



CITY OF

FORT LAUDERDALE

Venice of America

CODE ENFORCEMENT BOARD HEARING AGENDA

**OCTOBER 22, 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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CITY COMMISSION ROOM - CITY HALL
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HEARING SCHEDULED

CASE NO: CE11100499
CASE ADDR: 2330 NW 13 ST
OWNER: JAMES, MICHAEL L
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. THE FRONT PORCH WAS ENCLOSED.
2. AN ADDITION WAS BUILT IN THE REAR THAT IS BEING
USED AS A UTILITY ROOM.
3. WINDOWS AND DOORS WERE INSTALLED/REPLACED.
4. A SHANTY-SYLE SHED WAS BUILT ON THE WEST SIDE.

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.

CASE NO: CE12030025
CASE ADDR: 516 NW 21 TER
OWNER: NY INVESTMENT GROUP LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AND THE REQUIRED
CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING
DEPARTMENT:
1. THIS HOUSE WAS DAMAGED BY A FIRE IN THE KITCHEN
AREA INCLUDING THE ROOF'S TRUSS. THE ROOF AND THE
OVERHANG ABOVE THE KITCHEN HAVE BEEN REPAIRED.
2. ONE EXPIRED PERMIT #11081013 TO BOARD-UP THIS
PROPERTY FROM 2011.

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CASE NO: CE13010357
CASE ADDR: 119 W SUNRISE BLVD
OWNER: METAYER, JULIENNE
METAYER, VASQUEZ
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. INSTALLED OR REPLACED AN EXISTING CENTRAL A/C.
A PERMIT MUST BE OBTAINED AND ALL THE REQUIRED
INSPECTIONS MUST BE PASSED.

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: CE13010761
CASE ADDR: 1721 NW 6 AV
OWNER: K & K ASSETS LLC
% DUMAS & MCPHAIL
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 CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. ILLEGAL ADDITION. THE CARPORT HAS BEEN ENCLOSED
WITHOUT A PERMIT AND IS BEING USED AS A BEDROOM.

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: CE13031199
CASE ADDR: 2829 SW 13 CT
OWNER: ROMAN, MICHAEL L H/E
RAMIREZ, WILSON
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. A WOOD FENCE, WINDOWS AND SHUTTERS WERE
INSTALLED WITHOUT PERMITS.

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 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 AS PER FBC 116.1.2 AND THE CONSTRUCTION
IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE
REQUIRED RESISTANCE TO THE WIND'S UPLIFT.

CASE NO: CE13070173
CASE ADDR: 521 LONG ISLAND AVE
OWNER: FIVE TEN FLORIDA III LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THE HOUSE IS GUTTED INSIDE AND WORKING WITHOUT
PERMITS:
1. REPLACING DRYWALL, NEW ROOF, NEW WINDOWS,
EXTERIOR DOORS, PLUMBING AND ELECTRICAL WORK IN
PROGRESS.
2. A CENTRAL A/C IS BEING INSTALLED.

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: CE13071932
CASE ADDR: 1105 NW 5 AV
OWNER: JUSTIN, BRIERE
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 CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT.
1. THIS DUPLEX HAS BEEN CONVERTED INTO A
FOURPLEX.
2. BOTH CAR GARAGES WERE ENCLOSED AND TURNED INTO
SMALL RENTAL APARTMENTS WITH BATHROOMS AND COOKING
AREAS IN THEM.

FBC(2010) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION OF A DUPLEX TO A FOURPLEX
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING
DEPARTMENT.

CASE NO: CE12111315
CASE ADDR: 1319 SW 1 AV
OWNER: FORUM, RICHARD B & LINDA S
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
A SHED HAS BEEN INSTALLED ON THE PROPERTY WITHOUT
A PERMIT.

FBC(2010) 105.4.8
AN AWNING HAS BEEN INSTALLED ON THE SIDE OF THE
WAREHOUSE BAY WITHOUT A PERMIT.

