



## **CODE ENFORCEMENT BOARD HEARING AGENDA**

**AUGUST 26, 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 • Howard Nelson • Paul Dooley • Lakhi Mohnani  
• 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

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

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HEARING SCHEDULED

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CASE NO: CE13021763  
CASE ADDR: 1200 CITRUS ISLE  
OWNER: LAZARIDI, ALLEN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY A  
REMODELING PROJECT THAT INCLUDES BUT IS NOT  
LIMITED TO THE FOLLOWING WORK WITHOUT A PERMIT:  
1. CARPORT ENCLOSED.  
2. NEW WINDOWS HAVE BEEN INSTALLED.  
3. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.  
4. NEEDS PERMIT FOR ELECTRICAL WORK TO THE DOCK.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE14020651  
CASE ADDR: 1101 NW 11 ST  
OWNER: BYRD, EZEKIEL W  
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 ON THE WEST SIDE OF THE PROPERTY  
HAS BEEN EXTENDED TO THE PROPERTY LINE OR SET BACK  
AND A ROOM WAS BUILT ON THE REAR OF THE CARPORT.  
2. THE OPEN BAR THAT WAS BUILT ON THE REAR OF THE  
PROPERTY HAS BEEN ENCLOSED.

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: CE14030038  
CASE ADDR: 2790 SW 3 ST  
OWNER: MATTHEW WESLEY JOHNSON REV TR  
KEELING, K CINDY 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. A CARPORT WAS BUILT WITHOUT A PERMIT AT THE  
REAR OF THE PROPERTY BETWEEN 2007 AND 2008.  
2. ALL THE WINDOWS WERE REPLACED AND SHUTTERS WERE  
INSTALLED IN THE OPENINGS.

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: CE14030884  
CASE ADDR: 1213 NW 23 TER  
OWNER: THOMAS, BETHANI J  
WILLIAMS, KIMBERLY  
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 REMODELING WAS DONE IN THE  
BATHROOMS(2) AND KITCHEN. PERMIT HISTORY SHOWS  
ONLY ONE BATHROOM WAS BUILT WITH A PERMIT. THERE ARE  
TWO EXISTING AND BOTH WERE REMODELLED.  
2. IN THE LAUNDRY ROOM A NEW WASHER & DRYER  
HOOK-UP WAS INSTALLED.  
3. THE EXISTING WATER HEATER WAS REPLACED.

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: CE14031823  
CASE ADDR: 733 NW 15 TER  
OWNER: WICKHAM, JAMES DAVID  
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. A COMPLAINT WAS RECEIVED FROM PD IN REFERENCE TO  
A STRUCTURE ON THE REAR OF THE DWELLING THAT WAS  
BUILT AND IS USED AS A ROOM OR SLEEPING QUARTERS.

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: CE14031887  
CASE ADDR: 1140 NW 4 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, INSPECTIONS AND THE CERTIFICATE OF  
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:  
1. ONE SECTION OF THE GARAGE HAS BEEN ENCLOSED.  
2. THE APPROVED USE HAS BEEN CHANGED TO A LIVING  
SPACE.  
3. A DUCTED CENTRAL A/C WAS INSTALLED IN THE MAIN  
BUILDING.  
4. THE WINDOWS WERE REPLACED AT THE REAR BUILDING  
GARAGE.  
5. ON THE FRONT OF THE MAIN BUILDINGS OPENINGS,  
WINDOWS WERE REPLACED.  
6. AN OVERHANG ADDITION WAS BUILT AT THE REAR OF  
THE GARAGE TO COVER THE NEW WASHER AND DRYER AREA.

FBC(2010) 105.4.4  
THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. PLUMBING ALTERATIONS WERE DONE TO BUILD A NEW  
KITCHEN AND BATHROOM INSIDE THE ENCLOSED SECTION  
OF THE GARAGE.

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2. REAR LAUNDRY FACILITY WITH NEW WASTE PIPE, HOT AND COLD WATER SUPPLY PIPES WERE 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 APARTMENT INSIDE THE GARAGE WITH NEW CIRCUITS FOR THE WINDOWS A/C, LIGHTS AND WALL OUTLETS, 220V POWER SUPPLY TO THE NEW KITCHEN AREA, CENTRAL A/C AND DRYER.
2. AT THE TIME OF MY INSPECTION, THERE WAS ELECTRICAL WORK IN PROGRESS AND BY HIS ACTIONS 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. A DUCTED CENTRAL A/C SYSTEM WITH 7.5 KW ELECTRICAL HEATERS WAS INSTALLED IN THE MAIN DWELLING.

FBC(2010) 110.9

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

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CASE NO: CE14040884  
CASE ADDR: 1630 NW 25 TER  
OWNER: SRP SUB 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 AS FOLLOWS:

1. A CENTRAL A/C PACKAGE UNIT STYLE WAS INSTALLED ON THE NORTH GABLE OF THE PROPERTY, WITH A COMPLETE DUCK SYSTEM.
2. WINDOWS WERE REPLACED AT THE REAR OF THE DWELLING FACING THE EAST SIDE OF THE PROPERTY LOT.
3. INTERIOR ALTERATIONS INSIDE THE KITCHEN AND BATHROOMS.

