



CITY OF

FORT LAUDERDALE

Venice of America

CODE ENFORCEMENT BOARD HEARING AGENDA

**FEBRUARY 25, 2014
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 Elfman, **Chair** • Chad Thilborger, **Vice Chair** • Genia Ellis
• Joan Hinton • Jan Sheppard • Howard Nelson • 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: CE10120956
CASE ADDR: 619 SW 20 TER
OWNER: FIVE TEN FLORIDA IV LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 111.1.1
THE OCCUPANCY OF THE SINGLE FAMILY DWELLING HAS
BEEN CHANGED TO A MULTI-FAMILY DWELLING WITHOUT
OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE
OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: CE13032133
CASE ADDR: 540 SW 15 AVE
OWNER: DIAZ, TIFFANY
EVELYN, WILLIAM
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE INSTALLATION OF NEW WINDOWS WITHOUT A PERMIT.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
ADDITIONAL WIRING AND OUTLET BOXES INSTALLED ON
THE EXTERIOR OF THE BUILDING WITHOUT A PERMIT.

CASE NO: CE13060208
CASE ADDR: 413 SW 16 ST
OWNER: BENJAMIN CAPITAL CORP
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED WITH THE
INSTALLATION OF NEW EXTERIOR DOORS AND KITCHEN
CABINETS WITHOUT A PERMIT.

FBC(2010) 105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE
KITCHEN RENOVATION WORK WITHOUT A PERMIT.

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
INSTALLATION OF A DISCONNECT AND OUTLET FOR THE
WALL A/C WORK WITHOUT A PERMIT.

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CASE NO: CE13060554
CASE ADDR: 1725 SW 4 ST
OWNER: LANIGAN, THOMAS P
INSPECTOR: GERRY SMILEN

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

CASE NO: CE13090669
CASE ADDR: 1462 SW 18 TER
OWNER: NEWBERRY, WAYNE K
WAYNE K NEWBERRY REV LIV TR
INSPECTOR: GERRY SMILEN

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

CASE NO: CE13100680
CASE ADDR: 515 SW 1 AV
OWNER: TWIN WAREHOUSE LIMITED PARTNERSHIP
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THIS COMMERCIAL BUILDING HAS BEEN ALTERED WITH THE
ADDITION OF A KITCHEN WITHOUT PERMITS.

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

FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
ADDITION OF A KITCHEN WITHOUT PERMITS.

CASE NO: CE13101934
CASE ADDR: 2 ISLE OF VENICE
OWNER: CADVIL LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM OF THE APARTMENT BUILDING
HAS BEEN ALTERED WITH THE INSTALLATION OF A NEW
CIRCUIT BREAKER PANEL AND WIRING FOR THE AIR
HANDLER AND WATER HEATER WITHOUT A PERMIT.

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CASE NO: CE10122009
CASE ADDR: 2343 NW 12 CT
OWNER: MORTGAGE CAPITAL PARTNERS 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. THIS DWELLING WAS DAMAGED BY A FIRE AT THE FRONT RIGHT CORNER (EAST SIDE) OF THE DWELLING INSIDE THE MASTER BEDROOM ON DECEMBER 29, 2010. THERE ARE NEW OWNERS AS OF JUNE 13, 2013. THE DAMAGE WAS REPAIRED AND THERE'S A TENANT LIVING INSIDE AS OF DECEMBER 11, 2013 OR BEFORE. THE BUILDING HAS BEEN ALTERED AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY. THE EXPANSIONS AND ALTERATIONS ARE A FRAME ADDITION ON THE NORTH AND WEST SIDE OF THE DWELLING DOUBLING THE FOOTPRINT OF THE ORIGINAL BUILDING WITH AN ENCLOSURE OF THE NORTH END OF THE CARPORT.