CASE NO: CE13050001
CASE ADDR: 1323 AVOCADO ISLE
OWNER: SAVLAND, ALF
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY A
BATH REMODELING PROJECT WITHOUT A PERMIT.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE BATH
REMODELING PROJECT WITHOUT A PERMIT.

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FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE BATH
REMODELING PROJECT WITHOUT A PERMIT.

CASE NO: CE13060212
CASE ADDR: 827 NE 14 CT
OWNER: GAGNE, MICHAEL
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.4.18
A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY
WITHOUT A PERMIT.

CASE NO: CE12121548
CASE ADDR: 2701 MIDDLE RIVER DR # 9
OWNER: DIAMOND, MATTHEW F &
DIAMOND, CARRIE
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THE WINDOWS WERE REPLACED WITHOUT FIRST OBTAINING
A PERMIT.

FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS HAVE NOT PASSED FINAL
INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND
VOID:
1. PERMIT 11051278 FOR ELECTRIC FOR NEW A/C.
2. PERMIT 11051276 TO INSTALL ONE CENTRAL A/C.

CASE NO: CE12121549
CASE ADDR: 2701 MIDDLE RIVER DR # 17
OWNER: DIAMOND, JOHN JOSEPH IV &
DIAMOND, MATTHEW FRANKLIN
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
WINDOWS WERE REPLACED WITHOUT A PERMIT.

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CASE NO: CE13080273
CASE ADDR: 1044 NE 11 AVE
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
UNIT ONE WAS SUBDIVIDED AND NOW HAS A SEPARATE
ONE-ROOM STUDIO APARTMENT. THIS WORK WAS DONE
WITHOUT THE REQUIRED PERMITS OR REQUIRED
INSPECTIONS.

CASE NO: CE13090771
CASE ADDR: 1016 NE 17 AVE
OWNER: COFAB PROPERTIES LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
A TWO BEDROOM/TWO BATHROOM (UNIT NUMBER #5) WAS
CONVERTED INTO A ONE BEDROOM/ONE BATHROOM AND A
ONE-BATHROOM STUDIO (NOW UNIT #6) WITHOUT THE
REQUIRED PERMITS OR INSPECTIONS.

CASE NO: CE13091161
CASE ADDR: 3333 NE 34 ST
OWNER: GALT VIEW APARTMENTS INC
AKA: CORAL RIDGE TOWERS SOUTH
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.4.4
TWO GAS GRILLS WERE INSTALLED AND HOOKED UP TO THE
NATURAL GAS METER WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

FBC(2010) 105.4.5
ELECTRICAL CONDUIT, ELECTRICAL OUTLET AND ELECTRICAL
DEVICE WERE INSTALLED WITHOUT THE REQUIRED PERMIT
OR INSPECTIONS. THIS IS IN THE AREA WERE THE TWO
GAS GRILLS WERE INSTALLED TO THE GAS METER WITHOUT
THE REQUIRED PERMIT OR INSPECTIONS.

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CASE NO: CE13091208
CASE ADDR: 1975 E SUNRISE BLVD
OWNER: LEASEFLORIDA SUNRISE LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
Fourth Floor office renovation:
1. DEMO, FRAMING, DRYWALL, CEILING GRID WITHOUT
THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.4
FOURTH FLOOR OFFICE RENOVATION:
1. NEW PLUMBING WORK WITHOUT THE REQUIRED PERMIT
OR INSPECTIONS.

FBC(2010) 105.4.5
FOURTH FLOOR OFFICE RENOVATION:
1. NEW ELECTRICAL WORK WITHOUT THE REQUIRED PERMIT
OR INSPECTIONS.

CASE NO: CE12050676
CASE ADDR: 1532 NE 16 AV
OWNER: CLEMENT, JOHN
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THE BUILDING/PROPERTY HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED
PERMITS:
1. A FENCE WAS INSTALLED AND IS ENCROACHING ON THE
NORTHERN NEIGHBOR'S PROPERTY.
2. A LARGE SUBSTANTIAL SHADE/PATIO STRUCTURE WAS
BUILT IN THE NORTHERN SIDE SETBACK. THE STRUCTURE
IS SOLIDLY BUILT, WITH ELECTRICAL LIGHTS,
CIRCUITS AND A FIREPLACE.
3. A CAR COVER STRUCTURE WAS INSTALLED IN THE
FRONT.
4. AWNINGS WERE INSTALLED.

