



CITY OF
FORT LAUDERDALE

Venice of America

CODE ENFORCEMENT BOARD HEARING AGENDA

FEBRUARY 26, 2013
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: Howard Nelson, **Chair** • Howard Elfman, **Vice Chair** • Genia Ellis
• Joan Hinton • Jan Sheppard • 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.

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HEARING SCHEDULED

CASE NO: CE11110760
CASE ADDR: 700 W BROWARD BLVD
OWNER: GAYLE FAM TR
GAYLE, LUTHER & EDNA TRSTEEES
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT A PERMIT:
1. A METAL FENCE HAS BEEN REMOVED.
2. PAVER WALKWAYS HAVE BEEN INSTALLED.

CASE NO: CE12050056
CASE ADDR: 830 ARIZONA AVE
OWNER: GOURDET, FREDERICK & HILDERGARD
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:
1. THE CARPORT HAS BEEN ENCLOSED.
2. AN OVERHEAD GARAGE DOOR HAS BEEN INSTALLED.

CASE NO: CE12051651
CASE ADDR: 1601 SW 20 ST
OWNER: EAST YARD PARTNERS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE MARINE'S COMMON AREA HAS BEEN ALTERED WITH THE FABRICATION OF A STORAGE AREA USED FOR RESTAURANT SUPPLIES WITHOUT A PERMIT.

CASE NO: CE12051652
CASE ADDR: 2005 SW 20 ST
OWNER: WEST YARD PARTNERS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE MARINE'S COMMON AREA HAS BEEN ALTERED WITH THE FABRICATION OF AN AREA FOR RESTAURANT STORAGE ON THE SIDE OF A BUILDING WITHOUT A PERMIT.

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CASE NO: CE12061375
CASE ADDR: 201 SW 7 AVE
OWNER: SIMEONE, RICHARD
SIMEONE, SHAWN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE COMMERCIAL BUILDING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT PERMITS:
1. THE CONCRETE OVERHANG HAS BEEN CUT BACK WITH
EXPOSED STEEL.
2. A WALL A/C UNIT HAS BEEN INSTALLED IN CONCRETE
BLOCK WALL.

CASE NO: CE12071264
CASE ADDR: 516 SW 6 AV
OWNER: PEREZ, GONZALO
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE RESIDENTIAL BUILDING HAS BEEN ALTERED WITH THE
COMPLETION OF A SHINGLE ROOF WITHOUT A PERMIT.

CASE NO: CE12071884
CASE ADDR: 1551 S OCEAN LA # 173
OWNER: GOODRICH, JOHN K
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
CONNECTION TO PROVIDE POWER FOR LANDSCAPE LIGHTING
WITHOUT A PERMIT.

CASE NO: CE12011080
CASE ADDR: 1107 NW 2 AV
OWNER: RIZZO, MICHAEL &
BENAIM, VIVIAN
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 OWNER INSTALLED TWO CENTRAL A/C'S WITH DUCT
WORK AND ELECTRICAL HEATERS. ONE FOR EACH
APARTMENT.

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CASE NO: CE12011854
CASE ADDR: 1345 NW 7 AV
OWNER: CLEDANORD, WIMY
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. THE WINDOWS AND FRONT DOOR WERE REPLACED WITHOUT THE REQUIRED PERMIT.

FBC(2007) 1612.1.2
ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1626.1
THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2007) 1609.1.2.

CASE NO: CE12021290
CASE ADDR: 1417 NW 11 CT
OWNER: DAVIS, BERNARD
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1
THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK IS IN PROGRESS WITHOUT OBTAINING THE REQUIRED PERMITS AND/OR CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. REPLACING THE WOOD SHEATHING.
2. REPAIRING DAMAGED WOOD ROOF TRUSSES.
3. INSTALLING A NEW SHINGLE ROOF.

FBC(2010) 110.9
THIS WORK HAS BEEN PERFORMED AND COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1609.1

THE STRUCTURES FOR THE ROOF TRUSSES WHICH WERE REPAIRED 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

CASE NO: CE12050122
CASE ADDR: 3430 SW 27 ST
OWNER: VUCINIC, DRAGICA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED AND IN PROGRESS WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FROM THE BUILDING DEPARTMENT:

ALL WORK MUST STOP. OBTAIN AFTER FACT PERMITS:

1. FRONT PORCH ENCLOSED.
2. INSTALLING WINDOWS.
3. CREATING NEW ROOMS INSIDE THE DWELLING.
4. REMODELING IS IN PROGRESS.

FBC(2010) 110.9

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(2010) 1604.1

THE STRUCTURES FOR THE WALLS BELONGING TO THE FRONT PORCH ENCLOSURE DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

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CASE NO: CE12052382
CASE ADDR: 2808 SW 5 CT
OWNER: MARTINEZ, MIREYA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

1. ILLEGAL CONVERSION FROM A 2/1 TO A 4/2.
2. CONVERTED GARAGE & BACK PORCH INTO LIVING SPACES.
3. THIS PROPERTY WAS RE-ROOFED BETWEEN 2008 AND 2009.

FBC(2010) 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 MADE TO THE ELECTRICAL SYSTEM TO CONVERT THE PORCH AND FAMILY ROOM INTO LIVING SPACES WITH NEW CIRCUITS FOR THE LIGHTS AND WALL OUTLETS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. THIS HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

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

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE REAR ENCLOSED SCREEN PORCH 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

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CASE NO: CE12061016
CASE ADDR: 1001 NW 1 ST
OWNER: BROCK, AUSTIN C REV LIV TR
BROCK, AUSTIN CAMP TRSTEE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
1. PER BCPA PICTURES, THIS BUILDINGS HAS BEEN
RE-ROOFED.