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FBC(2010) 110.9

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CASE NO: CE14050427  
CASE ADDR: 6840 NW 31 WY  
OWNER: MCKEE, STEVEN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

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

THE FRONT OF THIS SINGLE FAMILY DWELLING HAS BEEN CHANGED. A STOP WORK WAS ISSUED.

1. A ROOM FACING THE WEST SIDE HAS BEEN CONVERTED INTO A 1 CAR GARAGE WITH AN OVERHANG.
2. THE GARAGE DOOR WAS INSTALLED IN THE ENLARGED EXISTING WINDOW OPENING AND AN OPENING FACING THE NORTH WAS ENCLOSED.
3. THE ROOF OVER THE FRONT PORCH WAS EXTENDED ABOUT FIVE FEET TO THE WEST WITH FOUR 4"X4" SUPPORTING COLUMNS, NEW RAFTERS, ROOF SHEATHING AND SHINGLES.
4. LAMPS WERE INSTALLED INSIDE THE CEILING SPACE.
5. THE WINDOWS WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT 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 FRONT PORCH AND THE BEDROOM WERE CONVERTED INTO A GARAGE. THEY 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.

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CASE NO: CE14050776  
CASE ADDR: 3200 S ANDREWS AVE  
OWNER: GERALDINE M ADAMS TR  
ADAMS, GERALDINE TRSTEE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
WAREHOUSE BAYS 202 AND 203 HAVE BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:  
1. A NON-FIRE RATED WOOD FRAME MEZZANINE IS BEING USED AS A SECOND FLOOR FOR STORAGE WAS BUILT INSIDE THE WAREHOUSE.  
2. THE FIRE PARTITION WAS CUT TO ALLOW A WALKWAY FROM THE SECOND FLOOR TO THE MEZZANINE OR TO TRAVEL FROM ONE SIDE OF THE SECOND FLOOR TO THE OTHER INSIDE THE WAREHOUSES.  
3. THE SEPARATION WALL OR FIRE PARTITION BETWEEN THE TWO WAREHOUSES AND THE OFFICE SPACE WERE OPENED TO CONNECT THE TWO WAREHOUSES ON THE FIRST FLOOR AND TO ALLOW FREE TRAVEL FROM ONE TO THE OTHER.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE14051417  
CASE ADDR: 2500 SW 14 AVE  
OWNER: THE GROVE AT RIVER OAKS  
HOMEOWNERS ASSOCIATION 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. THE POOL LIGHT AND THE LIGHTING AROUND THE POOL WERE INSTALLED OR REPLACED.  
2. THE SEPTIC TANK WAS ABANDONED AND THE SEWER LINE WAS CONNECTED TO THE MAIN SEWER FROM BROWARD COUNTY WITHOUT PASSING THE FINAL INSPECTIONS AND CLOSE THE PERMIT. IT WAS LEFT TO EXPIRE AND TODAY IT REMAINS WORK WITHOUT A PERMIT.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE14051967  
CASE ADDR: 5130 N FEDERAL HWY # 2  
OWNER: TFRE HOLDINGS INC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
CREATED A WALK-THRU/DOORWAY BETWEEN TWO  
COMMERCIAL SPACE UNITS. THIS IS A FIRE WALL AND  
ALL CONCRETE. THE WORK WAS DONE WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS.

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CASE NO: CE14060033  
CASE ADDR: 3300 NE 16 ST  
OWNER: LEON, AIRO ALBERTO LABRADOR  
BAYUELO, MONICA RANGEL  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
INTERIOR DEMOLITION AND REMODELING WORK BEING DONE  
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

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CASE NO: CE14061927  
CASE ADDR: 2740 NE 14 ST  
OWNER: SCOTT, DONALD & AARTHI  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
OUTSIDE PATIO BAR IS BEING CONSTRUCTED WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.5  
ELECTRICAL WORK TO AN OUTSIDE PATIO BAR IS BEING  
INSTALLED WITHOUT THE REQUIRED PERMITS OR  
INSPECTIONS.

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CASE NO: CE14070818  
CASE ADDR: 1641 N ANDREWS SQ  
OWNER: BROOKS FAMILY PROPERTIES IV LLC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
1. A CARPORT STRUCTURE WAS BUILT/OR REBUILT  
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
2. THE KITCHEN HAS BEEN REMODELED WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS.



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FBC(2010) 105.4.4

THE KITCHEN WAS REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS WHICH INCLUDED THE REMOVAL AND REPLACEMENT OF THE PLUMBING FIXTURES.

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CASE NO: CE14071463  
CASE ADDR: 4040 GALT OCEAN DR # 216  
OWNER: TALERICO FAMILY LIMITED PARTNERSHIP  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE BATHROOM HAS BEEN COMPLETELY DEMOLISHED AND IS IN THE PROCESS OF BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.4

THE PLUMBING FIXTURES HAVE BEEN REMOVED AND THE BATHROOM IS PENDING BEING REMODELED WITHOUT THE REQUIRED PLUMBING PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL FIXTURES AND SWITCHES HAVE BEEN REMOVED AND THE BATHROOM IS PENDING BEING REMODELED WITHOUT THE REQUIRED ELECTRICAL PERMIT.