FBC(2010) 105.11.2.1
THE FOLLOWING PERMIT HAS NOT PASSED FINAL
INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND
VOID:
1. PERMIT 03120895 TO INSTALL A STAMPED CONCRETE
DRIVEWAY ON AN OFFSITE.

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FBC(2010) 105.4.5

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

1. ELECTRICAL CIRCUITS, LIGHTS AND OUTLETS WERE
INSTALLED/ADDED TO THE AWNING AND PATIO
STRUCTURES.

FBC(2010) 110.9

THE WORK HAS BEEN PERFORMED AND/OR COVERED-UP
WITHOUT OBTAINING THE REQUIRED INSPECTION
APPROVALS FROM THE BUILDING DEPARTMENT THROUGH THE
PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE ILLEGAL PATIO AND SHADE STRUCTURES HAVE NOT
BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE09020070
CASE ADDR: 2000 N OCEAN BLVD # HOTEL
OWNER: URBANA PELICAN GRAND I LLC
INSPECTOR: ROBERT MASULA

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.

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

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.

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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.

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FBC(2007) 105.4.11

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

1. 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.

CASE NO: CE11121644
CASE ADDR: 2765 NE 14 ST # PH1 (PHW)
OWNER: FALK, CHARLES E SR
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2007) 105.1

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

FBC(2007) 105.4.5

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

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

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

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CASE NO: CE13030913
CASE ADDR: 1324 NE 13 AV
OWNER: REINA, MARC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
A FENCE WAS INSTALLED WITHOUT A PERMIT.

CASE NO: CE13041042
CASE ADDR: 2115 NE 37 ST
OWNER: CORAL RIDGE CC PROPERTIES LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
WINDOWS HAVE BEEN INSTALLED WITHOUT THE REQUIRED
PERMITS AND REQUIRED INSPECTIONS.

FBC(2010) 105.4.15
WINDOWS HAVE BEEN INSTALLED WITHOUT THE REQUIRED
PERMITS AND REQUIRED INSPECTIONS.

FBC(2010) 1604.1
THE BALCONY RAILINGS ON THE SECOND FLOOR ARE IN
POOR CONDITION. THERE ARE AREAS WHERE THE RAILING
OR RAILS ARE BROKEN, SAGGING, ARE SEPARATING AND
SPLIT. IN MY OPINION THESE RAILINGS ARE IN
DISREPAIR AND NEED TO BE REPLACED.

CASE NO: CE13050005
CASE ADDR: 2820 NE 30 ST # 2
OWNER: MARCH, GEORGE P H/E
CESARIO, LINDA
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
1. THIS IS A CONDO UNIT ON THE GROUND FLOOR.
APPARENTLY THE BALCONY WAS ENCLOSED WITHOUT
PERMITS. THERE WAS A PERMIT 08101677 THAT WAS
APPLIED FOR BUT THE PERMIT WAS NEVER ISSUED.
2. THERE ARE ALSO PAVERS INSTALLED BOTH AT THE
FRONT ENTRANCE TO THIS UNIT AND ALSO OFF THE
BALCONY AT THE REAR OF THIS UNIT.

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FBC(2010) 1609.1

THIS IS A CONDO UNIT ON THE GROUND FLOOR.
APPARENTLY THE BALCONY WAS ENCLOSED WITHOUT
PERMITS. THERE WAS A PERMIT 08101677 THAT WAS
APPLIED FOR BUT THE PERMIT WAS NEVER ISSUED. THERE
WERE ALSO PAVERS INSTALLED BOTH AT THE FRONT
ENTRANCE TO THIS UNIT AND ALSO OFF THE BALCONY AT
THE REAR OF THIS UNIT.

