVE  
OWNER: ACTIVE 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. KITCHEN WAS REMODELED WITH NEW CABINETS AND FIXTURES.
2. TWO WINDOWS AND ONE ENTRANCE DOOR 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. PLUMBING ALTERATIONS WERE DONE TO REMODEL THE KITCHEN AREA WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINES TO THE NEW 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. THE ELECTRICAL OUTLETS, SWITCHES AND LAMPS THAT WERE REMOVED AND REPLACED IN THE KITCHEN AREA MUST MEET THE NEC 210.8 REQUIREMENTS.
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CASE NO: CE09051930  
CASE ADDR: 3513 SW 12 CT  
OWNER: FL ATTAINABLE HOME CO 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 SHED HAS BEEN BUILT ON THE REAR OF THE PROPERTY.
2. STUCCO WORK WAS DONE ON THE OUTSIDE OF THE PROPERTY.
3. RE-ROOF WITH SHINGLES WAS DONE.
4. STORM SHUTTERS WERE INSTALLED ON THE PREMISES.

FBC(2007) 105.10.3.1

THERE IS AN EXPIRED BUILDING PERMIT, WHICH FAILED INSPECTION AND/OR WAS LEFT TO EXPIRE:

1. P#06011690 FOR SHUTTERS, NO INSPECTIONS.
2. P#06011691 FOR STUCCO WORK FAILED INSPECTION 2/14/06.
3. P#03041613 REROOF WITH SHINGLES APPROVED BUT NEVER ISSUED EXPIRED 4/18/03.

FBC(2007) 109.10

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

FBC 1604.1

THE STRUCTURE FOR THE SHED AND ROOF 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 SHUTTER INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

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

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CASE NO: CE09060479  
CASE ADDR: 3100 SW 16 ST  
OWNER: ESPIN, CARLOS  
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. AN ADDITION WAS DONE IN THE REAR OF THE DWELLING WITH AN APPLIED PERMIT FROM 2007.
2. AN ALUMINUM ROOF WAS INSTALLED OVER A CONCRETE SLAB FACING THE WEST.
3. SOME OF THE WINDOWS WERE REPLACED.
4. A CENTRAL A/C WAS INSTALLED.

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. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND A 7.5 KW ELECTRICAL HEATER.

FBC(2007) 1604.1

THE STRUCTURES FOR THE REAR ADDITION AND THE ALUMINUM ROOF 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) 1612.1.2

ALL THE NEW 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.

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CASE NO: CE10071991  
CASE ADDR: 2600 NW 20 CT  
OWNER: PIERCE, RICKY  
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 ADDITION ON THE WEST SIDE OF THE DWELLING WAS DONE WITH A CANCELLED PERMIT FROM BROWARD COUNTY FOR THE FOLLOWING STRUCTURAL WORK:
  - A. A NEW BATHROOM AND BEDROOM.
  - B. INTERIOR REMODELING OF KITCHEN AND THE EXISTING BATHROOM.
  - C. THE INSTALLATION OF A CENTRAL A/C WITH DUCTWORK.
2. WORK CONTINUED WITHOUT A PERMIT AS NEW WINDOWS WERE INSTALLED, STUCCOED THE OUTSIDE WALLS OF THE BUILDING, AND FINISHING THE INTERIOR REMODELING WORK.

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 ADDITION OF AN EXTRA BATHROOM.
2. THE REMODELING OF THE EXISTING BATHROOM AND KITCHEN.

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 ELECTRIC HEATER AND ADDITIONAL LIGHTS AND WALL OUTLETS FOR THE ILLEGAL ADDITION THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 105.10.3.1

THERE IS A BUILDING PERMIT WHICH FAILED INSPECTION AND/OR WAS LEFT TO EXPIRE:

1. CANCEL MASTER PERMIT 04-12587 FOR THE INTERIOR REMODELING WORK AND THE ADDITION ON THE WEST SIDE THAT FAILED REVIEW. THE JOB WAS FINISHED AS WORK WITHOUT PERMIT.

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CASE NO: CE10081013  
CASE ADDR: 3340 SW 18 ST  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
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 CARPORT WAS ENCLOSED AND CONVERTED INTO LIVING SPACE.
2. THE REAR PORCH WAS ENCLOSED AND CONVERTED INTO LIVING SPACE WITH AN ILLEGAL ADDITION ADDED TO THE REAR ENCLOSURE.
3. THE KITCHEN AND BATHROOMS WERE REMODELED WITH NEW FIXTURES AND CABINETS.
4. SKYLIGHTS WERE INSTALLED ON TOP OF THE ROOF OVER THE KITCHEN AREA.
5. WINDOWS AND DOORS WERE REPLACED.
6. A SHED WAS BUILT OUT OF PLYWOOD AND 2X4 AT THE REAR OF THE PROPERTY AND IS OVER THE SETBACK LINE.
7. INTERIOR STRUCTURAL ALTERATIONS WERE DONE TO CONVERT THE DWELLING INTO A ROOMING HOUSE.
8. A CENTRAL A/C WAS INSTALLED WITH CENTRAL HEAT AND A WALL UNIT WAS PLACED IN THE ENCLOSED CARPORT.

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 WITH NEW FIXTURES.
2. THE LAUNDRY ROOM BEHIND THE CARPORT WAS CONVERTED INTO ANOTHER BATHROOM.