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: CE12020638
CASE ADDR: 704 SW 24 AVE
OWNER: HUNTLEY, CASSANDRA M
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. INTERIOR UPGRADING OF THE DWELLING. IN THE KITCHEN AND BATHROOM, ALL THE PLUMBING AND ELECTRICAL FIXTURES WERE REPLACED.
2. A NEW CENTRAL A/C WITH DUCTS WAS 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 THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE12100560
CASE ADDR: 6160 NW 31 WY
OWNER: SZIVOS, ZOLTAN
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 SECOND FLOOR LOFT WAS ENCLOSED AND CONVERTED INTO A BEDROOM WITH A BATHROOM THAT WAS BUILT INSIDE THE EXISTING LOFT.
2. THE CENTRAL A/C SYSTEM WAS REPLACED. THE NEW UNIT IS FROM MAY 2008. THE DUCTWORK WAS REDESIGNED TO SUPPLY THE NEW AREA THAT WAS ENCLOSED INSIDE THE LOFT.
3. THE STAIRWAY TO THE SECOND FLOOR WAS REPLACED WITH A SPIRAL METAL STAIRWAY AND PART OF THE EXISTING WOOD GUARDRAIL WAS ALSO REPLACED WITH A METAL ONE THAT IS LOOSE AND DOES NOT MEET THE STANDARD HEIGHT AND THE FASTENER REQUIREMENT OF FBC 2010.
4. THE EXISTING BATHROOMS AND KITCHEN AREAS WERE UPGRADED WITH NEW COUNTERTOPS WITH ATTACHED PLUMBING AND ELECTRICAL FIXTURES.

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: CE13041946
CASE ADDR: 1160 ALABAMA AVE
OWNER: OLKINE, FONTILME
JEANTINOR, MARIE MONA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

WOOD FENCE WAS INSTALLED ON THE FRONT OF THE DWELLING WITHOUT A PERMIT.

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CASE NO: CE13070636
CASE ADDR: 2400 NW 62 ST # 150
TENANT: D.H.S INVESTMENTS LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
ALTERATIONS ARE BEING DONE WITHOUT PERMITS. AS A
STOP WORK ORDER WAS ISSUED FOR WORKING W/O
PERMITS:
1. INTERIOR REMODELING.
2. THE FLOOR PLAN IS BEING CHANGED.
3. NEW ELECTRIC CIRCUITS FOR WALL OUTLETS AND
CEILING LAMPS OR OLD ONES ARE BEING RELOCATED.
4. THE AIR DUCTS SUPPLY IS BEING RUN TO THE NEW
OFFICE AREAS.
5. PLUMBING WORK TO BUILD A KITCHEN AREA IS IN
PROGRESS.

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: CE13080550
CASE ADDR: 1135 NW 18 AV
OWNER: CONDELL, JACOB
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1
THERE IS WORK BEING DONE WITHOUT ANY PERMITS ON
RECORD, INCLUDING BUT NOT LIMITED TO:
1. PAVER DRIVEWAY EXTENDED TO THE STREET.
2. ROOF.
3. INSIDE RENOVATIONS.

CASE NO: CE13100065
CASE ADDR: 2600 NW 19 ST
OWNER: MRS ENTERPRISE INC
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. MAJOR RENOVATION IN PROGRESS MOSTLY AT NIGHT &
WEEKENDS INSIDE THE STORES.
2. A CENTRAL A/C UNIT WAS INSTALLED ON THE ROOF.

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FBC(2010) 110.9

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AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE13100142
CASE ADDR: 2120 NW 21 TER
OWNER: NEW WORLD REALTY GROUP INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.18
THE WOOD FENCE AND GATE NEEDS TO HAVE A
PROFESSIONAL DESIGNER'S DRAWINGS WITH THE WIND
PRESSURE CALCULATIONS OR THE NOA IF APPLICABLE AS
PER FBC (2010) 1609.1. IT MUST SHOW THE SCOPE OF
THE WORK WITH THE INSTALLATION DETAILS AND IT MUST
BE APPROVED BY ZONING TO BE INSTALLED ON THAT
LOCATION.

