



CODE ENFORCEMENT BOARD HEARING AGENDA

**JANUARY 27, 2015
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 THIS MEETING.

CITY OF FORT LAUDERDALE
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CITY COMMISSION MEETING ROOM - CITY HALL
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HEARING SCHEDULED

CASE NO: CE13051961
CASE ADDR: 215 SW 19 AV
OWNER: ROBERTSON PARK APARTMENTS LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

WHILE CONDUCTING A WINDOW INSPECTION IN THIS FOUR UNIT BUILDING, I FOUND THAT IT WAS ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM THE CITY OF FORT LAUDERDALE. I HAD TO GO AROUND BACK OF UNIT 4 TO ENTER UNIT 4B, WHICH CONSISTED OF A BEDROOM, A CLOSET AND A BATHROOM. NO KITCHEN. THIS UNIT WAS PART OF THE ORIGINAL UNIT 4. THERE IS ALSO A UNIT 2 AND 2B. THIS BUILDING WAS ORIGINALLY BUILT AS A FOUR-PLEX. THE FOUR UNITS HAVE BEEN CONVERTED INTO SIX RENTAL UNITS.

CASE NO: CE14030562
CASE ADDR: 2317 SW 34 AVE
OWNER: SUNNY BROWARD VENTURES 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. THERE IS WORK IN PROGRESS WITH MAJOR RENOVATIONS INSIDE THIS PROPERTY. THIS INCLUDES THE REMOVAL AND CONSTRUCTION OF INTERIOR WALLS. THE EXISTING BATHROOMS AND KITCHEN ARE BEING ENTIRELY ALTERED WITH ELECTRICAL AND PLUMBING FIXTURES.
2. THIS PROPERTY HAS BEEN REROOFED.

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: CE14031507
CASE ADDR: 416 SW 11 CT
OWNER: REYNOLDS, STUART L
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

1. THE PROPERTY OWNER HAS CONVERTED THIS SINGLE FAMILY HOUSE INTO A DUPLEX RENTING OUT THE BACK AND FRONT TO TWO DIFFERENT FAMILIES. THEY HAVE ENCLOSED THE CARPORT AND HALLWAY LEADING TO ONE PART OF THE HOUSE TO CREATE THE NEW FLOOR PLAN.
2. THEY HAVE ADDED ELECTRIC OUTLETS AND PLUMBING FIXTURES IN THE ENCLOSED CARPORT.

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) 111.1.1

THE USE AND THE OCCUPANCY OF THE CARPORT HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION CLASS U (UTILITY) TO R-3 (LIVING SPACE) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: CE14051264
CASE ADDR: 1324 SW 30 ST
OWNER: HOLLAND, ANDREW JAMES
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A SHED WITHOUT A PERMIT.

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CASE NO: CE14051355
CASE ADDR: 3051 NW 23 ST
OWNER: WILLIAMS, THERESA
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 SHED IN THE BACK YARD WAS ADDED TO THE HOUSE IN THE REAR BY THE POOL.
2. A WOOD FENCE WAS ERECTED BEHIND THE DWELLING. ALL WORK WAS PERFORMED IN 2011.
3. THE DWELLING WAS REROOFED WITH SHINGLES ON APRIL 19, 2006. THE ISSUED PERMIT WAS LEFT TO EXPIRE WITHOUT PASSING THE FINAL. 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.

CASE NO: CE14071058
CASE ADDR: 350 DELAWARE AVE
OWNER: RIUTTANEN, JOHN S
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

FROM BCPA - CONVERTED 2/1 INTO A 4/2.
THIS DWELLINGS' CARPORT OR GARAGE WAS ENCLOSED INTO LIVING SPACE. BY THAT ACTION THE FLOOR PLANS WAS EXPANDED AND THE USE CHANGED FROM CLASS U TO CLASS R WITHOUT THE PROPER PERMIT OR C.O. FROM THE CITY.

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) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLINGS' CARPORT HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION U (UTILITY) TO R (RESIDENTIAL) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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CASE NO: CE14071663
CASE ADDR: 3120 SW 17 ST
OWNER: HUYNH, ANH MY
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 WAS ENCLOSED INTO A LIVING AREA BETWEEN 2010 AND 2012 WITH ELECTRICAL, PLUMBING AND STRUCTURAL WORK.
2. THE PROPERTY WINDOWS WERE REPLACED BETWEEN 2010 AND 2012.
3. CONSTRUCTION WORK IS IN PROGRESS. ALTERATIONS INSIDE THE DWELLING ARE BEING PERFORMED AT NIGHT TIME.
4. DRYWALL, PLUMBING AND ELECTRICAL FIXTURES ARE BEING 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) 111.1.1

THE USE AND THE OCCUPANCY OF THE CARPORT HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION CLASS U (UTILITY) TO R-3 (LIVING SPACE) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: CE14071684
CASE ADDR: 1608 SW 10 CT
OWNER: SOFREI 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. INTERIOR ALTERATIONS OF THE ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS.
2. DRYWALL REPLACEMENT INSIDE THE KITCHEN AND BATHROOMS AREAS.
3. THE WINDOWS AND EXTERIOR DOORS WERE REPLACED.