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 IN THE ENCLOSED CARPORT, REAR PORCH AND THE ILLEGAL ADDITION. THEY 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. A CENTRAL A/C WITH DUCT WORK AND AN ELECTRICAL HEATER WAS INSTALLED IN THE MAIN HOUSE.
2. A WALL A/C UNIT WAS PLACED IN THE WALL OF THE ILLEGALLY ENCLOSED CARPORT.

FBC(2007) 1604.1

THE STRUCTURES FOR THE CARPORT, REAR PORCH WITH THE ADDITION ENCLOSURES, AND THE SHED 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. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT WHICH THE CODE PROTECTS NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

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CASE NO: CE10111908  
CASE ADDR: 1413 NW 3 AV  
OWNER: 1413 NW 3 AVE LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.4.5  
THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS AND THE BREAKER PANEL BY INSTALLING CENTRAL A/C WITH A 7.5 KW ELECTRIC HEATER EXCEEDS THE CAPACITY OF THE EXISTING CIRCUITRY.

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:  
A CENTRAL A/C WAS INSTALLED IN EACH APARTMENT WITH DUCT WORK AND ELECTRICAL HEATER.

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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.

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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, 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: CE09020070  
CASE ADDR: 2000 N OCEAN BLVD # HOTEL  
OWNER: URBANA PELICAN GRAND I 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 TENT ON THE BEACH SIDE OF THE PROPERTY AT THE SOUTH END HAS BEEN INSTALLED WITHOUT A PERMIT.

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 LIGHTING AND OUTLETS INSIDE THE TENT.

FBC(2007) 1612.1.2

THE TENT 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: CE09030895  
CASE ADDR: 1369 SE 14 ST  
OWNER: CHAMBERLAIN, KENT T  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

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

1. INSTALLED NEW WINDOWS AND DOORS.
2. INSTALLED DRIVEWAY PAVERS.
3. INSTALLED A WOODEN TRELIS.
4. INSTALLED A WOODEN DECK.

FBC(2007) 105.4.5

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

1. EXTERIOR LIGHTING HAS BEEN INSTALLED AT TRELIS AREA.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS EXPIRED:

1. FENCE PERMIT, 01021208, WAS ISSUED 2/15/2001. IT FAILED BOTH THE ZONING FINAL INSPECTION AND THE BUILDING FINAL INSPECTION. A RE-INSPECTION WAS NOT SCHEDULED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS, DOORS, DECKS, AND TRELIS 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.

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CASE NO: CE10082089  
CASE ADDR: 935 INTRACOASTAL DR  
OWNER: JAMES ROBERT MCKEE TR  
MCKEE, DAVID TRSTEE ETAL  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(g)

1. THERE ARE KNOCKOUTS MISSING IN THE INTERIOR BREAKER PANEL EXPOSING THE CIRCUITS.
2. GROUND FAULT OUTLETS HAVE NOT BEEN INSTALLED IN ALL WET AREAS.
3. THE MANY EXTRA CIRCUITS THAT HAVE BEEN ADDED DURING ALL OF THE REMODELING MAY BE OVERLOADING THE EXISTING ELECTRICAL SYSTEM.

FBC(2007) 105.1

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

1. INTERIOR WALLS HAVE BEEN REMOVED AND NEW WALLS HAVE BEEN BUILT DURING THE INTERIOR REMODELING OF THE OFFICE.
2. CABINETS AND COUNTERTOPS HAVE BEEN INSTALLED IN TWO KITCHENS AND VARIOUS BATHROOMS AS WELL AS THROUGHOUT THE OFFICE IN MULTIPLE ROOMS INCLUDING THE RECEPTION AREA.
3. THE REFLECTIVE CEILING HAS BEEN ALTERED DURING THE OFFICE REMODELING.
4. THE ENTRY DOOR HAS BEEN REPLACED.
5. HURRICANE SHUTTERS HAVE BEEN INSTALLED.
6. WINDOWS AND DOORS HAVE BEEN REMOVED AND REPLACED WITH EITHER WOOD FRAMING OR CEMENT BLOCK.
7. PAVERS HAVE BEEN INSTALLED ON THE ENTRANCE RAMP.
8. HAND RAILING HAS BEEN INSTALLED ON THE ENTRANCE RAMP.
9. A SUPPORT ARM HAS BEEN INSTALLED FOR A CAMERA ON THE NORTHEAST CORNER OF THE BUILDING.
10. WOOD FENCING HAS BEEN INSTALLED.
11. SIGNS HAVE BEEN INSTALLED.
12. THE PARKING LOT HAS BEEN SEALED AND RE-STRIPED.

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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 REMODELING OF BOTH KITCHEN AREAS AND ALL OF THE BATHROOMS AS WELL AS VARIOUS EXAMINATION ROOMS.
2. PIPING AND A HOSEBIB HAS BEEN INSTALLED ON THE EXTERIOR OF THE BUILDING ON THE EAST SIDE.