CASE NO: CE13100966
CASE ADDR: 730 NW 7 ST
OWNER: UNITED INVESTMENT GROUP 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. A MEZZANINE WAS BUILT INSIDE THE WAREHOUSE
USING 7' FT/H METAL SHELVES. A WOOD DECK WAS BUILT
ON TOP OF THEM. IT IS BEING USED AS A SECOND FLOOR
WITH ANOTHER SET OF 7' FT/H ABOVE IT.

CASE NO: CE13110120
CASE ADDR: 1501 NW 3 AVE
OWNER: 1501-3RD AVENUE 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 THE CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. THIS PROPERTY HAS A TWO FLOOR ADDITION ON THE
REAR WITH A TWO CAR GARAGE ON THE FIRST FLOOR AND
AN IN-LAW QUARTER ON THE SECOND FLOOR BUILT ON
MARCH 22, 1978 UNDER PERMIT OA781500.

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2. THE GARAGE HAS BEEN ENCLOSED AND SEPARATED INTO ANOTHER APARTMENT FOR RENT. THERE'S A TOTAL OF THREE RENTAL UNITS MARKED A - B - C - ON THE DOORS.
3. THE ELECTRICAL SUPPLY IS COMING FROM TWO ELECTRICAL METERS THAT ARE PROVIDING THE POWER TO THE THREE APARTMENTS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED AND IT HAS BECOME AN ELECTRICAL FIRE HAZARD.
4. THREE NEW CENTRAL A/C'S WERE INSTALLED. TWO AT THE REAR UNITS, ONE AT THE FRONT UNIT.

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 WITH AN IN-LAW QUARTER TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: CE13120603
CASE ADDR: 1237 NW 13 CT
OWNER: SALCEDO, ROSA J
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. INTERIOR UPGRADING OF THE DWELLING, THE KITCHEN AND BATHROOM. ALL THE PLUMBING AND ELECTRICAL FIXTURES WERE REPLACED.
2. THE WINDOWS AND THE FRONT DOOR WERE REPLACED.
3. A NEW CENTRAL A/C WITH DUCTS WAS 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 THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE13121100
CASE ADDR: 1607 NW 13 CT
OWNER: RH INVESTMENTS PROPERTIES 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 OWNERS DID INTERIOR RENOVATIONS IN THE KITCHEN AND TWO BATHROOMS. ONLY ONE BATHROOM WAS BUILT WITH PERMIT #00P12568, AS PER THE CITY'S PERMIT RECORDS.
2. POWER SUPPLY INSIDE THE DWELLING WAS UPGRADED WITH A NEW MAIN ELECTRICAL PANEL.
3. A CENTRAL A/C WAS INSTALLED WITH AIR SUPPLY DUCTS AND AN ELECTRIC HEATER.
4. THE EXISTING DWELLING'S WINDOWS WERE REPLACED.

FBC(2010) 105.4.5

THE TENANT IS COMPLAINING OF ELECTRICAL PROBLEMS TO FPL. THEY WERE CALLED BY THE TENANT TO INSPECT THE HOUSE AND THE FOLLOWING VIOLATIONS WERE REPORTED TO THE CITY BY THEM:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO UPGRADE THE KITCHEN, BATHROOMS AND THE BACKSPLASH AREA MUST MEET THE N.E.C. 210.8 REQUIREMENTS.
2. A CENTRAL ELECTRICAL 7.5KW HEATER WAS INSTALLED.
3. THE MAIN CIRCUIT BREAKER PANEL HAS BEEN REPLACED WITHOUT BEING INSPECTED BY THE ELECTRICAL INSPECTORS. BY HIS ACTION THE OWNER HAS INCREASED 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(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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CASE NO: CE13071850
CASE ADDR: 636 NE 14 AVE
OWNER: DAVCHI LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THE BACK HALF OF THIS BUILDING HAS BEEN DIVIDED
AND THE BUILDING NOW APPEARS TO BE A DUPLEX WITH
MORE THAN ONE TENANT AT THIS ADDRESS. THERE WERE
NO PERMITS FOR THIS WORK.