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CASE NO: CE13101633  
CASE ADDR: 212 SE 10 ST  
OWNER: RYBALKA, VICTOR  
RYBALKA, YULIA  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITHOUT A PERMIT IN THE FOLLOWING MANNER:  
1. THE CONCRETE DRIVEWAY HAS BEEN EXTENDED.  
2. A SHED HAS BEEN PLACED IN THE BACK OF THE PROPERTY.  
3. A DOCK HAS BEEN CONSTRUCTED.

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CASE NO: CE14030835  
CASE ADDR: 209 N FTL BEACH BLVD  
OWNER: SEASONS CONDO ASSN OF FT LAUD INC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
1. THE MAIN LOBBY OF THIS CONDO BUILDING HAS BEEN REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
2. THE MENS ROOM AND WOMENS BATHROOMS TO THE SIDE OF THE LOBBY HAVE BEEN REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
3. THE CEILING GRID/TILE SYSTEM HAS BEEN REPLACED WITHOUT THE REQUIRED PERMITS.

FBC(2010) 105.4.4  
1. THE MENS AND WOMENS BATHROOMS TO THE SIDE OF THE LOBBY HAVE BEEN REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO REMOVING AND REPLACING PLUMBING FIXTURES.

FBC(2010) 105.4.5  
1. THE LOBBY HAS BEEN REMODELED TO INCLUDE LIGHT FIXTURES INSTALLED THROUGH THE CEILING AND ALSO WALL MOUNTED LIGHT FIXTURES AND SWITCHES INSTALLED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
2. THE MENS ROOM AND WOMENS BATHROOMS HAS BEEN REMODELED TO INCLUDE REMOVING AND REPLACING LIGHT FIXTURES, SWITCHES AND OUTLETS.

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CASE NO: CE14041293  
CASE ADDR: 209 N FTL BEACH BLVD 2B  
OWNER: PERLO, LISA LUTOFF  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR WITHOUT A PERMIT.

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CASE NO: CE14041296  
CASE ADDR: 209 N FTL BEACH BLVD 5B  
OWNER: ROSELLI, ROBERT M  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE INSTALLATION OF AN ENTRY DOOR WITHOUT A PERMIT.

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CASE NO: CE14041300  
CASE ADDR: 209 N FTL BEACH BLVD 8B  
OWNER: ROBINSON, ANTHONY  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE  
INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR  
WITHOUT A PERMIT.

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CASE NO: CE14041304  
CASE ADDR: 209 N FTL BEACH BLVD 11B  
OWNER: FOULON, GILBERT & KATHLEEN  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE  
INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR  
WITHOUT A PERMIT.

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CASE NO: CE14041306  
CASE ADDR: 209 N FTL BEACH BLVD 9G  
OWNER: CORDOVA BERRIOS, NIVEA  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE  
REMOVAL OF AN ENTRY DOOR AND THE BLOCKING UP OF  
THE DOOR OPENING WITHOUT A PERMIT.

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CASE NO: CE14041712  
CASE ADDR: 1000 SE 4 ST # 220  
OWNER: BACHELOR LLC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:  
1. THE OPENINGS PROTECTIONS WERE REPLACED WITH NEW  
WINDOWS AND DOORS.

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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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE08070448  
CASE ADDR: 1431 NW 11 PL  
OWNER: DRAGOSLAVIC, GORAN  
DRAGOSLAVIC, TERESA  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.1  
THE PROPERTY SUSTAINED MAJOR DAMAGE TO THE  
STRUCTURE AND THE INTERIOR CAUSED BY A FIRE BACK  
ON JULY 7, 2008.  
A STOP WORK ORDER WAS ISSUED ON JULY 11, 2011 FOR  
WORK IN PROGRESS. ALL THE REPAIRS WERE PERFORMED  
WITHOUT OBTAINING THE REQUIRED PERMITS AND  
INSPECTIONS:  
1. THE ELECTRICAL SYSTEM WAS DAMAGED AND IT HAS  
BEEN REPAIRED.  
2. THE FAMILY ROOM CEILING RAFTERS WITH THE ROOF  
DECK WERE COMPLETELY BURNED AWAY. THEY HAVE BEEN  
REPLACED.  
3. COMPLETE INTERIOR RESTORATION: ALL THE  
ELECTRICAL AND PLUMBING FIXTURES, THE DRYWALL ON  
THE CEILING AND WALLS, WITH ALL THE CABINETRY WERE  
REPLACED.  
4. THE AIR CONDITIONING SYSTEM HAS BEEN REPLACED  
IN WHOLE OR IN PART FROM THE FIRE DAMAGE.

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

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CASE NO: CE10121827  
CASE ADDR: 2491 NW 16 CT  
OWNER: TAYLOR, ROSE  
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. INTERIOR REMODELING WORK INSIDE THE KITCHEN  
WITH AN ISSUED PERMIT THAT WAS VOIDED AFTER THE  
WORK WAS COMPLETED. TODAY, IT IS WORK WITHOUT  
PERMIT.

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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. A CENTRAL A/C WAS INSTALLED WITH DUCTWORK AND AN ELECTRIC HEATER.