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 TWO KITCHEN AND ALL OF THE BATHROOM REMODELINGS.
2. A CLOSED CIRCUIT TV SYSTEM HAS BEEN INSTALLED THROUGHOUT THE INTERIOR AND THE EXTERIOR OF THE BUILDING.
3. EXTERIOR LIGHTING HAS BEEN INSTALLED.
4. CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE OFFICE INTERIOR REMODEL.
5. CIRCUITS AND FIXTURES HAVE BEEN INSTALLED IN THE CEILING GRID SYSTEM.
6. CIRCUITS HAVE BEEN INSTALLED TO POWER ALL OF THE WALL MOUNTED TELEVISIONS.
7. CIRCUITS HAVE BEEN ADDED TO POWER THE EXIT LIGHTS AND THE EMERGENCY LIGHTS.

FBC(2007) 105.4.11

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

1. THE AIR HANDLER AND THE CONDENSING UNIT HAVE BEEN REPLACED AND THE DUCT SYSTEM HAS BEEN ALTERED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE AIR CONDENSING UNITS, EXTERIOR DOOR, CAMERA ARM, WOOD FENCE, HURRICANE SHUTTERS, AND HAND RAILING HAVE 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: CE10082090  
CASE ADDR: 2824 NE 26 ST  
OWNER: WILSON, MARJORIE  
WILSON, MICHAEL  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

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

1. THE SINGLE FAMILY HOME AND ALL ACCESSORY  
STRUCTURES, EXCEPT THE DOCK, HAVE BEEN  
DEMOLISHED.

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CASE NO: CE10090641  
CASE ADDR: 4140 N FEDERAL HWY  
OWNER: ABCD RESORT PARTNERS LTD  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(b)

THE FRONT FACADE HAS STUCCO THAT HAS CRACKED,  
BROKEN OFF AND IS HANGING DIRECTLY OVER PEDESTRIAN  
TRAFFIC.

9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING  
MAINTAINED. THE STUCCO FACADE ALONG THE FRONT OF  
THE BUILDING IS CRACKING, HANGING AND FALLING OFF  
OF THE BUILDING.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED:

1. 99030756 - REROOF FLAT ROOF - PASSED A ROOF IN  
PROGRESS INSPECTION ON 3/26/1999. NO FINAL  
INSPECTION.
2. 00101824 - NEW ELEVATION UNITS 1-8 - FAILED THE  
BUILDING FINAL INSPECTION ON 8/29/2001. THIS  
RELATES TO THE NEW VIOLATION WITH SPALLING  
STUCCO.
3. 01110670 - OFFICE PARTITIONS - PASSED  
ELECTRICAL ROUGH INSPECTION ON 8/30/2002.
4. 02071958 - ELECTRICAL FOR ABOVE OFFICE  
PARTITIONS - PASSED ELECTRICAL ROUGH INSPECTION  
ON 8/30/2002.

FBC(2007) 115.2.1.2.1

THE CRACKING AND HANGING STUCCO IS A SAFETY HAZARD  
FOR PEDESTRIAN TRAFFIC, CUSTOMERS AND EMPLOYEES OF  
TENANTS IN THE BUILDING.



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CASE NO: CE11022048  
CASE ADDR: 2701 MIDDLE RIVER DR # 9  
OWNER: DIAMOND, MATTHEW F &  
DIAMOND, CARRIE  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1  
DURING A RECENT INSPECTION OF THIS PROPERTY, IT  
WAS DISCOVERED THAT A SPLIT A/C SYSTEM WAS  
INSTALLED IN THIS UNIT.  
1. THE CONDENSING UNIT IS ATTACHED TO THE SIDE OF  
THE BUILDING ABOVE THE 1ST FLOOR. THE ONLY  
PERMIT ON RECORD FOR MECHANICAL WORK IS FOR A  
WALL UNIT.  
2. THE SPLIT SYSTEM WAS INSTALLED WITHOUT A  
PERMIT.

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CASE NO: CE11031086  
CASE ADDR: 725 N BIRCH RD  
OWNER: BLUE DOLPHIN VILLAS LLC  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. REPLACED A WOOD FENCE, PERMIT 94006787, WITH A  
MASONARY WALL IN THE FRONT OF THE BUILDING AND  
ALONG THE NORTH SIDE.

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

FBC(2007) 1612.1.2  
THE MASONARY WALL 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: CE09121638  
CASE ADDR: 3910 BAYVIEW DR  
OWNER: FERRER, DEBORAH A &  
MATE, JOHN R  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1  
A BOATLIFT HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMITS.

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CASE NO: CE10032531  
CASE ADDR: 2709 NE 27 CT  
OWNER: WACHENDORFER, PATRICIA M  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING PERMITS HAVE EXPIRED:  
1. 05070742 -- MECHANICAL A/C REPLACEMENT.

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 IN THE SHED IN THE BACK YARD.

FBC(2007) 105.4.11  
THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:  
1. WALL A/C UNIT HAS BEEN INSTALLED IN THE SHED IN THE BACKYARD.

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CASE NO: CE10081714  
CASE ADDR: 2762 E OAKLAND PARK BLVD  
OWNER: PALERMO INVESTMENTS INC  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 105.1

DURING A BUSINESS TAX INSPECTION AT THIS LOCATION,  
I FOUND THE FOLLOWING WORK WAS DONE WITHOUT  
PERMITS:

1. AN OFFICE AND SMALL ROOMS HAVE BEEN CONSTRUCTED ON THE EAST SIDE OF THIS SPACE.
2. A RECEPTION AREA HAS BEEN CONSTRUCTED IN THE FRONT OF THE SPACE.
3. A WASHER/DRYER & WATER HEATER HAVE BEEN INSTALLED AT THE BACK OF THE UNIT ON THE EAST SIDE.
4. A SMALL ROOM HAS BEEN CONSTRUCTED AT THE REAR OF THE UNIT ON THE WEST SIDE.
5. THE PLAN FOR THE LAST BUILDING PERMIT ISSUED FOR THIS UNIT FOR INTERIOR WORK 91000873 DOES NOT SHOW ANY OF THIS WORK.
6. TWO SINKS THAT WERE PART OF THE PERMITTED WORK HAVE BEEN REMOVED.