CASE NO: CE13060564
CASE ADDR: 1339 NE 14 AVE
OWNER: CHAI LV LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
WORK BEING DONE WITHOUT THE REQUIRED PERMITS:
1. REPLACED WINDOWS.
2. ENCLOSED CARPORT.
3. REPLACED A/C UNIT.
4. UPGRADED ELECTRICAL SERVICE.
5. REPLACING PLUMBING FIXTURES.

FBC(2010) 105.4.4
REPLACING SINKS AND PLUMBING FIXTURES WITHOUT THE
REQUIRED PERMITS.

FBC(2010) 105.4.5
UPGRADED THE ELECTRICAL SERVICE PANEL WITHOUT THE
REQUIRED PERMITS.

FBC(2010) 105.4.11
REPLACED AIR CONDITIONING UNIT WITHOUT THE
REQUIRED PERMIT.

FBC(2010) 105.4.15
REPLACING WINDOWS AND DOORS WITHOUT THE REQUIRED
PERMITS.

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CASE NO: CE10071981
CASE ADDR: 1529 NW 8 AV
OWNER: L-J INVESTMENT FIRM INC
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 CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS DWELLING WAS DAMAGED BY A FIRE ON JULY 29, 2010 AND THE STRUCTURAL AND ELECTRICAL REPAIRS WERE DONE.
2. THE WINDOWS WERE REPLACED. PROPERTY IS BEING OCCUPIED BY A TENANT.
3. DAMAGES WERE DONE ON THE TRUSSES INSIDE THE BACK BEDROOM AS WELL AS THE SHEETING AND SHINGLE AND THE ROOF EVE OUTSIDE THE BEDROOM WINDOW.

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: 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.

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
OCTOBER 22, 2013 9:00 AM

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.
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.

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
OCTOBER 22, 2013 9:00 AM

CASE NO: CE12020966
CASE ADDR: 735 NW 17 ST
OWNER: SCB FAMILY LAND TR
GUIDOLIN, KEVIN TRSTEE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. REMOVAL AND REPLACEMENT OF THE DOORS AND WINDOWS.
2. THE FRONT PORCH ROOF HAS BEEN EXTENDED TO THE EAST.
3. THE BUILDING HAS BEEN RE-ROOFED.
4. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.
5. A SHED HAS BEEN CONSTRUCTED IN THE REAR YARD.
6. THE FRONT PORCH HAS BEEN ENCLOSED WITH LATTICE.
7. THE DRIVEWAY PAVING HAS BEEN EXTENDED TO THE EAST.
8. A CONCRETE DRIVEWAY HAS BEEN INSTALLED ON THE WEST SIDE OF THE BUILDING.
9. A LARGE CONCRETE PATIO DECK HAS BEEN INSTALLED IN THE REAR YARD.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED IN THE REMODELING AND IMPROVEMENT PROCESS. PERMITS FOR THE IMPROVEMENTS/ALTERATIONS HAVE NOT BEEN ISSUED. THE WORK INCLUDES THE FOLLOWING:

1. REPLACEMENT OF THE WATER CLOSET, LAVATORY AND BATHTUB.
2. REPLACEMENT OF THE KITCHEN SINK.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED AND EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:

1. CIRCUITS ADDED TO THE ADDITION IN THE REAR OF THE BUILDING TO POWER OUTLETS, LIGHTS AND THE AIR CONDITIONER.
2. THE RELOCATION OF THE RANGE AND REFRIGERATOR OUTLETS FOR THE KITCHEN RE-MODELING.
3. THE ADDITION OF A RANGE HOOD CIRCUIT AND UPGRADE OF THE BATHROOM CIRCUITRY.