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CASE NO: CE11110991  
CASE ADDR: 2845 SW 4 ST  
OWNER: GALLINGTON, MARILYN K  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 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. NEW WINDOWS WERE INSTALLED AND THERE ARE TWO DISTINCT ADDITIONS IN THE REAR PER BCPA INSPECTOR GREG FRITZ'S E-MAIL:  
WE FOUND SCREEN ENCL. REMOVED & BLOCKED UP W/CBS & WIN-DOWS, ADDED ANOTHER ROOM W/POWER METER INSIDE THIS NEW ROOM, CLOTHES DRYER DRAINING ON LAWN, NEW WATER HEATER, ROMEX IN LAUNDRY RM, NEW A/C UNIT NEW ELECT. TO BOTH ILLEGAL ADDITIONS, ASPHALTED A CIRCULAR DRIVE ON THE FRONT.- G.F.

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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CASE NO: CE13020389  
CASE ADDR: 1533 SW 20 AV  
OWNER: MALEC, JOHN J  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT A PERMIT:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. PAVERS HAVE BEEN INSTALLED IN THE FRONT YARD.
3. A WOOD STRUCTURE HAS BEEN INSTALLED IN THE REAR OF THE PROPERTY.

FBC(2010) 105.4.18

A FENCE HAS BEEN INSTALLED ON THE PROPERTY WITHOUT A PERMIT.

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CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE13021167  
CASE ADDR: 1750 NW 3 TER  
OWNER: HIDDEN HARBOR CONDO ASSN 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 AS THE DUMPSTER ENCLOSURE  
WAS REPLACED.

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: CE13041345  
CASE ADDR: 609 SW 6 AVE  
OWNER: KLASSEN, JAMES R & CATHERINE J  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. A WOOD FENCE HAS BEEN INSTALLED.  
2. NEW WINDOWS HAVE BEEN INSTALLED.  
3. NEW DOORS HAVE BEEN INSTALLED.

FBC(2010) 105.4.5  
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF SECURITY LIGHTING WITHOUT A  
PERMIT.

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CASE NO: CE13101030  
CASE ADDR: 1329 NW 7 TER  
OWNER: TOTAL HOUSING 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 CERTIFICATE OF OCCUPANCY  
FROM THE CITY BUILDING DEPARTMENT:  
1. AN ADDITION WAS BUILT AT THE REAR OF THE  
DWELLING BETWEEN 2009 AND 2010.  
2. THIS PROPERTY WAS REROOFED WITH A PERMIT  
#04050956 THAT WAS LEFT TO EXPIRE.

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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 BUILD THE ADDITION AT THE REAR.
2. THE MAIN BREAKER PANEL, METER CAN AND WEATHERHEAD WERE REMOVED AND MOVED TO A NEW LOCATION, WITH NEW CIRCUITS FOR 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. 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: CE13111632  
CASE ADDR: 335 SW 18 AVE  
OWNER: SOFREI LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH BATHROOM RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF THE BATHROOM RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE COMPLETION OF THE BATHROOM RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 1604.1

THE CARPORT ROOF STRUCTURE HAS DETERIORATED TO THE POINT THAT IT DOES NOT MEET GRAVITY LOADING THAT IT WAS ORIGINALLY DESIGNED TO MEET.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE13120663  
CASE ADDR: 1309 NW 24 AVE  
OWNER: WEIT, RICHARD C & MELANIE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.  
1, THE A/C UNIT WAS STOLEN. THEY HAD TO INSTALL A  
NEW ONE BUT STILL THEY NEED TO HAVE A PERMIT WITH  
ALL THE DUCTS DESIGN INCLUDED SINCE THERE IS NO  
PREVIOUS A/C PERMIT IN THE HISTORY.

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CASE NO: CE13120735  
CASE ADDR: 3732 SW 12 CT  
OWNER: ALTLAND, FRANCIS  
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 NEW WOOD FENCE WAS INSTALLED WITH A GATE ON  
THE WEST SIDE OF THE PROPERTY LOT.  
2. A SHED NEXT TO THE ELECTRIC METER WAS BUILT.  
3. A WOOD FRAME STRUCTURE WITH A METAL ROOF AND A  
METAL FRAME STRUCTURE WITH A BLUE TARP WERE  
ERECTED AT THE REAR OF THE PROPERTY FACING SOUTH.  
4. THE CENTRAL A/C WAS REPLACED.

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  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE13120935  
CASE ADDR: 1133 SW 5 PL  
OWNER: COOK, KAMERIN  
PARTIN, JOEY  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.4  
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF WATER SUPPLY AND WASTE LINES FOR A  
WASHING MACHINE WITH A VOIDED PERMIT AND IS NOW  
WORK WITHOUT PERMITS.

FBC(2010) 105.4.5  
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF OUTLETS FOR A WASHING MACHINE AND  
ELECTRIC DRYER WITH A VOIDED PERMIT AND IS NOW  
WORK WITHOUT PERMITS.

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CASE NO: CE13121503  
CASE ADDR: 1360 SW 32 ST  
OWNER: LARA, JOSE A & MARIA T  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH  
THE ADDITION OF AN OVERHANG ON THE SIDE OF THE  
HOUSE AND A FENCE INSTALLED AROUND THE POOL  
WITHOUT PERMITS.

FBC(2007) 105.4.13  
A SWIMMING POOL HAS BEEN COMPLETED ON THE PROPERTY  
WITHOUT A PERMIT.