CASE NO: CE12081222
CASE ADDR: 2744 DAVIE BLVD
OWNER: LA SEGUNDA REALTY CORP
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 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 OWNERS OF THE PLAZA HAVE INSTALLED SEVERAL
CENTRAL A/C'S AS FOLLOWS:
A. CARRIER M# 50ES-A60-50 - 5 TONS PACKAGE UNIT ON
A METAL STAND HANGING FROM THE WALL FACING THE
WESTSIDE.
B. NORDYNE M# NS4BD-060KB - 5 TONS SPLIT UNIT ON A
METAL STAND HANGING FROM THE WALL FACING THE
WEST SIDE. IT REPLACED THE EXISTING PACKAGE
UNIT AND THE OPENING IN THE WALL AT THE REAR OF
THE STORE #2744 WAS ENCLOSED WITHOUT THE PROPER
PERMIT.
C. BARD WALL MOUNT PACKAGE UNIT WAS INSTALLED ON
THE WALL FACING THE WEST SIDE.
D. TWO GOODMAN 5 TONS C.U.'S WERE INSTALLED ON TOP
OF A METAL STAND AT THE REAR OF THE PLAZA
FACING THE SOUTHWEST.

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
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CASE NO: CE12090680
CASE ADDR: 1525 NW 14 CT
OWNER: DEVELOPMENT4LIFE HT LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
1. THE KITCHEN WAS REMODELED AND THE PERMIT WAS
LEFT TO EXPIRE. TODAY IT REMAINS WORK WITHOUT A
PERMIT.
2. A CENTRAL A/C WAS INSTALLED AT THE DWELLING.

FBC(2010) 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 OWNER INSTALLED A CENTRAL A/C WITH DUCT
WORK AND ELECTRICAL HEATERS.

FBC(2010) 110.9
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.

CASE NO: CE12032198
CASE ADDR: 1809 NW 25 TER
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THIS BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. THE WINDOWS AND DOORS WERE REPLACED.
2. KITCHEN AND BATHROOMS WERE 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. THERE'S A NEW WATER HEATER THAT WAS PLACED
OUTSIDE.
2. NEW PLUMBING FIXTURES WERE INSTALLED IN THE
KITCHEN AND BATHROOMS.

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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 INSIDE THE PROPERTY. THEY HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.
2. ELECTRICAL 220 VOLT RUNS TO THE NEW WATER HEATER LOCATION.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

CASE NO: CE12031549
CASE ADDR: 5748 NE 15 AV
OWNER: KALLAS, MELISSA H/E
KALLAS, ANTHONY P
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2010) 105.1

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

1. THE BATHROOM(S) ARE BEING REMODELED.

FBC(2010) 105.4.4

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

1. THE BATHROOM(S) ARE BEING REMODELED.

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CASE NO: CE12020927
CASE ADDR: 2840 N OCEAN BLVD # 1101
OWNER: NEUMAN, HENRY
ELY, CRESTON
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A MARBLE PAVER DECK HAS BEEN INSTALLED ON THE
EXTERIOR DECK OF THIS PENTHOUSE UNIT.

FBC(2007) 1612.1.2

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

RETURN HEARING (OLD BUSINESS)

CASE NO: CE12050811
CASE ADDR: 1308 CITRUS ISLE
OWNER: REEDER, PATRICK
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH AN ADDITION ON THE REAR OF THE BUILDING WITHOUT A PERMIT.

FBC(2010) 105.4.18
THE PVC FENCE HAS BEEN ALTERED WITH THE ADDITION OF A GATE WITHOUT A PERMIT.

CASE NO: CE12022385
CASE ADDR: 640 TENNIS CLUB DR # 110
OWNER: MEHRHOFF, JOHN & DIANNE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:
1. ON THE SOUTH SIDE OF THE PROPERTY, TOWARDS THE BACK OF UNITS 109, 110 AND 111, THERE ARE BRICK WALLS, 5' X 9' THAT WERE CONSTRUCTED WITHOUT A PERMIT BY THE OWNER OF UNIT 110. THEY ARE REPLACING THE EXISTING APPROVED WOOD FENCE BY THE CITY AND ERODING THE PAVERS THAT THEY ARE RESTING ON. THERE IS NO FOOTING UNDER THEM AND THEY ARE OPEN TO HURRICANE WINDS UP-LIFT.

FBC(2010) 110.9
THIS WORK HAS BEEN PERFORMED AND COVERED UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE WALL STRUCTURES THAT WERE BUILT IN THE REAR OF THE PROPERTY BELONGING TO THE CONDOS UNITS 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. THEY WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

CASE NO: CE12071477
CASE ADDR: 1381 SW 25 AVE
OWNER: ROBALINO, DIEGO
SANCHEZ, TANIA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

A STOP WORK ORDER WAS ISSUED.

1. CONVERTING THE CARPORT INTO A ROOM. AN INSPECTION WAS PERFORMED AND WORK IS IN PROGRESS IN THE CARPORT. IT HAS BEEN ENCLOSED. WINDOWS ARE BEING INSTALLED IN NEW OPENINGS THAT WERE CUT INTO THE WALL FACING SOUTH AND EAST.
2. AN EXTERIOR DOOR OPENING WAS CUT INTO THE WALL FACING THE SOUTH AND AN EXTERIOR DOOR WAS INSTALLED IN THE OPENING.
3. PLUMBING AND ELECTRICAL WORK IS IN PROGRESS.

FBC(2010) 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 KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 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 INSIDE THE ENCLOSED CARPORT WITH NEW CIRCUITS FOR THE WINDOW A/C, LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW KITCHEN AREA. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

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(2010) 1604.1

THE STRUCTURES FOR THE WALLS BELONGING TO THE ENCLOSED CARPORT DO 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

FBC(2010) 1609.1

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

FBC(2010) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2010) 1609.1.2

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

CASE NO: CE06030553
CASE ADDR: 3901 SW 16 ST
OWNER: 3901 DAVIE ASSOCIATES LLC
INSPECTOR: GEORGE OLIVA

- VIOLATIONS: 47-19.4.D.1.
BULK CONTAINER PLACEMENT AND ENCLOSURE IS NOT PROVIDED.
- 47-20.20.H.
THE PARKING LOT IS IN DISREPAIR. IT HAS POTHOLES.
- 47-21.9.G.1.
A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE. THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.
- 47-21.9.G.2.
A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE. THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.
- 47-22.9.
OUTSIDE SIGN INSTALLED WITHOUT A PERMIT.
- 9-280(b)
THE WALLS ARE IN DISREPAIR AND HAVE HOLES, INCLUDING BUT NOT LIMITED TO THE REAR OF THE BUILDING.
- 9-280(g)
THERE ARE EXPOSED WIRES AND MISSING LIGHTS.
- 9-281(b)
THERE ARE TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.