CITY OF FORT LAUDERDALE
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FBC(2007) 105.4.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED IN
THE WINDOWS AND WALLS WITHOUT OBTAINING 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 WIND BORNE DEBRIS. AN APPROVED
SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER
FBC(2007) 1609.1.2

CASE NO: CE12061703
CASE ADDR: 1301 NW 15 AVE
OWNER: 1301 NW 15TH AVE LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

DURING ROUTINE INSPECTIONS ON THIS AREA AT 10:45
AM, AND FOR THE PAST WEEK I OBSERVED MALES WORKING
INSIDE OF THIS VACANT DWELLING. SOME WINDOWS HAVE
BEEN CHANGED. RENOVATIONS ARE BEING PERFORMED
INSIDE THE DWELLING INCLUDING BUT NOT LIMITED TO
CENTRAL A/C, CABINETRY, ELECTRICAL AND PLUMBING
UPGRADES INSIDE THE KITCHEN AND BATHROOMS WITHOUT
PERMITS. LAST PERMIT ISSUED WAS 2005. A STOP WORK
ORDER WAS ISSUED.

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 UPGRADE THE
KITCHEN AND BATHROOM WITH NEW WASTE AND HOT AND
COLD WATER PIPES HOOKED-UP TO THE NEW PLUMBING
FIXTURES.

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
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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 UPGRADE THE KITCHEN AND BATHROOMS WITH NEW CIRCUITS FOR THE LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW CENTRAL A/C WITH A 7.5 KW HEATER. 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) 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 HAS 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.

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

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
OCTOBER 22, 2013 9:00 AM

CASE NO: CE13020672
CASE ADDR: 5341 NW 33 AVE
OWNER: COCONUT GROVE PARK INC
% JOHN C SCURTIS
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED AFTER A CAR HIT THE BUILDING. THE
REPAIR WAS PERFORMED WITHOUT OBTAINING THE
REQUIRED PERMITS AND INSPECTIONS FROM THE CITY.

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: CE13041354
CASE ADDR: 508 NW 16 ST
OWNER: RICHARD THOMAS GIBSON REV TR
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 WINDOWS AND DOORS WERE REPLACED ON THE
DWELLING.

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.

CITY OF FORT LAUDERDALE
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CASE NO: CE13041856
CASE ADDR: 141 SW 31 AVE
OWNER: ADALWIN LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
WORKING WITHOUT PERMITS:
1. WINDOWS FACING THE SOUTHSIDE AND WEST SIDE WERE REPLACED.
2. THE KITCHEN WAS REMODELED.
3. NEW PLUMBING AND ELECTRICAL FIXTURES WERE INSTALLED.

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 HAS 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: CE12051126
CASE ADDR: 327 SW 20 ST
OWNER: TOSSIO, TEDDY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THIS THREE FAMILY PROPERTY CONSISTING OF 2 TWO STORY BUILDINGS HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:
1. NEW WINDOWS HAVE BEEN INSTALLED.
2. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:
1. WATER HEATERS HAVE BEEN INSTALLED.
2. SUPPLY AND WASTE LINES HAVE BEEN INSTALLED FOR WASHING MACHINES.

FBC(2010) 105.4.11
A CONDENSING UNIT AND DRYER VENTS HAVE BEEN INSTALLED WITHOUT PERMITS.

CITY OF FORT LAUDERDALE
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CASE NO: CE12111407
CASE ADDR: 641 NE 15 AV
OWNER: LEHANE, ROBERT A
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE DUPLEX HAS BEEN ALTERED WITH INTERIOR
RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH INTERIOR
RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
INTERIOR RENOVATIONS WITHOUT A PERMIT.

CASE NO: CE13020125
CASE ADDR: 219 S FTL BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 1009.4.4
THE STAIR TREADS DO NOT MEET THE REQUIREMENTS OF
UNIFORMITY AS SPECIFIED BY THE FLORIDA BUILDING
CODE.

FBC(2010) 1604.1
THE TREAD WIDTHS ON THE EXTERIOR STAIRWAY VARY
MORE THAN 3/8 INCH DUE TO THE ERROSION OF THE
METAL NOSINGS FROM EXPOSURE TO THE ELEMENTS.

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

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.

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) 105.4.5

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

1. ELECTRICAL WORK DONE THROUGHOUT DURING THE
INTERIOR REMODELING.
2. ELECTRICAL SERVICE UPGRADE HAS BEEN DONE.

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.