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CASE NO: CE13121736  
CASE ADDR: 837 N ANDREWS AV  
OWNER: LUNDE, MATTHEW J  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
AN ALUMINUM ROOF COVER WITH ELECTRICAL LAMPS WAS  
INSTALLED BETWEEN 2010 AND 2011 WITHOUT PERMITS ON  
THE SOUTHSIDE OF THE PROPERTY ALL THE WAY TO THE  
SETBACK ADJACENT TO THE NEXT PROPERTY. ANOTHER WAS  
INSTALLED BEHIND THE BUILDING FACING THE WEST  
BETWEEN 2005 AND 2006.

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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.

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CASE NO: CE14010280  
CASE ADDR: 1341 NW 3 AV  
OWNER: VILLA, ROBERT VILLAGOMEZ,  
JOSE C TERRAZAS ETAL  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

1. UPGRADE OF THE KITCHEN AND EXISTING BATHROOM  
WITH NEW CABINETRY, PLUMBING AND ELECTRICAL  
FIXTURES.
2. A NEW BATHROOM WAS BUILT INSIDE THE MASTER  
BEDROOM.
3. ELECTRICAL UPGRADE OF THE MAIN FUSE PANEL TO A  
BREAKER PANEL.
4. CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND AN  
ELECTRICAL HEATER.
5. THE ENTRANCE DOOR AND WINDOWS FOR THE FLORIDA  
ROOM WERE REPLACED.

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  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE14010441  
CASE ADDR: 1415 NW 19 AV  
OWNER: VERAGUAS, JEAN LUC  
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 IS BEING USED AS A LIVING FACILITY. LEVEL ONE, WITH A CAPACITY FOR FOUR PATIENTS AND TWO STAFF AS PER THEIR LICENSE INFORMATION, BUT IT HAS BEEN SPLIT INTO TWO RENTALS APARTMENTS BESIDES THE ROOMS ASSIGNED TO THE LIVING FACILITY.
2. INTERIOR DOORS WERE CLOSED AND MARKED WITH NUMBER 1 AND 2.
3. PARTITIONS WERE BUILT WITH AN EXTRA BATHROOM AND COOKING FACILITY INSIDE THE CARPORT ENCLOSURE AND IS BEING USED AS THE SECOND APARTMENT IN THIS SINGLE FAMILY ZONE.
4. THERE ARE TWO CENTRAL A/C'S INSTALLED AT THIS PROPERTY WITHOUT PERMITS. ONE MINI SPLIT AND THE OTHER IS A CENTRAL UNIT WITH DUCT WORK AND AN ELECTRICAL HEATER.
5. A LARGE PROPANE GAS TANK WAS INSTALLED AT THE REAR OF THE PROPERTY WITH A GAS WATER HEATER INSIDE 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) 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  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE14020896  
CASE ADDR: 515 SW 1 AV  
OWNER: TWIN WAREHOUSE LIMITED PARTNERSHIP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
THE COMMERCIAL BUILDING HAS BEEN ALTERED WITH THE  
COMPLETION OF INTERIOR PARTITIONS CREATING ADDED  
OFFICE SPACE WITHOUT A PERMIT.

FBC(2010) 105.4.5  
ELECTRICAL WIRING AND OUTLETS HAVE BEEN INSTALLED  
IN THE NEWLY ERECTED INTERIOR PARTITIONS WITHOUT A  
PERMIT.

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CASE NO: CE14022025  
CASE ADDR: 619 SW 20 TER  
OWNER: FIVE TEN FLORIDA IV LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. COMPLETED KITCHEN REMODELING.  
2. COMPLETED BATHROOM REMODELING.  
3. ENCLOSED CARPORT.  
4. NEW WINDOW INSTALLATIONS.  
5. REMOVAL OF INTERIOR WALLS

FBC(2010) 105.4.4  
THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
COMPLETION OF KITCHEN AND BATHROOM RENOVATIONS  
WITHOUT A PERMIT.

FBC(2010) 105.4.5  
THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE  
COMPLETION OF THE KITCHEN AND BATHROOM REMODELING  
WITHOUT A PERMIT.

FBC(2010) 105.4.11  
THE A/C SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF EQUIPMENT AND DUCT WORK WITHOUT A  
PERMIT.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
AUGUST 26, 2014 - 9:00 AM

CASE NO: CE14030974  
CASE ADDR: 2410 NW 21 ST  
OWNER: TUCHOW, TYLER  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 105.1

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

1. FRONT APARTMENT:
  - A. NEW A/C.
  - B. NEW WATER HEATER.
2. REAR APARTMENTS:
  - A. ELECTRICAL WORK WAS DONE WITH UNSAFE BREAKERS,  
WIRES EXPOSED, ELECTRICAL CORDS RUNNING FROM A  
BYPASS ELECTRICAL FPL METERS CAN OUTSIDE.

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CASE NO: CE14031651  
CASE ADDR: 937 NW 13 ST  
OWNER: LEVY, JEFFREY B  
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. THERE ARE MAJOR RENOVATIONS GOING ON AT THIS  
PROPERTY INCLUDING THE FOUNDATION REPAIRS IN THE  
REAR OF THE HOUSE.
2. A ROOM ADDITION IS ALSO BEING BUILT ON THE  
REAR OF THE BUILDING.
3. IN THE VERY REAR OF THE PROPERTY LOT A SHED WAS  
BUILT.