9-305

THIS BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

1. SAGGING AND DETERIORATED OVERHANG SECTIONS ARE NOT STRUCTURALLY SOUND.
2. A ROLL UP SHUTTER AT 3911 IS NOT ATTACHED TO THE WALL PROPERLY AND IS LEANING PRECARIOUSLY.
3. WALLS IN THE REAR ARE MISSING PAINT.
4. THERE ARE HOLES IN THE WALL.
5. THE BOTTOM OF A DOOR WAS COVERED WITH CONCRETE, BLOCKING EGRESS FROM THE BUILDING.

9-306

THIS BUILDING IS NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

1. SAGGING AND DETERIORATED OVERHANG SECTIONS ARE NOT STRUCTURALLY SOUND.
2. A ROLL UP SHUTTER AT 3911 IS NOT ATTACHED TO THE WALL PROPERLY AND IS LEANING PRECARIOUSLY.
3. WALLS IN THE REAR ARE MISSING PAINT.
4. THERE ARE HOLES IN THE WALL.
5. THE BOTTOM OF A DOOR WAS COVERED WITH CONCRETE, BLOCKING EGRESS FROM THE BUILDING.

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, CLEAN AND WATERTIGHT CONDITION.

FBC 105.1

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

1. STRUCTURAL REPAIRS WERE DONE TO OVERHANG SECTION AT UNIT 3903.
2. A SLIDING DOOR WAS REMOVED AND REPLACED WITH A WALL AT UNIT 3901.
3. THE PARKING LOT WAS RE-STRIPED (PERMIT APPLICATION 04090544 WAS SUBMITTED, BUT WAS NEVER ISSUED).
4. WINDOW OPENINGS WERE BLOCKED OFF.
5. EXTERIOR STEEL DOORS WERE REPLACED.
6. SEVERAL APPROXIMATELY 3X3 ENTRY AREA PADS WERE POURED AT REAR OF THE BUILDING, ESPECIALLY UNITS 3913-3927.
7. THE BARBERSHOP AT 3912 AND UNIT 3919 WERE FIRE-DAMAGED IN 2000 AND WERE REBUILT.

8. THE BOTTOM OF THE REAR EXIT DOOR OF UNIT 3911 HAS BEEN COVERED WITH CONCRETE AND CANNOT BE OPENED FROM THE INSIDE. THIS DEPRIVES THE TENANT OF A SECONDARY MEANS OF EGRESS IN CASE OF FIRE.

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: PERMIT 06062347 WAS ISSUED, BUT NEVER CLOSED OUT.

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: EXTERIOR AND INTERIOR OUTLETS, INCLUDING BUT NOT LIMITED TO UNITS 3913-3921

FBC 105.2.11

THE MECHANICAL SYSTEMS OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO: CENTRAL A/C UNITS AND OTHER MECHANICAL SYSTEMS HAVE BEEN INSTALLED, RELOCATED AND OR REPLACED IN MULTIPLE UNITS.

FBC 109.6

WORK WAS DONE AND COVERED UP WITHOUT HAVING PASSED THE REQUIRED INSPECTIONS.

FBC 1522.2

ROOF TOP MOUNTED EQUIPMENT AND SUPPORT IS NOT SECURED TO THE STRUCTURE IN COMPLIANCE WITH THE LOAD REQUIREMENTS FOR HIGH VELOCITY HURRICANES ZONES.

FBC 1604.1

THE REPAIR OF THE ROOF OVERHANG IS NOT DESIGNED AND CONSTRUCTED ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED. THE WALL INSTALLATION AT 3901 IS NOT DESIGNED AND CONSTRUCTED ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

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CASE NO: CE06101581
CASE ADDR: 1708 NW 9 AV
OWNER: ST JEAN, SIMON &
ST JEAN, MACCIANE D
INSPECTOR: GEORGE OLIVA

VIOLATIONS: 47-34.1.A.1.

THE USE OF THE PROPERTY FOR 5 DWELLING UNITS
CREATES AN OVERDENSITY CONDITION AND IS
PROHIBITED IN AN RDS-15 RESIDENTIAL ZONING
DISTRICT ACCORDING TO THE TABLE AT 47-5.13.
THE MAXIMUM DENSITY ALLOWED IS TWO DWELLING UNITS.

9-280(g)

THE ELECTRICAL SYSTEMS OF BOTH BUILDINGS HAVE NOT
BEEN APPROVED FOR THE ADDED LOADS IMPOSED BY THE
INSTALLATION OF A SECOND KITCHEN IN THE REAR
BUILDING AND AIR CONDITIONING EQUIPMENT
INSTALLATIONS AND WATER HEATING EQUIPMENT IN THE
FRONT BUILDING. IN ADDITION THERE IS BROKEN
CONDUIT AND LOOSE FIXTURES.

9-280(h)

THE WALL CONSTRUCTED ON THE SOUTH PROERTY LINE IS
NOT BEING MAINTAINED IN GOOD REPAIR. THE WALL IS
LEANING AND HAS LARGE CRACKS WHERE THE BLOCK IS
OFFSET.

FBC 105.1

THE TWO BUILDINGS ON THE PROPERTY HAVE BEEN
ALTERED AND CHANGED IN USE GROUP WITHOUT
OBTAINING PERMITS.

THE ALTERATIONS INCLUDE THE FOLLOWING.