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4. THE PROPERTY WAS RE-ROOFED WITH SHINGLES. THE PERMIT WAS LEFT TO EXPIRE WITHOUT PASSING FINAL INSPECTIONS. TODAY IT REMAINS WORK WITHOUT PERMITS.

FBC(2010) 110.9

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CASE NO: CE14120212
CASE ADDR: 1101 RIVER REACH DR #118
OWNER: PAGE, LEANNE ROSE
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: STOP WORK ORDER ISSUED DURING A BUILDING INSPECTION ON UNIT 117, WE FOUND THE REFRIGERATOR FROM UNIT 118 WAS INSTALLED INSIDE A FIRE RATED PARTITION THROUGH AN OPENING OR CUT-OUT. THIS WORK HAS COMPROMISED THE FIRE RATING OF THE WALL BETWEEN BOTH UNITS. THE ELECTRICAL WIRE THAT WAS USED TO RUN THE ELECTRICAL SERVICE ISN'T ALLOWED TO BE USED FOR THESE TYPES OF ALTERATIONS IN CONDOMINIUM UNITS OR HIGH-RISE BUILDINGS. ALL THE CUTOUTS IN THE WALL MUST BE SEALED BY A PRESCRIBED METHOD BY A PROFESSIONAL DESIGNER WITH APPROVED MATERIAL.

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: CE14121502
CASE ADDR: 1437 NW 4 AV
OWNER: FISHER, LARRY A JR
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS. WORK WITH PERMITS LEFT TO EXPIRE BECOMES WORK WITHOUT PERMITS:

1. METER CAN, WINDOWS AND DOORS WERE REPLACED.
2. CARPORT ENCLOSURE.
3. WOOD FENCE ERECTED WITH GATES.
4. TWO SMALL RENTAL APARTMENTS ON THE SOUTH SIDE OF THE PROPERTY.

REPEAT VIOLATION CASES ARE AS FOLLOWS:

1. ENCLOSING CARPORT, REPLACING FRONT DOOR WITHOUT PERMIT. CASE CE07121295.
2. UNSAFE METER BOX. CASE CE06120219
3. WINDOWS. CASE CE06120407

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.

CASE NO: CE14071821
CASE ADDR: 1070 NW 25 AV
OWNER: LANDERS, MARIE H/E
TAYLOR, MARTHA
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. SRT - WORK DONE WITHOUT PERMITS. THIS PROPERTY HAS BEEN ALTERED BY THE OWNER ENCLOSING THE OPEN PORCH ON THE SOUTH SIDE OF THE DWELLING. IT IS BEING USED AS LIVING SPACE.
2. THE WINDOWS WERE REPLACED IN THE OPENINGS.
3. STORAGE SHED WAS INSTALLED AT THE REAR OF THE DWELLING.
4. IN ADDITION, THE PROPERTY OWNER IS RENTING OUT ROOMS INCLUDING THE ENCLOSED PORCH.

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FBC(2010) 105.1.5

THE OWNERS ARE SELLING PREPARED FOOD TO THE
PASSING PUBLIC FROM THE CARPORT.

FBC(2010) 110.9

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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 SOUTH SIDE ENCLOSED PORCH DO NOT MEET THE
STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN
DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS. ALSO, THE
ADDITION ON THE EAST SIDE OF THE BUILDING WHICH
HOUSES A WATER HEATER IS NOT BUILT STRONG ENOUGH
TO RESIST THE WIND AND GRAVITY LOADS THAT MAY BE
IMPOSED. THE CONSTRUCTION METHODS AND MATERIALS DO
NOT CONFORM TO ANY CODE.

ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE
DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE
CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT
PROVIDE THE REQUIRED RESISTANCE TO THE WIND'S
UPLIFT.

CASE NO: CE14072024
CASE ADDR: 2017 NW 10 AVE
OWNER: COLFIN AI-FL 3 LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THE PROPERTY OWNER HAS INSTALLED A NEW WOODEN
FENCE AND A NEW A/C UNIT WITHOUT THE REQUIRED PERMITS.