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  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION ROOM - CITY HALL  
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CASE NO: CE14051587  
CASE ADDR: 2375 SW 30 TER  
OWNER: GARCIA, SEGUNDO  
GONZALEZ, ZENAIDA  
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 IS THE SECOND CASE WITH THE SAME ISSUES  
SEE CE13060697.  
2. THE GARAGE WAS CONVERTED INTO A SMALL RENTAL  
APARTMENT.  
3. AN ALUMINUM ROOF HAS BEEN INSTALLED ON THE  
NORTH SIDE AND REAR PATIO OF THE PROPERTY LOT. IT  
IS ENCHROACHING ONTO THE NEXT DOOR PROPERTY.  
4. ACCORDIAN SHUTTERS WERE INSTALLED ON THE  
OPENINGS.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE14070292  
CASE ADDR: 313 NE 2 ST # 701  
OWNER: LAGI, DYLAN MATTHEW  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE MAJORITY OF THE INTERIOR OF THIS STUDIO-SIZE  
CONDO UNIT HAS BEEN REMODELED. THE WORK THAT WAS  
DONE INCLUDES BUT IS NOT LIMITED TO:  
1. THERE ARE TWO WING WALLS AND ALSO A BED LOFT  
AREA THAT WERE CONSTRUCTED. THESE WALLS HAVE BEEN  
BUILT WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.  
THIS NOW ALSO AFFECTS THE COVERAGE OF THE FIRE  
SPRINKLER HEADS.  
2. THERE ARE TWO CEILING FANS AND A WINE RACK THAT  
WERE INSTALLED THEN ANCHORED TO THE UNDERSIDE OF  
THE CONCRETE DECK. THIS IS A POST TENSION  
BUILDING. IT SHOULD BE DOCUMENTED WITH THE CONDO  
BUILDING THAT THIS WORK HAS BEEN DONE. IF THERE  
SHOULD BE ANY PROBLEMS IN THE FUTURE, IF POSSIBLY  
A CABLE WAS COMPROMISED, THEN THIS UNIT SHOULD BE  
DOCUMENTED AND THE LOCATIONS OF THE ADDED  
ANCHORS.

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3. THE TUB AND THE SHOWER HAVE BEEN ELEVATED AND INSTALLED ON A WOOD/METAL DECK. THIS WORK NEEDS TO BE CLEARLY IDENTIFIED ON THE SUBMITTED DRAWINGS SHOWING EXACTLY HOW IT WAS BUILT AND WITH THE TYPE OF MATERIAL USED.
4. THE CONCRETE COLUMN IN THE CORNER OF THE BATHROOM WAS EXPOSED. THE ORIGINAL DESIGN OF THIS COLUMN WOULD HAVE INCLUDED A FIRE RATED PROTECTION OF THE COLUMN. THE PLANS NEED TO SPECIFY EXACTLY WHAT NEEDS TO BE DONE TO RESTORE THE FIRE PROTECTION TO THIS COLUMN.
5. THE WALL HUNG TOILET FIXTURE MUST BE FASTENED TO FRAME WORK THAT WOULD SUSTAIN AND HOLD THE SPECIFIED WEIGHT. HOW WAS THIS REFRAMED? AND WHAT MATERIAL WAS USED?
6. FIRE SPRINKLER: A SOFFIT HAS BEEN BUILT AND DROPPED DOWN FROM THE CEILING. THIS NEEDS TO BE INCLUDED ON THE DRAWINGS AND A REVIEW AND INSPECTION DONE BY FIRE.
7. THERE IS WOOD PANELING AND SUB PANELS THAT HAVE BEEN USED. DESIGNER OF RECORD NEEDS TO SPECIFY THE MATERIAL USED AND THE FLAME SPREAD FOR SUCH MATERIAL AND IF IT MEETS THE ORIGINAL DESIGN OF THIS HIGH RISE BUILDING.

FBC(2010) 105.4.4

PLUMBING WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS:

1. THE BATHROOM PLUMBING FIXTURES HAVE BEEN COMPLETELY DEMOLISHED, REMOVED, AND REMODELED.
2. THE FIXTURES AND LOCATIONS HAVE BEEN RECONFIGURED WHICH INCLUDES NEW DRAIN LINES, NEW SUPPLY LINES, FIXTURES INSTALLED FOR THE SINK, TUB, SHOWER AND TOILET.
3. THE KITCHEN HAS BEEN REMODELED TO INCLUDE REMOVING AND REPLACING THE KITCHEN SINK AND FIXTURES.
4. BATHROOM FIXTURES INSTALLED ARE: ONE TUB, ONE TUB VALVE, TWO TUB FAUCETS, ONE NEW SHOWER, ONE NEW SHOWER VALVE, ONE SHOWER BODY SPRAY FIXTURE, THREE RAIN HEADS, ONE SINK RELOCATED, ONE NEW FAUCET AND ONE NEW WALL HUNG TOILET.
5. NEW TANKLESS WATER HEATER.