1. THE SINGLE FAMILY BUILDING FACING 9TH AVE HAS
BEEN CHANGED INTO THREE DWELLING UNITS.
2. THE SINGLE FAMILY BUILDING IN THE REAR OF THE
PROPERTY HAS BEEN CHANGED INTO A DUPLEX
BUILDING.
3. THE CARPORT OF THE FRONT BUILDING HAS BEEN
ENCLOSED AND CONVERTED INTO LIVING SPACE.
4. THE FLORIDA ROOM OF THE FRONT BUILDING HAS BEEN
ENCLOSED AND CONVERTED INTO LIVING SPACE.
5. THE FLOORPLAN OF THE FRONT BUILDING HAS BEEN
ALTERED BY THE CLOSING OFF OF ACCESS TO THE
FLORIDA ROOM AND THE ENCLOSED CARPORT ALONG
WITH THE INSTALLATION OF BATHROOMS TO CREATE
ILLEGAL UNITS.

6. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED. THE INSTALLATIONS ARE ON BOTH BUILDINGS ON THE PROPERTY.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FRONT BUILDING HAS BEEN ALTERED AND EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK INCLUDES THE INSTALLATION OF A BATHROOM IN AN AREA OF THE BUILDING THAT WAS A STORAGE ROOM AND A BATHROOM IN THE AREA THAT WAS THE FLORIDA ROOM. THE PLUMBING SYSTEM OF THE REAR BUILDING HAS BEEN ALTERED BY THE INSTALLATION OF A KITCHEN IN AN AREA APPROVED FOR STORAGE.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FRONT BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE ADDED CIRCUITS TO POWER AIR CONDITIONING EQUIPMENT AND OUTLETS INSTALLED IN THE ENCLOSING WALLS OF THE CARPORT, FLORIDA ROOM AND ADDED BATHROOMS.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED ON BOTH BUILDINGS ON THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 110.1.1

THE FRONT AND REAR BUILDINGS ARE BEING USED AS MULTIPLE FAMILY DWELLINGS. A CERTIFICATE OF OCCUPANCY FOR USE AS MULTIPLE FAMILY DWELLINGS HAS NOT BEEN ISSUED.

FBC 708.1 5.

THE REQUIRED FIRE SEPARATION BETWEEN TENANTS HAS NOT BEEN PROVIDED. THE WALLS INSTALLED IN ORDER TO SUBDIVIDE THE TWO HOUSES DO NOT PROVIDE THE REQUIRED ONE HOUR FIRE RESISTIVITY.

FBC 1612.1.2

THE ALTERATIONS OF BOTH BUILDINGS ON THE PROPERTY INCLUDING THE CONSTRUCTION OF ENCLOSING WALLS AND THE INSTALLATION OF DOORS AND WINDOWS DO NOT MEET THE STRENGTH NECESSARY TO COMPLY WITH THE WIND LOADING REQUIREMENTS.

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CASE NO: CE07090534
CASE ADDR: 1363 SW 22 AV
OWNER: ORTEGA, TINY
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

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

1. THERE ARE NEW WINDOWS AND A FRONT DOOR.
2. THERE IS A WOOD FENCE ON THE FRONT OF THE PROPERTY IN THE SETBACK AND A SHED IN THE BACK SOUTHWEST OF THE PROPERTY.

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. THERE IS A CENTRAL PACKAGE UNIT WITH DUCT WORK INSTALLED AND AN ELECTRICAL RUN THAT NEED TO BE PERMITTED.

FBC 109.6

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

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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

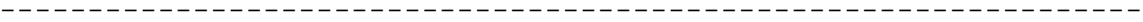
THE STRUCTURES FOR THE CARPORT AND THE STORAGE SHED CONVERSIONS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS 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: 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.

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: CE11070323
CASE ADDR: 1501 NW 4 AVE
OWNER: EIFE, ERIC
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 WINDOWS AND THE ENTRANCE DOOR WERE
REPLACED.
2. INTERIOR RENOVATIONS WITH NEW CABINETS AND
FIXTURES IN THE KITCHEN AND BATHROOM.

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 ARE BEING DONE TO
INSTALL THE NEW BATHROOM AND KITCHEN PLUMBING
FIXTURES WITH DRAINAGE PIPES AND HOT AND COLD
WATER SUPPLY LINES HOOKED UP.

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) 105.10.3.1
THERE IS A BUILDING PERMIT, WHICH FAILED
INSPECTION AND/OR WERE LEFT TO EXPIRE:
1. WOOD FENCE PERMIT #02090907 ISSUED FEBRUARY 14,
2003.

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CASE NO: CE11070747
CASE ADDR: 3612 RIVERLAND RD
OWNER: CARSON, KENNETH
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. REBUILDING A DOCK IN THE REAR OF HIS PROPERTY. F.L.P.D. DET. JORGE MAURA N.T.A. THE WORKERS THAT WERE PRESENT AT THE TIME OF OUR INSPECTION PERFORMING THE WORK.
2. TWO SHEDS WERE INSTALLED INSIDE THE SETBACK IN THE FRONT OF THE PROPERTY.
3. ROOFING AND ELECTRICAL WORK IS BEING DONE ON THE REAR OPEN PORCH. PER THE PROPERTY OWNER, IT COST OVER \$2500.00 WHICH IS WHAT HE SAID THAT HE PAID THE CONTRACTOR DOING THE WORK FOR HIM.

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 PLACED INSIDE THE GREEN SHED AND THE LAMPS THAT WERE INSTALLED IN THE SOFFIT ABOVE THE REAR OPEN PORCH MUST MEET THE NEC 210 REQUIREMENTS.

CASE NO: CE11092227
CASE ADDR: 1136 ALABAMA AVE
OWNER: GOMEZ, JAVIER & ABIGAIL
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND C.O FROM THE BUILDING DEPARTMENT. STOP WORK ORDER WAS ISSUED FOR WORK IN PROGRESS AS:

1. THE CARPORT IS BEING ENCLOSED WITH FRAMING, PLUMBING AND ELECTRICAL WORK.
2. REPLACING ALL THE WINDOWS AND DOORS AT THE DWELLING.
3. A LARGE CONCRETE SLAB IN THE FRONT OF THE HOUSE WITH A NEW DRIVEWAY WAS INSTALLED.

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 BUILD THE NEW KITCHEN AND BATHROOM AREA INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES.