-----  
CASE NO: CE11052218  
CASE ADDR: 2730 NE 30 PL  
OWNER: PETRUCCI, PETER D  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1

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

1. AN ALUMINUM AWNING HAS BEEN INSTALLED AT THE FRONT ENTRANCE OF THE MIDDLE APARTMENT.
2. A WOOD HOMEBUILT SHUTTER HAS BEEN INSTALLED ON THE BACK EXTERIOR SLIDING GLASS DOOR ON THE WEST APARTMENT, 2726.
3. THE KITCHEN IS BEING REMODELED IN UNIT 2730.
4. A KITCHENETTE HAS BEEN INSTALLED IN UNIT 2730 IN THE BACK BEDROOM.
5. DRYWALL REPAIR IS BEING DONE IN UNIT 2730.
6. A WOOD FENCE HAS BEEN INSTALLED.
7. EXTERIOR DOORS HAVE BEEN INSTALLED IN THE LAUNDRY IN THE BACK OF THE PROPERTY AND IN THE BACK ROOM OF UNIT 2730.

FBC(2007) 105.4.4

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

1. PLUMBING HAS BEEN INSTALLED IN THE BACK ROOM OF UNIT 2730 TO SUPPLY THE WASHER.
2. WASTE PIPE HAS BEEN INSTALLED AND IS RUNNING ALONG THE BASEBOARD.
3. A GAS WATER HEATER HAS BEEN INSTALLED AND HAS A SERIAL NUMBER FOR BEING MANUFACTURED IN 2002.
4. PLUMBING HAS BEEN INSTALLED TO SUPPLY THE LAUNDRY THAT IS LOCATED IN THE SAME ROOM AS THE WATER HEATER IN THE BACK OF THE BUILDING.
5. PIPING AND FIXTURES ARE BEING ADDED/REPLACED DURING THE KITCHEN REMODELING IN UNIT 2730.
6. PIPING AND FIXTURES WERE INSTALLED IN THE KITCHENETTE INSTALLED IN THE BACK BEDROOM OF UNIT 2730.

FBC(2007) 105.4.5

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

1. CIRCUITS ARE BEING ADDED/ALTERED DURING THE KITCHEN REMODELING IN UNIT 2730.
2. THERE IS MISC ROMEX RUNNING THROUGHOUT UNIT 2730.
3. CIRCUITS WERE ADDED TO POWER THE WASHER AND DRYER IN UNIT 2730.

FBC(2007) 109.10

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

FBC(2007) 708.1 1.

THERE IS AN INTERIOR HOLLOW CORE DOOR THAT SEPARATES UNIT 2730 AND THE MIDDLE APARTMENT, 2728, LOCATED IN THE KITCHEN OF UNIT 2730.

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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.

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CASE NO: CE10111974  
CASE ADDR: 410 SE 14 CT  
OWNER: VACA, MARIA ELENA  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

1. A LARGE WOOD ANIMAL CAGE HAS BEEN INSTALLED IN THE BACKYARD.
2. THE FRONT PORCH HAS BEEN PARTIALLY ENCLOSED.
3. STRUCTURAL MEMBERS OF THE FRONT PORCH HAVE BEEN REPLACED.
4. FRONT PORCH ROOF HAS BEEN REPLACED WITH UNAPPROVED MATERIALS.
5. CEILINGS HAVE BEEN REPLACED WITH UNAPPROVED MATERIALS.
6. EXTERIOR DOORS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

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

1. A NEW WATER HEATER HAS BEEN INSTALLED.
2. WASTE LINES FOR THE WASHING MACHINE HAVE BEEN INSTALLED.
3. WATER SUPPLY LINES HAVE BEEN INSTALLED FOR THE WASHING MACHINE.

FBC(2007) 105.4.5

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

1. A HOT WATER HEATER HAS A NEW ELECTRICAL CONNECTION.
2. PREMISE WIRING WITH OUTLETS HAS BEEN INSTALLED.

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FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK REQUIRES A PERMIT  
AND APPROVALS FROM THE PLAN REVIEW PROCESS:

1. HOOD FAN HAS BEEN REMOVED FROM THE KITCHEN  
LEAVING A CRUMPLED ALUMINUM DUCT EXPOSED IN THE  
KITCHEN.

FBC(2007) 109.10

THE FOLLOWING WORK HAS BEEN COMPLETED AND COVERED  
WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH  
THE PERMITTING AND INSPECTION PROCESS:

1. CEILINGS HAVE BEEN REPLACED.
2. THE FRONT PORCH ROOF STRUCTURE AND ROOFING.
3. THE FRONT PORCH WALLS.
4. EXTERIOR DOOR REPLACEMENTS.