FBC(2010) 105.4.10.1
THE ROOF WAS REPLACED WITHOUT THE REQUIRED PERMIT
OR INSPECTIONS. WENT FROM A TILE ROOF TO A SHINGLE ROOF.

CASE NO: CE13120871
CASE ADDR: 3121 NE 51 ST # 105E
OWNER: SCROCCA, PETER M
SCROCCA, THERESA P
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
REMODELING OF KITCHEN AND TWO BATHROOMS AND
INSTALLING A NEW LAUNDRY ROOM WITHOUT THE REQUIRED
PERMITS OR INSPECTIONS.

FBC(2010) 105.4.3
COMPLETE DEMOLITION OF KITCHEN AND TWO BATHROOMS
WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.4
1. INSTALLING NEW PLUMBING FOR A NEW LAUNDRY
ROOM.
2. REMOVING AND REPLACING FIXTURES IN THE KITCHEN
AND TWO BATHROOMS.
WORK IS BEING DONE WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

FBC(2010) 105.4.5
1. REMODELING OF KITCHEN AND TWO BATHROOMS. A NEW
SUB PANEL WAS INSTALLED FOR THE LAUNDRY ROOM AND
NEW ELECTRICAL LINES FOR WASHER AND DRYER.
WORK BEING DONE WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

FBC(2010) 105.4.11
1. NEW DRYER BEING INSTALLED.
2. BATHROOM EXHAUST FANS REMOVED AND REPLACED.
WORK BEING DONE WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

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CASE NO: CE14011484
CASE ADDR: 3301 NE 32 AV # 303
OWNER: BIRCH, KEVIN
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

THE INTERIOR OF THE CONDO UNIT HAS BEEN DEMOED
WITHOUT THE REQUIRED PERMITS, INCLUDING THE
KITCHEN, MASTER BATHROOM, INTERIOR WALLS.

FBC(2010) 105.4.4

THE PLUMBING FIXTURES IN THE KITCHEN AND MASTER
BATHROOM HAVE BEEN REMOVED WITHOUT THE REQUIRED
PERMITS.

FBC(2010) 105.4.5

THE ELECTRICAL FOR THE INTERIOR OF THIS CONDO UNIT
HAS BEEN DEMOED WITHOUT THE REQUIRED PERMITS,
INCLUDING THE ELECTRICAL IN THE KITCHEN AND MASTER
BATHROOM.

FBC(2010) 105.4.11

THE MECHANICAL EXHAUST FANS IN THE MASTER BATHROOM
HAVE BEEN REMOVED WITHOUT THE REQUIRED PERMITS.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE10121519
CASE ADDR: 4342 N FEDERAL HWY
OWNER: GERIG GROUP LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC 105.1
DURING A BUSINESS TAX INSPECTION ON 12/21/10 AT
THIS LOCATION I FOUND THE FOLLOWING WORK DONE
WITHOUT PERMITS.

1. PARTITIONS TO 4' IN HEIGHT HAVE BEEN INSTALLED
CREATING 3 CUBICALS.
2. A SINK & ELECTRIC OUTLET HAVE BEEN INSTALLED IN
EACH CUBICAL.
3. A CHASE WALL HAS BEEN INSTALLED ON THE NORTH
TENANT SEPARATION WALL.
4. THE BATHROOM HAS BEEN REMODELED WITH NEW
PARTITIONS, DOOR & FIXTURES.

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.

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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 SET BACK. THE STRUCTURE IS SOLIDLY BUILT, WITH ELECTRICAL LIGHTS AND CIRCUITS AND A FIREPLACE.
3. A CAR COVER STRUCTURE WAS INSTALLED IN THE FRONT.
4. AWNINGS WERE INSTALLED.