CASE NO: CE14080902
CASE ADDR: 370 DELAWARE AVE
OWNER: SIMARD, PATRICK
BOULIANNE, ERIC
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. ALTERATIONS OF THE KITCHEN AND BATHROOMS. THEY
WERE REDESIGNED WITH NEW CABINETRY AND FIXTURES.

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FBC(2010) 110.9

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

CASE NO: CE14080903
CASE ADDR: 320 DELAWARE AVE
OWNER: KOHUTH, RUSSELL THOMAS
% LLOYD H FALK
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

STOP WORK ISSUED.

1. THE NORTH WALLS FOOTING IS BEING REPAIRED.
2. FLOOR JOIST AND CEILING RAFTERS ARE BEING REPLACED.
3. THE EXISTING LIVING SPACE FLOOR LAYOUT IS BEING REDESIGNED WITH NEW FRAMING AND DRYWALL WORK.
4. A DUCTED CENTRAL A/C IS BEING INSTALLED.
5. INTERIOR ALTERATIONS OF THE ELECTRICAL AND PLUMBING SYSTEMS ARE BEING PERFORMED INSIDE THE 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.

FBC(2010) 115.1

ALL WORK IN PROGRESS MUST BE STOPPED UNTIL THE
ENTIRE REQUIRED PERMITS ARE ISSUED.

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CASE NO: CE14082064
CASE ADDR: 1009 NW 5 ST
OWNER: 1009 NW 5 STREET TR
% DUHANEY, GARY JR 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 ON THIS FIRE DAMAGED DWELLING:

1. THE FIRE RECOVERY WORK WAS DONE WITHOUT PERMITS.
2. KITCHEN AND BATHROOM AREAS WERE REPAIRED AND UPGRADED WITH NEW PLUMBING AND ELECTRICAL FIXTURES. NEW CABINETS WERE INSTALLED.
3. DAMAGED DRYWALL WAS REPLACED ON THE CEILING AND WALLS.
4. ALL THE WINDOWS WERE REPLACED.
5. A DUCTED CENTRAL A/C WAS 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.

CASE NO: CE14090232
CASE ADDR: 1134 NE 1 AVE
OWNER: JOHNSON, D ALLEN
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

THE MAIN HOUSE ON THIS PROPERTY HAS BEEN ALTERED WITH THE CONVERSION OF A ROOM INTO A STUDIO APARTMENT AS A SEPARATE RENTAL WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 111.1.1

THIS PROPERTY IS ZONED RD15 AS A SINGLE FAMILY DWELLING. THERE ARE FOUR SEPARATE TENANTS LIVING ON THIS PROPERTY WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY, PERMIT OR INSPECTIONS TO APPROVE THIS CHANGE OF USE.

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CASE NO: CE14100213
CASE ADDR: 4060 GALT OCEAN DR
OWNER: PLAZA BEACH HOTEL CORP
% TIDAN CONST INC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL
AND REPLACEMENT OF THREE EXTERIOR DOORS WITHOUT
THE REQUIRED PERMIT AND/OR INSPECTIONS.

CASE NO: CE14110111
CASE ADDR: 5201 NE 24 TER # A206
OWNER: 4060 INVESTMENTS INC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS CONDO UNIT HAS BEEN ALTERED WITH THE
REMODELING OF THE KITCHEN AND BATHROOM WITHOUT THE
REQUIRED PERMITS AND/OR INSPECTIONS. THIS WORK
INCLUDES BUT IS NOT LIMITED TO THE REMOVAL AND
REPLACEMENT OF BOTH THE PLUMBING FIXTURES AND
ELECTRICAL DEVICES.

FBC(2010) 105.4.15
THIS CONDO UNIT HAS BEEN ALTERED WITH THE
REPLACEMENT OF THE WINDOWS WITHOUT THE REQUIRED
PERMIT AND/OR INSPECTIONS.

CASE NO: CE14110280
CASE ADDR: 3310 NE 18 ST
OWNER: VICTORIA PARK ASSOCIATES LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED WITH THE INTERIOR
REMODELING OF THE KITCHEN AND BATHROOMS INCLUDING
REPLACING A LOAD BEARING BEAM, FRAMING AND DRYWALL
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.15
THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL
AND REPLACEMENT OF THE WINDOWS AND DOORS
THROUGHOUT WITHOUT THE REQUIRED PERMIT AND/OR
INSPECTIONS.