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 LIGHTS AND WALL OUTLETS, AND POWER SUPPLY TO THE NEW KITCHEN AREA WITH THE 220V RUN FOR THE RANGE OUTLET. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD TO THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 1604.1

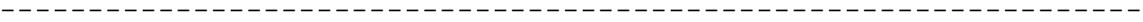
THE STRUCTURES FOR THE CARPORT ENCLOSURE DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT.

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 WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2007)1609.1.2.



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CASE NO: CE11111326
CASE ADDR: 1600 NW 2 AVE
OWNER: RH INVESTMENT PROPERTIES LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. THE KITCHEN WAS REMODELED WITH NEW CABINETS AND FIXTURES.
2. THE WINDOWS WERE REPLACED.
3. A CENTRAL A/C HAS BEEN INSTALLED.

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 REBUILD THE KITCHEN AND BATHROOM INSIDE THE DWELLING WITH NEW WASTE AND HOT AND COLD WATER PIPES 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 REBUILD THE KITCHEN AND BATHROOMS. NEW CIRCUITS TO THE LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE CENTRAL A/C WITH A 220V RUN. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 105.4.11

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

1. THE PREVIOUS OWNER INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

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.

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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.

CASE NO: CE12030951
CASE ADDR: 1309 SW 25 AVE
OWNER: MORALES, YANICE
MORALES, IRAN
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

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

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

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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

CASE NO: CE12041151
CASE ADDR: 3675 SW 1 ST
OWNER: BML PROPERTIES LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

1. THIS DWELLING WAS DAMAGED BY FIRE. THE INTERIOR RECOVERY WORK WAS DONE WITHOUT A PERMIT.
2. DRYWALL WAS REPLACED IN DIFFERENT LOCATIONS THROUGHOUT THE HOUSE.
3. THE KITCHEN AND BATHROOM CABINETRY WERE REPLACED AND NEW FIXTURES WERE INSTALLED.
4. THE WINDOWS INSIDE THE CARPORT WERE REPLACED DUE TO THE DAMAGE BY THE FIRE.

FBC(2010) 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 PERMIT #11081021 WAS ISSUED TO REPLACE THE PLUMBING FIXTURES AND FOR ALTERATIONS NECESSARY TO REPAIR THE KITCHEN AND TWO BATHROOMS, AFTER THE FIRE DAMAGE, WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED UP TO THE NEW PLUMBING FIXTURES. THE PERMIT HAS EXPIRED WITHOUT ANY INSPECTIONS.

FBC(2010) 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 REBUILD THE DWELLING AFTER IT WAS DAMAGED BY A FIRE. THERE ARE NEW CIRCUITS TO THE CENTRAL A/C, LIGHTS AND WALL OUTLETS. PER FBC(2010)

112.3 IT SHALL BE UNLAWFUL TO ENERGIZE THE SYSTEM WITHOUT THE REQUIRED PERMIT TO DO SO. BY THIS ACTION THE OWNER HAS CREATED A FIRE HAZARD ON HIS PROPERTY.

FBC(2010) 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. THE NEW OWNER REPLACED IT WITH A NEW UNIT. THE DUCT WORK HAS BEEN REPAIRED OR REPLACED IN THE DAMAGED AREAS ABOVE THE KITCHEN AND LIVING ROOM.

FBC(2010) 110.9

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. AS PER FBC(2010) 110.2 WE ARE REQUESTING A WALK-THROUGH INSPECTION OF THE PROPERTY BEFORE ANY PERMIT WILL BE ISSUED.

CASE NO: CE11070780
CASE ADDR: 1616 NW 11 ST
OWNER: BALBIN, CESAR
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 HAS BEEN ISSUED AND ALL WORK MUST BE PERMITTED BEFORE IT CAN BE COMPLETED FOR THE FOLLOWING:

1. CARPORT IS BEING ENCLOSED.
2. WINDOWS AND ENTRANCE DOORS ARE BEING REPLACED AND/OR RELOCATED.
3. INTERIOR REMODELING AND FRAMING WITH PLUMBING AND ELECTRICAL 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. PLUMBING ALTERATIONS ARE BEING DONE TO INSTALL THE NEW BATHROOMS AND KITCHEN PLUMBING FIXTURES WITH DRAINAGE PIPES AND HOT AND COLD WATER SUPPLY LINES HOOKED UP.

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 BATHROOMS AREAS.

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 HEATER IS BEING INSTALLED.

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 CARPORT EXTENSION 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 NEIGHBORS FROM FLYING DEBRIS IN A STORM AND WHICH THESE STRUCTURES MAY BECOME. THEY MUST BE REMOVED OR OBTAIN THE REQUIRED A.T.F. PERMIT AND INSPECTIONS FROM THE CITY.

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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 AND INSPECTION PROCESS.

FBC(2007) 1626.1

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

CASE NO: CE11060921
CASE ADDR: 820 SE 8 ST
OWNER: GOLDMAN, PETER R &
GOLDMAN, LAURA W
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED BY RECONFIGURING THE FRONT SWALE AND DRAINAGE DESIGN WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE INSTALLATION OF LIGHTING IN THE FRONT OF THE PROPERTY WITHOUT PERMITS.

CASE NO: CE08081269
CASE ADDR: 1520 SW 27 CT
OWNER: HERTZ, BRAD
INSPECTOR: GERRY SMILEN

VIOLATIONS: 47-34.1

THE BUILDING THAT WAS PERMITTED FOR SINGLE FAMILY USE HAS BEEN STRUCTURALLY ALTERED BY ENCLOSING THE CARPORT AND THUS CREATING AN EFFICIENCY APARTMENT COMPLETE WITH KITCHEN AND BATHROOM.

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.1

THE FOLLOWING ALTERATIONS ON THE BUILDING HAVE BEEN COMPLETED WITHOUT PERMITS:

1. AN ENCLOSED FLORIDA ROOM.
2. A WATER HEATER OVERHANG.
3. A WOOD SHED.
4. A SCREEN ENCLOSURE.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED TO ACCOMMODATE AN EXTRA KITCHEN AND BATHROOM FOR AN EFFICIENCY UNIT WITHOUT PERMITS.