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) 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 AND OFFSITE.

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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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.

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.

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.

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CASE NO: CE13091177
CASE ADDR: 3210 NW 63 ST
OWNER: STYCZYNSKY, RANDALL W
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
1. REPLACING WINDOWS AND DOORS.
2. ALTERING OPENING FROM WINDOWS TO DOORS, WHICH
INCLUDES FILLED CELLS AND ELECTRICAL WORK.
ALL WORK DONE WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

FBC(2010) 105.4.5
ADDING ELECTRICAL WIRING, ELECTRICAL BOXES, AND
FUTURE FIXTURES WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

FBC(2010) 105.4.15
REPLACING WINDOWS AND DOORS WITHOUT THE REQUIRED
PERMIT OR INSPECTIONS.

FBC(2010) 1604.1
ALTERING EXTERIOR OPENINGS FOR BOTH WINDOWS AND
DOORS THAT INCLUDES FILLED CELLS, BLOCK, POURED
SILLS WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

CASE NO: CE13100524
CASE ADDR: 2591 NE 55 CT # 106
OWNER: BELFIORE, DONALD J &
BELFIORE, GRACEANN
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
1. COMPLETE KITCHEN REMODEL.
2. RELOCATED ELECTRICAL PANEL AND ELECTRICAL
LIGHTING.
3. REMOVED AND REPLACED PLUMBING FIXTURES WITHOUT
THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.4
1. REMOVED AND REPLACED PLUMBING FIXTURES IN THE
KITCHEN.
2. REMOVED VANITY IN THE BATHROOM. WORK IS BEING
DONE WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

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CASE NO: CE13100920
CASE ADDR: 2115 NE 37 DR # 133
OWNER: HEIT REAL ESTATE LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

FULL KITCHEN WAS REMODELLED AND TWO BATHROOMS ARE BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. WORK INCLUDES STRUCTURAL, FRAMING, DRYWALL, SLAB REPAIR, ELECTRICAL, PLUMBING AND MECHANICAL.

FBC(2010) 105.4.4

PLUMBING:

1. KITCHEN REMODELLING: THE SINK HAS BEEN RELOCATED. REMOVED AND REPLACED PLUMBING FIXTURES IN THE KITCHEN.
2. REAR BATHROOM: REMOVED AND REPLACED TOILET AND VANITY.
3. FRONT BATHROOM: CHIPPED OPEN SLAB TO RELOCATE THE TOILET AND THE BATHTUB DRAIN. REMOVED AND REPLACING ALL FIXTURES IN FRONT BATHROOM AND NEW PLUMBING INSTALLED IN THE WALLS.

FBC(2010) 105.4.5

ELECTRICAL:

1. THERE ARE ELECTRICAL OUTLETS, LIGHTING AND WIRING THAT HAVE BEEN PERFORMED IN THE KITCHEN AND THE BATHROOMS WITHOUT THE REQUIRED PERMIT OR INSPECTIONS. THERE ARE ALSO TWO ELECTRICAL CONDUITS THAT ARE UNDER THE SLAB IN THE FRONT BATHROOM. THESE TWO CONDUITS WERE DAMAGED AND HAVE AFFECTED A CONDO UNIT ON THE SECOND FLOOR AND THE COMMON AREA LIGHTING FOR THE BUILDING. THIS WILL REQUIRE A SEPARATE ELECTRICAL PERMIT TO MAKE THIS NEEDED ELECTRICAL REPAIR ASAP.

FBC(2010) 105.4.11

MECHANICAL:

1. TWO BATHROOMS WILL REQUIRE EXHAUST FANS. NEW DUCT WORK WAS ADDED IN THE FRONT BEDROOM.

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CASE NO: CE11060536
CASE ADDR: 920 NW 9 AVE
OWNER: JAGITIANI, JAY
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 110.1.1
THE USE OF THE WAREHOUSE BUILDING HAS CHANGED TO A
CHURCH WITHOUT THE REQUIRED PERMIT APPROVALS.