CITY OF FORT LAUDERDALE
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CASE NO: CE12021047
CASE ADDR: 46 ISLA BAHIA DR
OWNER: STEVEN A HICKHAM REV TR
HICKHAM, STEVEN A TRSTEE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT THE REQUIRED PERMITS
ISSUED:
1. NEW CABINETS ARE BEING INSTALLED.

FBC(2007) 105.4.4
THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED
WITHOUT A PERMIT:
1. KITCHEN FIXTURES HAVE BEEN REMOVED.

CASE NO: CE12030489
CASE ADDR: 1843 SW 4 AV
OWNER: HATCHER, RICHARD
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-277(b)
THE TOTAL AMOUNT OF OCCUPANTS RESIDING IN THE
SINGLE FAMILY RESIDENCE HAS EXCEEDED THE LIMITS
AND REQUIREMENTS OF THE MINIMUM HOUSING CODE.

FBC(2007) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT PERMITS:
1. A FRONT PORCH HAS BEEN ENCLOSED.
2. ROOF RAFTERS HAVE BEEN REPAIRED.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. WALL A/C UNITS HAVE BEEN INSTALLED.
5. THE STRUCTURE OF THE ROOFED PORCH HAS BEEN ALTERED.
6. A NEW FRONT DOOR HAS BEEN INSTALLED.

FBC(2007) 105.4.5
THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED
WITHOUT A PERMIT:
1. A NEW CIRCUIT BREAKER PANEL HAS BEEN
INSTALLED.
2. SWITCHES AND OUTLETS HAVE BEEN INSTALLED.
3. PREMISE WIRING INCLUDING EXPOSED ROMEX HAVE
BEEN INSTALLED.

FBC(2007) 110.1.1
THE OCCUPANCY AND USE FOR THE SINGLE FAMILY
DWELLING HAS BEEN CHANGED WITHOUT ALL OF THE
APPROVALS AND CERTIFICATE OF OCCUPANCY.

CITY OF FORT LAUDERDALE
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CASE NO: CE12060451
CASE ADDR: 1546 SW 24 ST
OWNER: ORBEGOZO, NANCY
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. CONCRETE BEAMS AND COLUMNS HAVE BEEN FORMED AND
POURED.
3. THE WOOD SIDING ON THE REAR BUILDING HAS BEEN
REPLACED.
4. A NEW WOOD FENCE HAS BEEN INSTALLED.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH NEW
ROMEX CONNECTIONS WITHOUT A PERMIT.

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: CE13031575
CASE ADDR: 1725 SW 5 ST
OWNER: PEDELTY, JEFFREY J
PEDELTY, PETER
INSPECTOR: GERRY SMILEN

VIOLATIONS: 9-280(b)
THE ROOF AND REAR YARD RETAINING WALLS HAVE NOT
BEEN MAINTAINED AND ARE NOT STRUCTURALLY SOUND.

FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE ENCLOSURE OF THE REAR PORCH WITHOUT A PERMIT.

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FBC(2010) 1604.1
THE ROOF AND REAR RETAINING WALLS OF THE SINGLE
FAMILY DWELLING DO NOT MEET THE STANDARD FOR
GRAVITY LOADING.

CASE NO: CE13031708
CASE ADDR: 401 RIVIERA ISLE # 101
OWNER: ROBINSON, BENJAMIN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE CO-OP UNIT HAS BEEN ALTERED WITH A COMPLETE
INTERIOR RENOVATION WITHOUT A PERMIT.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE
COMMENCEMENT OF INTERIOR RENOVATIONS WITHOUT A
PERMIT.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
COMMENCEMENT OF INTERIOR RENOVATIONS WITHOUT A
PERMIT.

CASE NO: CE10070539
CASE ADDR: 637 W EVANSTON CIR
OWNER: PETIT, DESTIN
MANCOEUR, GINA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. WINDOWS WERE INSTALLED WITHOUT PERMITS.
2. REMODELING MASTER BATHROOM WITHOUT PROPER
PERMITS.
3. REPLACING SEWER LINE UNDER SLAB (CUTTING SLAB,
INSTALLING PVC SEWER AND REPAIRING THE SLAB)
WITHOUT OBTAINING THE PROPER PERMITS.
4. THIS PROPERTY WAS REROOFED IN 2005 AND THE
PERMIT WAS LEFT TO EXPIRE.