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FBC(2010) 105.4.5

ELECTRICAL WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE ELECTRICAL WORK INCLUDES BUT IS NOT LIMITED TO:

1. NEW ELECTRICAL SUPPLY LINES, SWITCHES AND OUTLETS HAVE BEEN INSTALLED IN THE KITCHEN, BATHROOM AND THROUGHOUT THE STUDIO CONDO UNIT.
2. T.V. INSTALLED WITH ELECTRICAL AND LOW VOLTAGE ON THE CEILING DIRECTLY ABOVE THE BATHTUB.
3. MONITORS HAVE BEEN INSTALLED ON THE WALLS WITH ELECTRICAL AND LOW VOLTAGE CABLING.
4. OUTLET FOR THE TUB MOTOR.
5. THE ADDED COUNTER AND CABINET AREA FOR THE WINE COOLERS. THERE ARE AT LEAST TWO NEW OUTLETS IN THIS AREA.
6. REMOVED AND RELOCATED ELECTRICAL BOXES FOR WALL MOUNTED LIGHT FIXTURES.
7. DOUBLED UP A 400 BOX WITH AN ADDED EXTENSION BOX WITH A SUPPLY RUNNING TO THE NEW TANKLESS WATER HEATER.
8. TWO CEILING FANS AND SWITCHES WERE INSTALLED.
9. LIGHT FIXTURE AND SWITCH FOR THE LIGHT FIXTURES ABOVE THE WINE COOLER.
10. THERE IS NO LONGER A CLEAR SPACE OF 15 INCHES TO EACH SIDE OF THE ELECTRICAL PANEL BECAUSE OF THE WINE COOLER CABINETS BEING INSTALLED.
11. ELECTRICAL: THERE ARE SEVERAL AREAS IN THE BATHROOM WHERE ELECTRICAL WAS ADDED OR RELOCATED. PLANS NEED TO SHOW ALL WIRING, SWITCHES, OUTLETS, LOW VOLTAGE, ANY AND ALL WORK THAT WAS DONE.
12. A NEW T.V. HAS BEEN INSTALLED IN THE CEILING DIRECTLY ABOVE THE BATHTUB.
13. MONITORS: THERE ARE 5 OR 6 NEW MONITORS ON TWO WALLS. PLANS NEED TO SHOW THE WIRING AND OUTLETS FOR THESE MONITORS AND WHAT WAS BUILT AS FRAMEWORK TO HOUSE THESE MONITORS.
14. LOW VOLTAGE: PLANS NEED TO SPECIFY AND INCLUDE ANY AND ALL LOW VOLTAGE WIRING IN THIS BATHROOM.

FBC(2010) 105.4.11

1. THE MECHANICAL EXHAUST FAN IN THE BATHROOM HAS BEEN REMOVED AND REPLACED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.



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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: CE13020127  
CASE ADDR: 111 SW 2 AVE  
OWNER: 111 PROPERTIES INC  
% CARA EBERT CAMERON PA  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE COMMERCIAL STRUCTURE HAS BEEN ALTERED WITH THE  
COMPLETION OF WALLS UNDER THE AWNING CANOPIES  
WITHOUT A PERMIT.

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CASE NO: CE13040766  
CASE ADDR: 3038 N FEDERAL HWY # F  
OWNER: RJD HOLDINGS LLC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
A NEW BATHROOM WITH PLUMBING, ELECTRICAL AND  
MECHANICAL WAS INSTALLED WITHOUT THE REQUIRED  
PERMITS OR INSPECTIONS.

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CITY OF FORT LAUDERDALE  
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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.

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CASE NO: CE13091496  
CASE ADDR: 2900 NE 30 ST  
OWNER: LAUDERDALE TOWER CONDO ASSN INC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
TWO HANDICAP PARKING SPACE SIGNS HAVE BEEN  
REMOVED. THE LINES FOR THE HANDICAP SPOTS HAVE  
BEEN PAINTED OVER AND NOW THERE ARE TWO OR THREE  
REGULAR PARKING SPACES. THESE NEW SPACES ARE  
MARKED AS 19, 20 AND 21. THE CHANGE TO THE PARKING  
LOT HAS BEEN DONE WITHOUT THE REQUIRED PERMITS AND  
INSPECTIONS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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CASE NO: CE13100823  
CASE ADDR: 2724 NE 15 ST  
OWNER: 2724 NE 15 LLC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
1. A PATIO SLAB WITH STONE INSERTS AND BORDER HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.  
2. A CONCRETE RETAINING WALL AND STEPS GOING TO THE DOCK HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
3. A RAILING ON TOP OF THE RETAINING WALL HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.  
4. CEMENT BOARD OR AN EXTERIOR SHEATHING BOARD HAS BEEN INSTALLED ON THE EXTERIOR CEILING WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.15  
WINDOWS AND DOORS HAVE BEEN INSTALLED AROUND THE BUILDING WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

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CASE NO: CE13111458  
CASE ADDR: 2175 NE 56 ST # 201  
OWNER: OLIVEIRA, ALEXANDRE RAMOS DE  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
SHUTTERS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

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CASE NO: CE14051229  
CASE ADDR: 128 NE 16 TER  
OWNER: ZARITSKY, HAL GORDON  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
A GENERATOR ON A CONCRETE PAD WAS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.5  
A GENERATOR WITH AN ELECTRICAL HOOK-UP TO THE TOWNHOUSE WAS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

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

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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.