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.
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) 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.

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CASE NO: CE04061463
CASE ADDR: 3081 HARBOR DR
OWNER: RAJ HOTELS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 105.1
1. THE PARKING LOT HAS BEEN RESURFACED AND
RESTRIPED WITHOUT A PERMIT.
2. THE DESIGNATED HANDICAPPED SPACE DOES NOT
CONFORM TO THE REQUIREMENTS OF CHAPTER 11 OF THE
FLORIDA BUILDING CODE.

FBC(2007) 105.4.7
A REQUIRED HANDICAP PARKING SIGN HAS BEEN REMOVED.

FBC(2007) 11-4.6.4
THE HANDICAP SIGN HAS BEEN REMOVED FROM THE
DESIGNATED HANDICAPPED PARKING SPACE ALLOWING
COMMON PARKING TO OCCUR.

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: CE13070910
CASE ADDR: 1108 GUAVA ISLE
OWNER: ACKEL, THOMAS S
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE COMPLETION OF A WOOD TRELIS PERGOLA WITHOUT A
PERMIT.

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CASE NO: CE13071485
CASE ADDR: 1820 SW 21 ST
OWNER: THR FLORIDA LP
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 101.4.4.1(a)
THE SWALE ON THE WEST SIDE OF THE SINGLE FAMILY
DWELLING IS ALLOWING RAIN WATER TO FLOW ACROSS TO
THE ADJOINING PROPERTY.

CASE NO: CE13071653
CASE ADDR: 1604 SW 9 ST
OWNER: MIDLAND ATLANTIC LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.4.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITH THE INSTALLATION OF ELECTRICAL WIRING
ENCASED IN CONDUIT RUNNING OVER THE ROOF LINE
WITHOUT A PERMIT.

CASE NO: CE13090035
CASE ADDR: 1645 E LAKE DR
OWNER: R LEON WHITWORTH TR
WHITWORTH, R LEON TRSTEE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE PROPERTY HAS BEEN ALTERED WITH ALTERATION OF A
PAVER AREA NEAR THE SEA WALL.

CASE NO: CE12090938
CASE ADDR: 207 NW 7 AVE
OWNER: SOPHER INVESTMENTS INC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
1. THIS BUILDING HAS NEW WINDOWS THAT WERE
INSTALLED WITHOUT A PERMIT.
2. PARKING AREA TO BE PAVED AND STRIPED AS PER
SEC.9-304 (b) OF THE CITY OF FORT LAUDERDALE.
SEC.9-304(b)
The off-street parking facilities shall be
identified as to purpose and as to location when
not clearly evident from a street or alley.
Off-street parking facilities including access

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aisles and driveways shall be surfaced with a hard, dustless material, and maintained in a smooth, well-graded condition, provided that driveways, access aisles and parking spaces for churches, and public and private schools and churches offering academic courses may be surfaced with grass or lawn.

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: 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: 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.

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

VIOLATIONS: FBC(2007) 105.1

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

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

FBC(2007) 105.4.4

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

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

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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.

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.

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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 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: 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: CE13100827
CASE ADDR: 1609 NW 11 ST
OWNER: SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH
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. INTERIOR RENOVATIONS IN PROGRESS.

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

CASE NO: CE12020791
CASE ADDR: 1851 SW 37 TER
OWNER: DIAZ, RAUL E
DIAZ, JORGE L
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 ENCLOSURE OF THE OPEN PORCH INTO A SUNROOM
WITH WINDOWS AND DOORS INSTALLED.
2. A STORAGE SHED WAS INSTALLED ON THE PROPERTY.
3. INTERIOR REMODELING OF THE KITCHEN AND
BATHROOMS WITH NEW CABINETS AND FIXTURES.