A HOT WATER HEATER WAS INSTALLED WITHOUT PERMITS.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY ADDING CIRCUITS FOR A HOT WATER HEATER AND AN EFFICIENCY UNIT WITHOUT PERMITS.

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.

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.

CASE NO: CE11020528
CASE ADDR: 720 SW 19 ST
OWNER: BANK OF NEW YORK TRSTEE
NEW OWNER: AMBIENT CAPITAL LLC
SUN KEY PROPERTIES LLC
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.

CASE NO: CE11020852
CASE ADDR: 1304 NE 1 AV
OWNER: RODRIGUEZ, AURA
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. AN ADDITION HAS BEEN CONSTRUCTED ON A PORCH SLAB.
2. FRONT DOOR COLUMNS HAVE BEEN REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH ADDED EXTERIOR PREMISE WIRING AND WIRING FOR THE ADDITION IN THE REAR WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2007) 1604.1

THE FOLLOWING WORK PERFORMED HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING OR THE STANDARD GRAVITY LOADING THROUGH THE PERMITTING PROCESS:

1. REPLACEMENT OF FRONT COLUMNS.
 2. THE REAR ADDITION SLAB AND WALLS.
-

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CASE NO: CE12050501
CASE ADDR: 45 HENDRICKS ISLE # 2A
OWNER: BOCHINO, JOHN A
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH
THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA
WALL AND THE REMOVAL OF LANSCAPING WITHOUT
OBTAINING THE REQUIRED PERMITS.

CASE NO: CE12050514
CASE ADDR: 45 HENDRICKS ISLE # 2D
OWNER: BOGAR, DANIEL & BRANDELYN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH
THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA
WALL AND THE REMOVAL OF LANDSCAPING WITHOUT
OBTAINING THE REQUIRED PERMITS.

CASE NO: CE12050556
CASE ADDR: 45 HENDRICKS ISLE # 4A
OWNER: ELLERT, RICHARD J &
GAYA, MARIA LUISA
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE CONDOMINIUM COMMON AREA HAS BEEN ALTERED WITH
THE EXPANSION OF THE POOL/SPA DECK UP TO THE SEA
WALL AND THE REMOVAL OF LANDSCAPING WITHOUT
OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE12060132
CASE ADDR: 1301 SW 30 ST
OWNER: NAOR, ERIC
SHAULI, YOSSI & SCHMIDT, T
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

THE DUPLEX RESIDENCE HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

1. A KITCHEN HAS BEEN ADDED TO THE BUILDING.
2. A LAUNDRY ROOM STRUCTURE HAS BEEN ADDED TO THE BACK.
3. A WOOD FENCE HAS BEEN INSTALLED IN THE POOL AREA.
4. A/C UNITS HAVE BEEN INSTALLED IN THE WALLS.
5. EXTERIOR DOORS HAVE BEEN REPLACED.
6. A BEARING BLOCK WALL HAS BEEN COMPROMISED WITH A DOOR OPENING CUT OUT.

FBC(2010) 105.4.4

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

1. PIPING AND CONNECTIONS FOR KITCHENS.
2. WATER HEATERS HAVE BEEN INSTALLED.

FBC(2010) 105.4.5

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

1. PREMISE WIRING HAS BEEN INSTALLED.
2. AN ADDITIONAL ELECTRICAL METER HAS BEEN INSTALLED.
3. OUTLETS HAVE BEEN INSTALLED.
4. WATER HEATERS HAVE BEEN CONNECTED.
5. KITCHEN WIRING HAS BEEN COMPLETED.

FBC(2010) 111.1.1

THE OCCUPANCY AND USE OF THE DUPLEX HAS CHANGED TO A QUADPLEX WITHOUT THE REQUIRED APPROVALS.

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CASE NO: CE12060180
CASE ADDR: 525 SW 11 CT
OWNER: TWEEDY, SANDRA
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
A WINDOW HAS BEEN INSTALLED WITH THE EXTERIOR OF
THE OPENING UNFINISHED AND OPEN TO THE ELEMENTS.

FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT PERMITS:
1. A SECOND KITCHEN HAS BEEN INSTALLED IN THE
BUILDING.
2. AN A/C UNIT HAS BEEN INSTALLED IN THE WALL.
3. AN EFFICIENCY UNIT HAS BEEN CREATED IN THE
BUILDING.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE
ADDITION OF A SECOND KITCHEN WITHOUT PERMITS.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
PREMISE WIRING PROVIDED FOR THE SECOND KITCHEN
WITHOUT PERMITS.

FBC(2010) 111.1.1
THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY
FROM THE BUILDING DEPARTMENT.

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CASE NO: CE12060378
CASE ADDR: 704 SE 7 ST
OWNER: LITTLE BOSS HOLDINGS
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN
THE FOLLOWING MANNER WITHOUT PERMITS:
1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW DOORS HAVE BEEN INSTALLED.
3. NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
4. WALL A/C UNITS HAVE BEEN INSTALLED IN THE
EXTERIOR WALLS AND A WINDOW.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH NEW
CONNECTIONS COMPLETED ON THE KITCHEN RENOVATION
WITHOUT A PERMIT.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
PREMISE WIRING DUE TO THE KITCHEN RENOVATION AND
VARIOUS OUTLETS INSTALLED IN THE BUILDING WITHOUT
PERMITS.

CASE NO: CE11071956
CASE ADDR: 913 NE 4 AVE
OWNER: HANSEN, JOHN III
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. STRUCTURAL ROOF MEMBERS HAVE BEEN REPLACED.
2. STRUCTURAL COLUMNS AND FOOTERS HAVE BEEN
INSTALLED.
3. THE CONCRETE SLAB HAS BEEN RAISED AND REBAR
INSTALLED. (WITHDRAWN)
4. INTERIOR WALLS HAVE BEEN REMOVED AND NEW
INTERIOR WALLS HAVE BEEN BUILT.
5. A BATHROOM HAS BEEN BUILT.
6. EXTERIOR OPENINGS HAVE BEEN FRAMED CLOSED.
(WITHDRAWN)
7. DRYWALL INSTALLED THROUGHOUT.