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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.

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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.

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CASE NO: CE12080842  
CASE ADDR: 2425 NE 26 AV  
OWNER: RUBENSTEIN, PAUL C  
PAUL C RUBENSTEIN REV LIV TR  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
THE DECORATIVE BLOCK SITE WALL WAS ALTERED AND INCREASED TO A HEIGHT THAT EXCEEDS THE PERMISSIBLE LIMIT.

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CASE NO: CE14021595  
CASE ADDR: 1842 NE 26 AV  
OWNER: AILOS, MORDECHAI M  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1  
1. THE SECOND FLOOR WOOD BALCONY HAS BEEN REMOVED AND WILL BE REPLACED IN THE NEAR FUTURE.  
2. THE EXTERIOR SIDING ON THE SECOND FLOOR, ON THE BACK SIDE OF THIS TOWNHOUSE HAS BEEN REMOVED, BLACK ROLL UNDERLAYMENT HAS BEEN INSTALLED.  
3. A PATIO SLAB IS BEING FORMED AT THE GROUND LEVEL FOR A FUTURE CONCRETE OR PATIO DECK.  
4. A FENCE HAS BEEN INSTALLED ALONG THE BACK SIDE OF THIS TOWNHOUSE.

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ALL OF THIS WORK IS BEING DONE WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS.

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CASE NO: CE13071954  
CASE ADDR: 1217 NW 18 AV  
OWNER: BENTLEY, LEON & EASTER  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 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 CARPORT WAS ENCLOSED INTO A LIVING SPACE  
WITH A BATHROOM INSIDE.  
2. A CENTRAL A/C HAS BEEN INSTALLED INSIDE THE  
DWELLING.

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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  
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE14011095  
CASE ADDR: 327 SW 13 TER  
OWNER: CASTILLO, MARIA  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.11  
THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE  
REMOVAL OF A CONDENSING UNIT WITHOUT A PERMIT.

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CASE NO: CE14041075  
CASE ADDR: 2165 NW 19 ST  
OWNER: STRAIGHTLINE MASONRY INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

BOTH BUILDINGS WERE ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE MAIN BUILDING IN THE FRONT:
  - A. THE WINDOWS AND EXTERIOR DOORS HAS BEEN REPLACED.
  - B. THE FRONT PORCH ROUND METAL COLUMNS WERE REPLACED WITH 4X4 WOOD COLUMNS.
  - C. ON THE REAR PORCH, THE OVERHANG WAS EXTENDED 4 FEET WITHOUT HAVING ANY SUPPORTING COLUMNS.
  - D. THE GATE FOR THE FENCE IS BEING REPLACED AND NEW SUPPORTING COLUMNS ARE BEING ERECTED.
2. AT THE REAR AND FOR THE SECOND TIME, SEE CASE CE10050124 FROM 2010, THE BUILDING OCCUPANCY AND USE HAVE BEEN CHANGED FROM A STORAGE WAREHOUSE WITH AN OFFICE INTO A NIGHT CLUB WITH A STAGE, WHAT APPEARS TO BE A BAR AND DJ STATION WITH A WALL OF SPEAKERS AND POOL TABLES.

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 BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A GROUP S-2 INTO AN ASSEMBLY GROUP A-2 AS A NIGHT CLUB, WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.



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CASE NO: CE09081512  
CASE ADDR: 1405 NE 1 AVE  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN %NAT  
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 NEW PVC FENCE WITH A GATE WAS ERECTED.
2. THE WINDOWS AND THE CENTRAL A/C WERE REPLACED.
3. THE INTERIOR WAS REMODELED IN THE KITCHEN AND  
BATHROOM AREAS.

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CASE NO: CE14021336  
CASE ADDR: 1436 NW 3 AV  
OWNER: TUCHOW, TYLER  
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 IS THE SECOND TIME THE PROPERTY OWNER IS  
CITED FOR THE SAME VIOLATION - SEE CASE CE10092119  
FROM SEPTEMBER 30, 2010.
2. THIS SINGLE FAMILY DWELLING WAS CONVERTED INTO  
A DUPLEX. THE OWNER BUILT OR CONVERTED THE  
STORAGE ROOM THAT WAS BUILT IN THE REAR OF HOUSE  
BACK IN 1963 WITH BUILDING PERMIT #00A85790. NOW  
IT IS BEING USED AS AN ILLEGAL EFFICIENCY IN THE  
REAR OF HOUSE AND IS BEING RENTED.

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 STORAGE ROOM. THE  
HALF BATHROOM WAS BUILT INSIDE THE MAIN HOUSE WITH  
NEW WASTE OR SEWER PIPES. HOT AND COLD WATER  
SUPPLY PIPES WERE HOOKED-UP TO THE NEW PLUMBING  
FIXTURES.
2. THE WATER HEATER WAS REPLACED.

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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 BUILD THE EFFICIENCY WITH NEW CIRCUITS FOR THE WINDOWS 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) 105.4.11

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

1. THE CENTRAL A/C THAT WAS INSTALLED UNDER PERMIT #OEA80553 HAS BEEN REPLACED.

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.

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