FBC(2007) 105.4.4
THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. THE PLUMBING FIXTURES AND PARTS OF THE SEWER
LINES IN THE MASTER BATH WERE ALTERED AND
REPLACED.

CITY OF FORT LAUDERDALE
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FBC(2007) 109.3 A.21.

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: CE11092259
CASE ADDR: 751 ALABAMA AVE
OWNER: WHYTE, LORNA B &
HARRIS, JACINDA
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:

1. THE WINDOWS AT THE DWELLING WERE REPLACED.

FBC(2007) 1612.1.2

ALL THE WINDOW 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: CE11121903
CASE ADDR: 3234 W BROWARD BLVD
OWNER: DETY CORP
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1

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

1. A CONCRETE SLAB WAS POURED OVER A SEPTIC TANK
AND DRAIN FIELD BETWEEN 2011 AND 2012 AS PER BCPA
PICTURES. THE PLUMBING PIPES WERE REDESIGNED
CAUSING BACK UP IN OTHER STORES. NO VENTS HAVE BEEN
PROVIDED FOR THE WASTE LINES.

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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: CE12041584
CASE ADDR: 6800 NW 21 TER
OWNER: OGREN, NATHAN
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. THE OWNER HAD A SHED BUILT IN THE SOUTH SIDE OF
HIS PROPERTY LOT AND A CARPORT ON THE NORTH SIDE
ATTACHED TO HIS HOUSE EXPANDING ALL THE WAY TO THE
NEXT PROPERTY LINE OR SET BACK.
2. HURRICANE SHUTTERS WERE PLACED IN EACH WINDOW
OPENING.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO
THE SHED AND THE ROOF WITH THE SUPPORTING COLUMNS
FOR THE NEW CARPORT 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 AS PER FBC 116.1.2. THE CONSTRUCTION IS
UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED
RESISTANCE TO THE WINDS UPLIFT.

CASE NO: CE12070255
CASE ADDR: 2611 NW 16 CT
OWNER: B & R PROPERTY SOLUTIONS 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 CARPORT HAS BEEN DEMOLISHED.
2. THE DWELLING WAS REROOF.

CITY OF FORT LAUDERDALE
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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: CE12121011
CASE ADDR: 3306 SW 17 ST
OWNER: HERNANDEZ, PABLO JR H/E
HERNANDEZ, PABLO SR & CONSUELO
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 CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. RENOVATING THE INTERIOR OF THE PROPERTY WITH
NEW ELECTRICAL AND PLUMBING FIXTURES TO BUILD A
SMALL RENTAL APARTMENT.
2. A NEW ROOF WAS BUILT AT THE REAR OF THE CARPORT
OVER A CONCRETE SLAB.

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 ROOF AND WALLS BELONGING TO
THE REAR ADDITION AND THE NEW ROOF ADDITION BEHIND
THE 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 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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CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
OCTOBER 22, 2013 9:00 AM

CASE NO: CE13030047
CASE ADDR: 1600 NW 7 TER
OWNER: RIVIERA, LUCAS & MARY
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 WINDOWS AND FRONT DOOR WERE REPLACED AT THE
DWELLING.

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) 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 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(2010) 1609.1.2.

CASE NO: CE13031521
CASE ADDR: 1210 NE 1 AV
OWNER: CROW, CHAD LEE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED AS FOLLOW:
1. THIS PROPERTY'S WINDOWS WERE REPLACED WITH A
PERMIT THAT WAS LEFT TO EXPIRE.
2. THERE ARE THREE OPENINGS THAT WERE ENCLOSED
WITH BLOCKS.
3. BOTH DWELLINGS INTERIOR WERE REMODELED WITH NEW
CABINETS, PLUMBING FIXTURES, ELECTRICAL UP-GRADES
INCLUDING MAIN BREAKER PANELS, OUTLETS AND FIXTURES.
4. A CENTRAL A/C WITH DUCT WORK WAS INSTALLED IN
THE REAR DWELLING.
5. THE UTILITY STORAGE SHED HAS A NEW ROOF DECK.