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CASE NO: CE10120005  
CASE ADDR: 525 NE 1 AV  
OWNER: LARSEN, ROBERT H JR  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

1. A SLIDING DOOR HAS BEEN INSTALLED IN THE  
GARAGE.
2. A TRIPLE WINDOW HAS BEEN INSTALLED IN THE  
GARAGE.

FBC(2007) 105.4.4

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

1. A WATER HEATER WAS INSTALLED OUTSIDE.

FBC(2007) 105.4.5

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

1. A WATER HEATER HAS BEEN CONNECTED.
2. A 220 VOLT DRYER OUTLET HAS BEEN INSTALLED  
OUTSIDE.
3. EXTERIOR LIGHTING HAS BEEN INSTALLED.
4. OUTLETS AND SWITCHES HAVE BEEN ADDED TO THE  
GARAGES.

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FBC(2007) 105.4.11

A WALL A/C UNIT HAS BEEN INSTALLED IN A MASONRY  
WALL WITHOUT OBTAINING A PERMIT.

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CASE NO: CE11020460  
CASE ADDR: 417 NW 14 WY  
OWNER: DEVONTURE HOLDINGS LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE FOLLOWING WORK HAS BEEN STARTED OR COMPLETED  
ON THE SINGLE FAMILY RESIDENCE WITHOUT OBTAINING  
THE REQUIRED PERMITS:

1. A WOOD TRELLIS HAS BEEN ERECTED IN THE FRONT.
2. MASONRY WALLS HAVE BEEN CONSTRUCTED ON THE  
PROPERTY.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. NEW DOORS HAVE BEEN INSTALLED.
5. A REAR PORCH HAS BEEN ENCLOSED.
6. WOOD BALLISTERS AND BEAMS HAVE BEEN INSTALLED.
7. THE HOUSE HAS BEEN RESTUCCOED.
8. A PAVER DRIVEWAY HAS BEEN INSTALLED.

FBC(2007) 105.4.5

EXTERIOR PREMISE WIRING FOR EXTERIOR FIXTURES HAS  
BEEN INSTALLED WITHOUT A PERMIT.

-----  
CASE NO: CE11041459  
CASE ADDR: 1000 W LAS OLAS BLVD  
OWNER: ERLICH INVESTMENTS OF SO FL LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

1. THE GARAGE HAS BEEN ENCLOSED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. INTERIOR PARTITIONS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

A BATHROOM HAS BEEN INSTALLED IN THE DUPLEX  
WITHOUT A PERMIT.



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FBC(2007) 105.4.5

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

1. CEILING FANS AND OUTLETS HAVE BEEN INSTALLED.
2. INTERIOR WIRING HAS BEEN COMPLETED.
3. WIRING FOR THE BATHROOM HAS BEEN COMPLETED.

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CASE NO: CE11070749  
CASE ADDR: 519 SE 32 CT # A  
OWNER: C-EAGLE REEL ESTATE LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

1. AN OFFICE WAS CONSTRUCTED ON THE FIRST FLOOR.
2. A SECOND FLOOR KITCHEN/BREAKROOM WAS COMPLETED.
3. TWO SECOND FLOOR ROOMS WERE COMPLETED.
4. WOOD STAIRS WERE CONSTRUCTED TO THE SECOND FLOOR.
5. A SECOND FLOOR STORAGE ROOM WAS CONSTRUCTED.
6. A CATWALK BETWEEN ROOMS WAS INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM IN THE WAREHOUSE BAY HAS BEEN ALTERED IN THE FOLLOWING WAY WITHOUT A PERMIT:

1. PLUMBING FOR A KITCHEN HAS BEEN COMPLETED.
2. WATER SUPPLY AND WASTE LINES FOR A WASHING MACHINE HAVE BEEN INSTALLED.
3. A STALL SHOWER HAS BEEN ADDED TO THE BATHROOM.

FBC(2007) 105.4.5

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

1. FLUORESCENT AND INCANDESCENT LIGHTING HAS BEEN INSTALLED IN ALL ILLEGAL OFFICES AND ROOMS.
  2. A 220 OUTLET HAS BEEN INSTALLED FOR THE DRYER.
  3. A 110 OUTLET HAS BEEN INSTALLED FOR THE WASHER.
  4. PREMISE WIRING HAS BEEN INSTALLED IN ALL ILLEGAL OFFICES AND ROOMS.
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CASE NO: CE11080869  
CASE ADDR: 215 SW 28 ST  
OWNER: AIRMARK COMPONENTS INC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE WAREHOUSE BAY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A STOREFRONT GLASS WALL  
WITHOUT A PERMIT.

-----  
CASE NO: CE11090060  
CASE ADDR: 2 ISLE OF VENICE  
OWNER: CADVIL LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE MULTI-FAMILY PROPERTY HAS BEEN ALTERED WITH  
THE INSTALLATION OF A FOUNTAIN MOUNTED ON AN  
ELEVATED CONCRETE PLATFORM IN THE COURTYARD  
WITHOUT A PERMIT.

FBC(2007) 105.4.5  
THE FOUNTAIN IN THE COURTYARD HAS BEEN CONNECTED  
TO THE SITE POWER SUPPLY OF THE MULTI-FAMILY  
BUILDING WITHOUT A PERMIT.