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FBC(2010) 105.4.3

THIS PROPERTY HAS BEEN ALTERED WITH THE INTERIOR DEMOLITION OF THE KITCHEN, BATHROOMS, EXTERIOR DOOR OPENINGS. WORK IS BEING DONE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL OF THE PLUMBING FIXTURES IN THE KITCHEN AND BATHROOMS, NEW SUPPLY LINES INSTALLED, NEW DRAIN LINES ARE BEING INSTALLED. WORK IS BEING DONE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL OF THE ELECTRICAL DEVICES AND INSTALLING NEW ELECTRICAL WIRES AND DEVICES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

CASE NO: CE14110923
CASE ADDR: 1640 NE 60 ST
OWNER: SANDER, FREDERICK LEE
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED WITH AN ILLEGAL STRUCTURE BEING BUILT IN THE REAR OF THE PROPERTY WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

CASE NO: CE13121520
CASE ADDR: 624 SE 6 ST
OWNER: NUTT, PATRICK R
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.4.11
NEW A/C EQUIPMENT HAS BEEN INSTALLED ON THE PROPERTY WITHOUT A PERMIT.

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

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CASE NO: CE14020458
CASE ADDR: 1700 S OCEAN DR
OWNER: HARBOR BEACH INVESTMENTS LLC
% LEWIS HEAFITZ MANAGER
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THE RESIDENCE HAS BEEN ALTERED WITH THE
INSTALLATION OF A WOOD DOCK WITHOUT A PERMIT.

FBC(2010) 105.4.8
TWO CANOPIES HAVE BEEN INSTALLED ON THE PROPERTY
WITHOUT A PERMIT.

CASE NO: CE14030504
CASE ADDR: 808 NE 16 AVE
OWNER: HARJANI, MAHESH
INSPECTOR: ROBERT MASULA

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

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

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

FBC(2010) 105.4.11
THE A/C SYSTEM HAS BEEN ALTERED BY INTERIOR
RENOVATIONS.

CASE NO: CE14081179
CASE ADDR: 1517 NE 5 TER
OWNER: 1517 NE 5 TERRACE LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED WITH THE ILLEGAL
CONVERSION OF APARTMENT UNIT NUMBER 5 AND CREATED
A STUDIO APARTMENT WHICH IS UNIT 5A. THIS WORK WAS
DONE WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS OR CERTIFICATE OF OCCUPANCY.

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CASE NO: CE14082236
CASE ADDR: 2811 NE 57 ST
OWNER: DEUTSCHE BANK NATL TR CO TRSTEE
%FIDELITY/HSBC-NY
INSPECTOR: ROBERT MASULA

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED.
1. THERE IS A CONCRETE COLUMN AT THE DRIVEWAY
ENTRANCE THAT IS IN DISREPAIR.

FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ALUMINUM ROOF OVERHANG ON THE
WEST SIDE OF THE PROPERTY THAT WAS INSTALLED
WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.4
THIS PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF A WELL PUMP/SPRINKLER PUMP
INSTALLED WITHOUT THE REQUIRED PERMIT AND/OR
INSPECTIONS.

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RETURN HEARING (OLD BUSINESS)

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.

CASE NO: CE13020243
CASE ADDR: 808 SW 2 ST
OWNER: JANZAN, RUSSEL A S
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

THE SINGLE FAMILY DWELLING WAS ALTERED WITH THE COMPLETION OF AN ADDITION TO THE REAR OF THE BUILDING AND A SHED IN THE BACKYARD WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF AN ADDITION TO THE REAR OF THE BUILDING WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE PROVISION OF WIRING AND POWER TO THE ADDITION IN THE REAR OF THE BUILDING WITHOUT A PERMIT.

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CASE NO: CE13030518
CASE ADDR: 1215 SEMINOLE DR
OWNER: KEENAN, BRIAN F
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
INTERIOR REMODELING WITHOUT PERMITS.

CASE NO: CE14010378
CASE ADDR: 4060 GALT OCEAN DR
OWNER: PLAZA BEACH HOTEL CORP
% TIDAN CONST INC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
AN ILLEGAL STRUCTURE/HUT HAS BEEN BUILT WITHOUT
THE REQUIRED PERMITS OR INSPECTIONS.

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.

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

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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.

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: 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.

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.

CASE NO: CE14071289
CASE ADDR: 1920 S OCEAN DR # 1207
OWNER: JOHN MACDONALD LIV TR
MACDONALD, JOHN H TRSTEE
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THE KITCHEN AND BATHROOM ARE BEING REMODELED
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
THIS WORK INCLUDES BUT IS NOT LIMITED TO FRAMING
AND DRYWALL.