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: 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: 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
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE13030717
CASE ADDR: 2412 CAT CAY LN
OWNER: JERRY, JOLIE C
JERRY, MICHAEL V
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 AND BATHROOMS HAVE BEEN REMODELED.
2. TWO NEW CENTRAL A/C SPLIT SYSTEMS TYPE WERE
INSTALLED.
3. THE WINDOW ON THE BATHROOM FACING NORTH AND
THREE WINDOWS FACING EAST IN THE FLORIDA ROOM WERE
REPLACED.

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
KITCHEN AND BATHROOMS WITH NEW WASTE AND HOT AND
COLD WATER PIPES THAT WERE HOOKED-UP TO THE NEW
PLUMBING FIXTURES.

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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 HAVE THE INTERIOR REMODELED, WITH NEW CIRCUITS FOR THE CENTRAL A/C, UNITS, LIGHTS AND WALL OUTLETS WERE UP-GRADED OR REPLACED. 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 TWO 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: CE12121194
CASE ADDR: 318 SW 23 ST
OWNER: ALBO INVESTMENTS LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.1
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH THE ENCLOSURE OF THE CARPORT WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH NEW OUTLETS AND SWITCHES ADDED TO THE ENCLOSED CARPORT WITHOUT PERMITS.

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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.

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: CE13041115
CASE ADDR: 201 NE 16 AV
OWNER: HINDS, KEVIN &
LAYNE, PAUL J
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 105.4.18
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE INSTALLATION OF A BLACK CHAIN LINK FENCE
WITHOUT A PERMIT.

CASE NO: CE13101098
CASE ADDR: 5871 NE 21 DR
OWNER: MEACHAM, JOSHUA A
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.4.4
1. PLUMBING:
A. KITCHEN REMOVING AND REPLACING FIXTURES.
B. BATHROOMS: CUT SLAB AND RELOCATED PLUMBING
ROUGH FOR TWO TOILETS AND A SHOWER. ALSO REMOVING
AND REPLACING ALL RELATED PLUMBING FIXTURES SUCH
AS SHOWER VALVES, SHOWER PANS, SINKS, AND FAUCETS.

FBC(2010) 105.4.5
ELECTRICAL: ADDED HIGH HAT LIGHTING THROUGHOUT
THE KITCHEN AND HOUSE. ADDED ELECTRICAL OUTLETS,
LIGHT FIXTURE BOXES, LIGHT SWITCH BOXES, A/C
DISCONNECT ON EXTERIOR.

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FBC(2010) 105.4.11

A/C UNIT REPLACED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.15

REMOVING AND REPLACING ALL THE EXTERIOR WINDOWS AND DOORS.

FBC(2010) 105.4.18

FENCE INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 1604.1

STRUCTURAL CHANGES: THERE ARE WINDOW AND DOOR OPENINGS THAT HAVE BEEN MODIFIED FROM THE ORIGINAL OPENING SIZE. THE PATIO AREA HAS BEEN ENCLOSED TO INCREASE THE SIZE OF THE KITCHEN. THE GARAGE HAS OPENINGS CLOSED OR BLOCKED UP.

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.
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.

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5. ALL OF THE BATHROOMS HAVE BEEN REMODELED. VANITY CABINETS AND TOPS HAVE BEEN INSTALLED. DRYWALL OR CONCRETE BOARDS HAVE BEEN INSTALLED IN THE SHOWERS AND TILED.
6. CABINETS AND COUNTERTOPS HAVE BEEN INSTALLED TO CREATE A BAR AREA.
7. THE ROOF ON THE SOUTH SIDE HAS BEEN REPAIRED, TRUSSES AND SHEETING.

FBC(2007) 105.4.4

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

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

FBC(2007) 105.4.5

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

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

FBC(2007) 105.4.11

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

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

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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.