-----  
CASE NO: CE11091501  
CASE ADDR: 1901 S MIAMI RD  
OWNER: TRUST REAL ESTATE VENTURES LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE TRIPLEX HAS BEEN ALTERED WITH KITCHEN AND  
BATHROOM RENOVATIONS WITHOUT PERMITS.

FBC(2007) 105.4.4  
THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. WATER HEATERS HAVE BEEN REMOVED  
2. KITCHEN FIXTURES HAVE BEEN REMOVED.  
3. BATHROOM FIXTURES HAVE BEEN REMOVED.

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FBC(2007) 105.4.5

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

1. WATER HEATERS HAVE BEEN DISCONNECTED.
2. ELECTRICAL OUTLETS HAVE BEEN REMOVED.
3. SECURITY LIGHTING HAS BEEN INSTALLED.

FBC(2007) 105.4.11

WALL A/C UNITS HAVE BEEN INSTALLED WITHOUT A PERMIT.

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CASE NO: CE10081676  
CASE ADDR: 1720 SW 20 ST  
OWNER: 1720 SW 20 ST LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
A WOOD FRAMED STORAGE SHED HAS BEEN CONVERTED INTO LIVING SPACE WITHOUT A PERMIT.

FBC(2007) 105.4.4

PLUMBING WORK HAS BEEN COMPLETED IN THE STORAGE BUILDING TO INCLUDE AND NOT LIMITED TO A KITCHEN AND BATHROOM WITHOUT PERMITS.

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CASE NO: CE11070723  
CASE ADDR: 2700 DAVIE BLVD  
OWNER: LA SEGUNDA REALTY CORP  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. A FIRE SEPARATON WALL BETWEEN 2778 AND 2780 WAS REMOVED.

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND VOID:

1. PERMIT 07120195 TO UPGRADE STUCCO, PAINT & TILE FACADE WITH 3 TOWERS.
2. PERMIT 07021375 TO REMOVE 2 OAK TREES AND 1 MAHAGONY.
3. PERMIT 09071578 TO REPLACE A/C 10 TON PACKAGE FOR 2744 DAVIE BLVD.
4. PERMIT 01011135 TO INSTALL AN 87 L/FT-SFR PRECAST CONCRETE WALL.

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HEARING TO IMPOSE FINES  
CHAPTER 11, FORT LAUDERDALE, CODE OF ORDINANCES  
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CASE NO: CE09070822  
CASE ADDR: 2810 SW 2 ST  
OWNER: JOSEPH, GARY  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE EAST SIDE OF THE SINGLE FAMILY HOME SUSTAINED SEVERE FIRE DAMAGE TO THE EXTERIOR WALL, ROOF AND OVERHANG AND HAS BEEN REPAIRED WITHOUT OBTAINING A PERMIT.

-----  
CASE NO: CE10062202  
CASE ADDR: 321 SW 24 ST  
OWNER: PRESTIGE ONE INVESTMENTS LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 105.1  
DURING A BUSINESS TAX INSPECTION AT THIS ADDRESS I FOUND A METAL CARPORT INSTALLED AT THIS ADDRESS. A PERMIT CHECK FOR THIS ADDRESS SHOWED NO PERMITS FOR THIS INSTALLATION.

-----  
CASE NO: CE11020063  
CASE ADDR: 1721 SW 14 ST  
OWNER: BOLAND, CHRISTOPHER  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
A WOOD TRELLIS STRUCTURE IS BEING ERECTED ON THE FRONT OF THE SINGLE FAMILY DWELLING WITHOUT A PERMIT.

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CASE NO: CE11052398  
CASE ADDR: 711 W BROWARD BLVD  
OWNER: RONALD CUTLER TR  
CUTLER, RONALD TRSTEE % A RAVITCH  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE COMMERCIAL BUILDING HAS BEEN ALTERED WITH AN  
OPENING CUT THROUGH THE MASONRY TENANT SEPARATION  
WALL WITHOUT A PERMIT.

FBC(2007) 1604.1  
THE DOOR OPENING CUT IN THE LOAD BEARING MASONRY  
WALL HAS NOT BEEN DEMONSTRATED TO WITHSTAND ALL  
LOADS BEARING ON THE WALL THROUGH THE PERMITTING  
AND INSPECTION PROCESS.

-----  
CASE NO: CE11071454  
CASE ADDR: 1829 SW 11 ST  
OWNER: SCASSERA, JOSEPH P  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1  
THE RESIDENTIAL DUPLEX HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED  
PERMITS:  
1. A SHED HAS BEEN INSTALLED IN THE REAR SETBACK.  
2. ADDITIONAL KITCHENS HAVE BEEN INSTALLED.  
3. A SLAB HAS BEEN CUT FOR FUTURE PLUMBING.

FBC(2007) 105.4.4  
THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED  
WITHOUT A PERMIT:  
1. ADDITIONAL KITCHENS HAVE BEEN COMPLETED.  
2. PROVISIONS FOR AN ADDITIONAL BATHROOM HAVE BEEN  
STARTED.  
3. WASHING MACHINE CONNECTIONS HAVE BEEN INSTALLED  
IN THE BACK.

FBC(2007) 105.4.5  
THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED  
WITHOUT A PERMIT:  
1. A DRYER OULET WAS INSTALLED ON THE REAR  
EXTERIOR WALL.  
2. A WASHING MACHINE OUTLET WAS INSTALLED ON THE  
REAR EXTERIOR WALL.