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6. AN ADDITION FACING THE EAST SIDE OF THE PROPERTY LOT WAS BUILT ALL THE WAY TO THE PROPERTY LINE.
 7. A WOOD FENCE HAS BEEN ERECTED TO SPLIT THE PROPERTY LOT IN TWO SECTIONS.
- ALL OF THE ABOVE MENTIONED WORK WAS DONE WITHOUT PERMITS.

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 REMODEL THE KITCHENS AND BATHROOMS INSIDE BOTH DWELLINGS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.
2. A WATER HEATER WAS INSTALLED INSIDE THE LAUNDRY ROOM INSIDE THE REAR STORAGE SHED.

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 UPGRADE, WITH NEW CIRCUITS FOR THE TWO DWELLING LIGHTS AND WALL OUTLETS, POWER SUPPLY TO BOTH KITCHEN AND BATHROOM AREAS, THE LAUNDRY ROOM, THE CENTRAL A/C WITH 7.5KW ELECTRIC HEATER THAT WAS INSTALLED AT THE REAR. 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) 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 HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS INSIDE THE REAR DWELLING. THERE IS NO BATHROOM VENTILATION PROVIDED AFTER THE BATHROOM WAS UPDATED.

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.

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FBC(2010) 1604.1

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

CASE NO: CE13041043
CASE ADDR: 1034 NW 7 AVE
OWNER: SOUTH BIMINI 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 WINDOW OPENINGS ARE BEING ENCLOSED AND NEW WINDOWS ARE BEING INSTALLED IN THE REDUCED OPENINGS AT THE REAR OF THE PROPERTY.

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: CE13051046
CASE ADDR: 1632 NW 18 AV
OWNER: SMITH, ERROL &
HANLEY, DIANA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

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

1. A UTILITY ROOM WAS BUILT INSIDE THE CARPORT.
2. THE OWNER HAS RUN PLUMBING PIPES FOR A SINK.
PVC VENT PIPES WERE ATTACHED TO THE FRONT WALL OF THE DWELLING, THEY'RE VISIBLE FROM THE ROADWAY.
3. THE WINDOWS WERE REPLACED ON THE PROPERTY.
4. A CENTRAL A/C WAS INSTALLED.

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FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
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INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE13051087
CASE ADDR: 1107 NW 15 ST
OWNER: PLANCHER, ANDRE N
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

1. THIS PROPERTY HAS AN ADDITION THAT WAS BUILT
WITH PERMITS THAT WERE LEFT TO EXPIRE BACK IN
2003. TODAY THIS SINGLE FAMILY DWELLING HAS BEEN
SPLIT INTO TWO RENTALS APARTMENTS. THE WORK THAT
WAS DONE BACK THEN HAS BECOME WORK WITHOUT
PERMITS.

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) 111.1.1

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

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD AGENDA
CITY COMMISSION ROOM - CITY HALL
OCTOBER 22, 2013 9:00 AM

CASE NO: CE13061150
CASE ADDR: 1404 NW 3 AVE
OWNER: VILLA, ROBERT
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. A CENTRAL A/C HAS BEEN INSTALLED.
2. INTERIOR REMODELING IN THE KITCHEN AND
BATHROOM.

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: CE13061765
CASE ADDR: 1115 NE 3 AVE
OWNER: PARAMOUNT LAND TR
PARA, LUDOVIC TRST
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
FRONT WINDOW AND FRONT DOOR WERE REPLACED WITHOUT
THE REQUIRED PERMITS.

CASE NO: CE11041855
CASE ADDR: 1120 NE 16 CT
OWNER: ASHWORTH, TODD
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
A SINGLE-FAMILY DWELLING HAS BEEN CONVERTED INTO A
TRIPLEX RENTAL WITHOUT THE REQUIRED PERMITS.