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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 INSTALLED DURING THE BATHROOM WORK THAT WAS DONE.
2. MISC WORK DONE THROUGHOUT.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

ALL STRUCTURAL WORK THAT WAS COMPLETED 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: CE11120474
CASE ADDR: 1525 SE 15 ST # 24
OWNER: KELLEY, SHERIE LYNN H/E
KELLEY, JAMES Q & ORANGIE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE EXTERIOR WALL OF THE CONDOMINIUM UNIT HAS BEEN ALTERED BY THE REMOVAL OF A WALL A/C UNIT AND BLOCKING UP THE SPACE WITHOUT A PERMIT.

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.

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CASE NO: CE11031271
CASE ADDR: 910 SW 29 ST
OWNER: LOUDERBACK, DAVID
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

1. A ONE ROOM ADDITION TO THE MAIN HOUSE WAS BUILT BETWEEN 2008 AND 2009 AT THE SOUTHEAST CORNER OF THE DWELLING.
2. A POOL WAS BUILT AT THE REAR OF THE PROPERTY BETWEEN 2009 AND 2010.
3. A SHED HAS BEEN INSTALLED IN THE REAR OF THE PROPERTY.
4. WINDOWS AND DOORS HAVE BEEN REPLACED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE PROPERTY HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS FOR THE FOLLOWING, INCLUDING BUT NOT LIMITED TO:

1. A TANKLESS WATER HEATER HAS BEEN INSTALLED IN ADDITION TO THE PRIMARY WATER HEATER.
2. ALL POOL PIPING.
3. A KITCHEN HAS BEEN ADDED IN THE UNPERMITTED ADDITION.

FBC(2007) 105.4.5

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

1. THE ELECTRICAL OUTLETS, SWITCHES, AND LAMPS WERE INSTALLED IN THE ADDITION.
2. THE POWER SUPPLY TO THE POOL PUMP AND LIGHT.
3. THE ELECTRICAL FIXTURES, OUTLETS AND LAMPS REPLACED THROUGHOUT THE KITCHEN AND BATHROOMS AREAS.
4. THE CONNECTION OF THE ADDITIONAL WATER HEATER MUST MEET THE NEC 210 REQUIREMENTS.

FBC(2007) 105.4.11

WINDOW A/C UNITS HAVE BEEN INSTALLED IN THE WINDOWS WITHOUT OBTAINING THE REQUIRED PERMIT.

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 ILLEGAL ADDITION 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 THAT THE CODE PROTECTS ITS NEIGHBORS FROM FLYING DEBRIS IN A STORM, WHICH THIS STRUCTURE MAY BECOME. THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOORS THAT WERE INSTALLED ON THE ADDITION AND THE ONES THAT WERE REPLACED 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: CE12022138
CASE ADDR: 727 NW 15 AVE
OWNER: SOPHER INVESTMENTS INC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1

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

WORK IN PROGRESS:

1. THE ORIGINAL WINDOWS ON THE FRONT WERE REPLACED AND THE OPENING SIDE WAS REDUCED TO RECEIVE THE TWO NEW WINDOWS. SOME OF THE EXISTING REGULAR WINDOWS WERE REPLACED THROUGHOUT THE BUILDING.
2. THE TWO EXTERIOR DOORS INSIDE THE CARPORT WERE CHANGED.

3. THE PLUMBING FIXTURES WERE REPLACED IN BOTH BATHROOMS AND KITCHEN.
4. THERE IS ONLY ONE PERMIT ON RECORD FOR ONE CENTRAL A/C DATED BACK TO 1970. PERMITS ARE REQUIRED IN ORDER TO HAVE IT REPLACED OR INSTALL A NEW ONE ON THE OTHER SIDE.

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 FIXTURES WERE REPLACED IN THE KITCHEN AND BATHROOM INSIDE BOTH APARTMENTS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT 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. THERE'S ONLY ONE PERMIT ON RECORD FOR ONE CENTRAL A/C DATED BACK TO 1970. PERMITS ARE REQUIRED TO HAVE IT REPLACED OR TO INSTALL A NEW ONE ON THE OTHER SIDE.

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

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

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CASE NO: CE07101431
CASE ADDR: 1500 DAVIE BLVD
OWNER: AMERICAN ONE INC
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)

THE BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE. WINDOWS ARE INOPERABLE.

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 FOLLOWING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. NEW WINDOWS WERE INSTALLED.
2. THE MAIN KITCHEN WAS REMODELED.
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.
7. INTERIOR WALLS WERE CONSTRUCTED TO CREATE ADDITIONAL BEDROOMS.
8. THE FENCE WAS PARTIALLY REPAIRED AND REPLACED.
9. THE ENCLOSED CARPORT WAS CONVERTED INTO AN APARTMENT.

FBC 105.2.4

1. BATHROOM SINK AND TOILETS WERE REPLACED.
2. KITCHEN SINKS WERE REPLACED.
3. A DISHWASHER AND DISPOSAL WERE INSTALLED.
4. GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS WERE DONE.

FBC 105.2.5

1. EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
2. CIRCUITS FOR CARPORT AREA WERE ADDED.
3. CIRCUITS FOR ILLEGAL KITCHEN WERE ADDED.

4. SERVICE WAS UPGRADED TO 150 AMPS.
5. INTERIOR BREAKER PANEL WAS REPLACED.
6. GENERAL PREMISE WIRING WAS ALTERED.
7. THERE ARE NO GFI OUTLETS IN KITCHEN(S) OR BATH(S).
8. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH BEDROOM, LIVING ROOM AND CARPORT, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 105.2.11

WALL AND WINDOW UNITS WERE INSTALLED

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

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

FBC 1626.1

THE EXTERIOR DOOR ON THE UTILITY ROOM BEDROOM IS AN INTERIOR HOLLOW CORE DOOR; IT WILL NOT PASS IMPACT TESTS.

CASE NO: CE07101433
CASE ADDR: 1506 DAVIE BLVD
OWNER: AMERICAN ONE INC
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)

BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE. WINDOWS ARE INOPERABLE.