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3. VARIOUS ELECTRICAL OUTLETS HAVE BEEN INSTALLED.
4. CONNECTIONS TO ADDITIONAL CONDENSING UNITS AND AIR HANDLERS.

FBC(2007) 105.4.11

TWO ADDITIONAL A/C SYSTEMS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC(2007) 110.1.1

THE OCCUPANCY AND USE OF THE DUPLEX HAS CHANGED WITHOUT THE REQUIRED APPROVALS AND CERTIFICATE OF OCCUPANCY.

FBC(2007) 708.3

THE REQUIRED FIRE SEPARATIONS BETWEEN TENANTS HAVE NOT BEEN PROVEN THROUGH THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE07110906  
CASE ADDR: 1132 NW 5 CT  
OWNER: MCCULLOUGH, JOHNNY  
HALL, ODESSA  
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. WINDOWS AND THE FRONT DOORS WERE REPLACED.
2. THERE ARE TWO CENTRAL A/C'S THAT REPLACED THE WALL UNITS.
3. INTERIOR REMODELING WORK INCLUDING ELECTRICAL, PLUMBING AND DRYWALL.
4. NEW CHAIN LINK FENCE.

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. THERE ARE NEW PIPES AND PLUMBING CONNECTIONS IN THE KITCHENS AND BATHROOMS. FIXTURES WERE REPLACED.

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

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.

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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.

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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: CE10080653  
CASE ADDR: 2001 NW 28 AVE  
OWNER: PIERCE, RICKY  
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. FRONT ENTRANCE DOOR WAS REPLACED.
2. EXTERIOR WALLS WERE STUCCOED.
3. INTERIOR REMODELING IN THE KITCHEN AND BATHROOM WITH NEW FIXTURES AND CABINETS.

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 WERE REPLACED IN THE KITCHEN AND BATHROOM.

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 ADDITIONAL LIGHTS AND WALL OUTLETS IN THE KITCHEN AND BATHROOM AREAS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

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

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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. 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.

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CASE NO: CE11060534  
CASE ADDR: 540 ARIZONA AVE  
OWNER: RIPROCK HOMES INC  
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. REMODELING OF THE INTERIOR AREAS OF THE DWELLING INCLUDING THE KITCHEN AND BATHROOMS WITH NEW CABINETS AND FIXTURES.
2. THE CARPORT HAS BEEN ENCLOSED INTO A SMALL RENTAL APARTMENT WITH A KITCHEN AND BATHROOM CONNECTED TO THE PLUMBING AND ELECTRICAL LINES AND WITH NEW FRAMING WORK TO BUILD THE INSIDE WALLS AND CEILING.
3. THE STORAGE SHED AT THE REAR OF THE DWELLING HAS BEEN CONVERTED INTO A RENTAL UNIT WITH ELECTRICAL, PLUMBING HOOK-UPS TO A BATHROOM AND KITCHEN AND FRAMING WORK TO BUILD THE INSIDE WALLS AND CEILING.
4. ALL THE WINDOWS WERE REPLACED ON THE PROPERTY.

FBC(2007) 105.4.4

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

1. PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW BATHROOMS AND KITCHEN AREAS WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINES TO THE NEW FIXTURES.
2. THE MAIN HOUSE KITCHEN AND BATHROOMS WERE REMODELED WITH 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. THE ELECTRICAL OUTLETS, SWITCHES AND LAMPS WERE INSTALLED INSIDE THE TWO ILLEGAL RENTAL APARTMENTS AND IN THE MAIN HOUSE.
2. ALL THE ELECTRICAL FIXTURES WERE REPLACED THROUGHOUT THE DWELLING. THOSE INSIDE ALL THE KITCHENS AND BATHROOMS MUST MEET THE NEC 210.8 REQUIREMENTS.

FBC(2007) 109.10

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

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY AND PERMITS.

FBC(2007) 1604.1

THE STRUCTURES FOR THE CARPORT AND THE STORAGE SHED CONVERSIONS 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.

FBC(2007) 1612.1.2

ALL THE 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 THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED.

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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.

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.

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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.

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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.

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: CE10071162  
CASE ADDR: 1223 NE 15 AV  
OWNER: 1223 NE 15TH AVENUE LLC  
% CASEY WILLIAM COUGHLIN PA  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(b)  
THE EXTERIOR DOORS AND WINDOWS HAVE NOT BEEN MAINTAINED.

9-280(g)  
THE ELECTRICAL SYSTEM HAS NOT BEEN MAINTAINED. THERE ARE EXPOSED WIRES ON ELECTRICAL OUTLETS WITHOUT COVERS.

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 IN UNIT #3.

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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 WITH THE INSTALLATION OF THE WATER HEATER.

FBC(2007) 105.4.11

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

1. WALL A/C UNITS HAVE BEEN INSTALLED.
2. WINDOW A/C UNITS HAVE BEEN INSTALLED.

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CASE NO: CE10091199  
CASE ADDR: 844 NW 10 TER  
OWNER: MAKHOUL, GEORGE  
INSPECTOR: BURT FORD

VIOLATIONS: 9-313(a)

THERE IS NO ADDRESS OR BAY IDENTIFICATION ON THE BUILDING.