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. THE ACCESSORY STRUCTURES ARE NOT BEING KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION. THE POOL IS GREEN AND LOW ON WATER. THE SCREEN PATIO DAMAGED.

FBC 105.1

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

1. NEW WINDOWS WERE INSTALLED. GLASS BLOCK.
2. THE KITCHEN WAS REMODELED.
3. EXTERIOR DOORS WERE INSTALLED/REPLACED.
4. THE FENCE WAS PARTIALLY REPAIRED AND REPLACED.
5. FRONT ENTRY OVERHANG ADDED TO ROOFLINE.
6. THE PORCH HAS BEEN ENCLOSED FOR USE AS A BEDROOM.

FBC 105.2.4

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

FBC 105.2.5

1. EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
2. THE GENERAL PREMISE WIRING WAS ALTERED.
3. THE BREAKER BOX WAS LOCATED IN ONE OF THE BATHROOMS.
4. THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH, BEDROOM, LIVING ROOM AND CARPORT, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 105.2.11

WALL AND WINDOW UNITS WERE INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

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

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CASE NO: CE07101438
CASE ADDR: 1514 DAVIE BLVD
OWNER: AMERICAN ONE INC
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
THE BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE AND INOPERABLE. THE ROOF IS LEAKING.

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(f)
THE PLUMBING IS NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-280(g)
ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-280(h)
THE FENCE IS IN DISREPAIR.

FBC 105.1
THE FOLLOWING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW WINDOWS WERE INSTALLED.
2. THE KITCHEN WAS REMODELED.
3. THE PORCH WAS ENCLOSED.
4. EXTERIOR DOORS WERE INSTALLED/REPLACED.
5. BATHROOMS WERE ADDED.
6. THE ENCLOSED CARPORT WAS CONVERTED INTO APARTMENTS

FBC 105.2.4
1. BATHROOM SINK(S) AND TOILET(S) WERE REPLACED.
2. KITCHEN SINK(S) WERE REPLACED.
3. GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS.
4. A BATHROOM WAS ADDED IN THE CONVERTED CARPORT BEDROOM.

FBC 105.2.5

1. EXTERIOR AND INTERIOR OUTLETS HAVE BEEN MOVED AND/OR ALTERED. THE LOADS IMPOSED ON SOME CIRCUITS ESPECIALLY, BUT NOT LIMITED TO, IN THE PORCH BEDROOM, LIVING ROOM AND CARPORT EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.
2. CIRCUITS TO THE CONVERTED CARPORT HAVE BEEN ADDED.
3. INTERIOR BREAKER PANEL WAS REPLACED IN THE BATHROOM

FBC 105.2.11

WALL AND WINDOW A/C UNITS HAVE BEEN INSTALLED WITHOUT PERMITS.

FBC 109.6

WORK HAS BEEN COVERED UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS AND APPROVALS.

FBC 1604.1

THE ENCLOSURES HAVE NOT BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

CASE NO: CE09040018
CASE ADDR: 3220 NW 63 ST
OWNER: KEARSE, EVE
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.1

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

1. A NEW FRONT DOOR WAS INSTALLED.
2. NEW WINDOWS WERE INSTALLED.
3. THE PORCH WAS ENCLOSED.
4. NEW GARAGE DOOR WAS INSTALLED.
5. KITCHEN AND BATHROOM WERE REMODELED, INCLUDING WHIRLPOOL.
6. A DRIVEWAY WAS INSTALLED. THE DRIVEWAY WAS PERMITTED, BUT PERMIT 03030791 DID NOT PASS FINAL INSPECTIONS.
7. THE GARAGE WAS PARTIALLY CONVERTED INTO A BEDROOM.

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FBC(2007) 105.4.4

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

1. THE KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

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

1. GENERAL PREMISE WIRING.
2. CIRCUITS TO POWER WHIRLPOOL AND GARAGE CONVERSION.

FBC(2007) 105.10.3.1

PAVING PERMIT 03030791 DID NOT PASS FINAL INSPECTIONS AND IS NULL AND VOID.

FBC(2007) 109.10

WORK WAS COVERED UP WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE DESIGN AND CONSTRUCTION OF THE PORCH CONVERSION DOES NOT MEET THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

CASE NO: CE09121633
CASE ADDR: 3011 NE 39 ST
OWNER: DEVITO, STEVEN H/E
HARDY-SMITH, PETER
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.1
A BOATLIFT INCLUDING AN ELECTRICAL CIRCUIT TO POWER LIFT HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMITS.

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CASE NO: CE11051239
CASE ADDR: 6241 NE 20 TER
OWNER: FERRETTI, GARY
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2010) 105.1
THE BUILDING AND PROPERTY HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED
PERMITS:
1. SEVERAL DIFFERENT FENCES, INCLUDING A MESH
STYLE FENCE WERE INSTALLED.
2. LIGHTS WERE INSTALLED ON TOP OF THE FENCE.
3. A DECK/DOCK WAS BUILT.
4. A CONCRETE DECK/WALK WAS POURED.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. LIGHTS WERE INSTALLED ON TOP OF THE FENCE.

FBC(2010) 105.11.2.1
WOOD FENCE PERMIT 11060879 HAS EXPIRED. IT FAILED
BOTH THE ZONING AND BUILDING FINAL INSPECTIONS
BACK ON 9/2/2011 AND REQUIRES CORRECTIONS. THIS IS
AN AFTER THE FACT PERMIT.

CASE NO: CE12020574
CASE ADDR: 1301 NE 14 CT
OWNER: HEFFNER, TIMOTHY
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2007) 105.10.3.1
ELECTRICAL PERMIT 11061511 IS EXPIRED.

FBC(2010) 105.4.11
A/C UNITS WERE REPLACED WITHOUT A PERMIT.

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CASE NO: CE12031419
CASE ADDR: 2880 NE 33 CT # 206
OWNER: CANNON, HARRY D
INSPECTOR: JORG HRUSCHKA

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

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: CE12081656
CASE ADDR: 1881 MIDDLE RIVER DR # 406
OWNER: RIAL, MARIA GRACIELA
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2010) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. THE KITCHEN WAS REMODELED WITHOUT A PERMIT.