FBC(2007) 105.1

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

1. AN INTERIOR OFFICE OR ROOM HAS BEEN BUILT INSIDE THE STORAGE BAY.

FBC(2007) 105.4.5

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

1. MISC ELECTRICAL FIXTURES AND OUTLETS HAVE BEEN ADDED.

FBC(2007) 105.4.11

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

1. A WALL A/C UNIT HAS BEEN INSTALLED IN THE OFFICE INSIDE THE STORAGE BAY.

FBC(2007) 1612.1.2

THE WALL 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.

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CASE NO: CE11041294  
CASE ADDR: 3216 NE 42 CT  
OWNER: TESOLIN, BRUNO &  
AULENSI, JERI LYNN  
INSPECTOR: BURT FORD

VIOLATIONS: 9-280(b)  
1. SOME OF THE WINDOWS ARE LEAKING.  
2. THE PAVERS ALONG THE DOCK AREA AND THE STEPS  
FROM THE POOL TO THE DOCK ARE SINKING. THEY ARE  
UNEVEN AND POSE A TRIPPING HAZARD.

9-308(a)  
THE ROOF TILE ON THE WEST AND SOUTH FACES ARE  
SLIDING. MANY OF THE TILES ARE BROKEN OR MISSING.

FBC(2007) 105.1

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

1. THE GARAGE HAS BEEN CONVERTED INTO A BEDROOM.  
INTERIOR WALLS HAVE BEEN FRAMED AND DRYWALL  
INSTALLED AND FINISHED. A WOODEN BASE, TO RAISE  
THE FLOOR ABOVE THE CONCRETE GARAGE SLAB, HAS BEEN  
INSTALLED.
2. THE FLORIDA ROOM HAS BEEN CONVERTED INTO LIVING  
SPACE. DOORS AND WINDOWS HAVE BEEN INSTALLED. THE  
ORIGINAL EXTERIOR WINDOWS AND DOORS HAVE BEEN  
REMOVED.
3. A BOAT LIFT HAS BEEN INSTALLED ON THE DOCK.
4. THE KITCHEN HAS BEEN REMODELED. NEW CABINETS,  
COUNTERTOPS AND APPLIANCES HAVE BEEN INSTALLED.
5. ALL OF THE BATHROOMS HAVE BEEN REMODELED.  
VANITY CABINETS AND TOPS HAVE BEEN INSTALLED.  
DRYWALL OR CONCRETE BOARDS HAVE BEEN INSTALLED IN  
THE SHOWERS AND TILED.
6. CABINETS AND COUNTERTOPS HAVE BEEN INSTALLED TO  
CREATE A BAR AREA.
7. THE ROOF ON THE SOUTH SIDE HAS BEEN REPAIRED,  
TRUSSES AND SHEETING.

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/REPLACED  
DURING THE KITCHEN REMODELING.
2. PIPING AND FIXTURES HAVE BEEN ADDED/REPLACED  
DURING THE BATHROOM REMODELINGS.
3. THE WATER HEATER HAS BEEN CHANGED OUT.



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 REMODELING.
2. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE BATHROOM REMODELINGS.
3. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE CONVERSION OF THE GARAGE TO A BEDROOM, LIGHTING, OUTLETS, SWITCHES.
4. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE CONVERSION OF THE FLORIDA ROOM TO LIVING SPACE, LIGHTING, OUTLETS, SWITCHES, ETC.
5. CIRCUITS HAVE BEEN ADDED TO POWER THE BOATLIFT.
6. CIRCUITS HAVE BEEN ADDED/ALTERED FOR THE BAR AREA AND FOR THE GENERAL LIGHTING ABOVE.
7. MISC RECESSED LIGHTING, OUTLETS, AND SWITCHES HAVE BEEN INSTALLED THROUGHOUT THE HOUSE.

FBC(2007) 105.4.11

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

1. THE AIR HANDLER AND CONDENSING UNIT HAVE BEEN REPLACED.
2. A/C DUCT HAS BEEN INSTALLED IN THE CONVERTED BEDROOM FROM A NON-AIR CONDITIONED GARAGE.
3. THE FLORIDA ROOM CONVERTED TO LIVING SPACE HAS INCREASED THE AIR CONDITIONED SQUARE FOOTAGE OF THE BUILDING.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

THE AIR CONDENSING UNIT, THE BOAT LIFT, THE TRUSS AND ROOF REPAIRS, INSTALLED WINDOWS AND DOORS HAVE 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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CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MARCH 27, 2012 - 9:00 AM

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CASE NO: CE11051749  
CASE ADDR: 1120 NE 9 AVE  
OWNER: FOCA, CONSTANTIN & VIORICA  
% NORTHDAL & FAIRMONT APTS  
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 WEST SIDE OF  
THE BUILDING ADJACENT TO THE POOL AREA NEXT TO  
THE SIDEWALK.  
2. AN EXTERIOR DOOR IS BEING INSTALLED IN THE  
OPENING.

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

FBC(2007) 1612.1.2  
NEITHER THE OPENING CUT INTO THE WALL OR THE DOOR  
BEING INSTALLED HAVE 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: CE11071834  
CASE ADDR: 1120 NE 9 AVE  
OWNER: FOCA, CONSTANTIN & VIORICA  
% NORTHDAL & FAIRMONT APTS  
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
1. THE PARKING LOT HAS BEEN SEALED AND NEWLY  
STRIPED.

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