FBC(2010) 105.4.3
THE KITCHEN CABINETS, ELECTRICAL, PLUMBING,
DRYWALL HAVE BEEN DEMOLISHED AND REMOVED WITHOUT
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4
THE KITCHEN AND BATHROOM ARE BEING REMODELED
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
THIS WORK INCLUDES BUT IS NOT LIMITED TO PLUMBING
WORK AND REMOVING AND REPLACING FIXTURES.

FBC(2010) 105.4.5
THE KITCHEN AND BATHROOM ARE BEING REMODELED
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
THIS WORK INCLUDES BUT IS NOT LIMITED TO
ELECTRICAL WORK, EXPOSED CONDUIT THAT IS NOT
SECURED, REMOVING AND REPLACING FIXTURES AND
DEVICES.

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CASE NO: CE14090230
CASE ADDR: 101 SE 19 ST
OWNER: VASILE, MARIA
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
WORK WITHOUT PERMITS.
1. CUSTOMER JUST COMPLETED A PROPERLY PERMITTED WINDOW JOB. NOW DOING INTERIOR UPGRADING AND INSTALLING NEW ELECTRICAL AND PLUMBING FIXTURES.
2. REPLACING THE DRYWALL ON THE CEILING AND WALLS.

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.

CASE NO: CE14072221
CASE ADDR: 2449 NE 22 TER
OWNER: B&F PROPERTIES 2 LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ALTERED TO INCLUDE BUT IS NOT LIMITED TO:
1. THE ENCLOSURE OF THE GARAGE INTO LIVING SPACE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS. THIS WILL REQUIRE A NEW CERTIFICATE OF OCCUPANCY FOR THIS NEW LIVING SPACE.
2. A NEW DOCK HAS BEEN BUILT WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.11
THE A/C HAS BEEN REPLACED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.18
A NEW FENCE HAS BEEN BUILT WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9
THIS PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS ALL REQUIRED FIELD INSPECTIONS AND CLOSE ALL PERMITS BEFORE THIS CODE CASE WILL BE COMPLIED AND CLOSED.

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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.

FBC(2007) 105.4.11

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

1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND AN ELECTRIC HEATER.

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 DAMAGED 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.

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CASE NO: CE12030489
CASE ADDR: 1843 SW 4 AV
OWNER: HATCHER, RICHARD EST
INSPECTOR: GEORGE OLIVA

VIOLATIONS: 9-277(b)

THE TOTAL AMOUNT OF OCCUPANTS RESIDING IN THE SINGLE FAMILY RESIDENCE HAS EXCEEDED THE LIMITS AND REQUIREMENTS OF THE MINIMUM HOUSING CODE.

FBC(2007) 105.1

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

1. A FRONT PORCH HAS BEEN ENCLOSED.
2. ROOF RAFTERS HAVE BEEN REPAIRED.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. WALL A/C UNITS HAVE BEEN INSTALLED.
5. THE STRUCTURE OF THE ROOFED PORCH HAS BEEN ALTERED.
6. A NEW FRONT DOOR HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT A PERMIT:

1. A NEW CIRCUIT BREAKER PANEL HAS BEEN INSTALLED.
2. SWITCHES AND OUTLETS HAVE BEEN INSTALLED.
3. PREMISE WIRING INCLUDING EXPOSED ROMEX HAVE BEEN INSTALLED.

FBC(2007) 110.1.1

THE OCCUPANCY AND USE FOR THE SINGLE FAMILY DWELLING HAS BEEN CHANGED WITHOUT ALL OF THE APPROVALS AND CERTIFICATE OF OCCUPANCY.

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.

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FBC(2010) 110.9

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

CASE NO: 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.

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: CE13101596
CASE ADDR: 650 TENNIS CLUB DR # 110
OWNER: RICCARDI, SAMANTHA
%RICCARDI, CHRISTOPHER
NEW OWNER: TOLSON, JOHN
TOLSON, LORI
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

1. ELECTRICAL AND PLUMBING RESTORATIONS ARE IN PROGRESS WITH NEW CABINETS AND FIXTURES BEING INSTALLED INSIDE THE KITCHEN AND BATHROOM AREAS WITH NEW DRYWALL.

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: 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.

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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.

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 BUILDING OPENINGS, SOME 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.

CASE NO: CE14041294
CASE ADDR: 1039 NW 12 ST
OWNER: JAZBROWHOMES LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

THIS CASE HAS BEEN OPENED TO FOLLOW UP ON CASE CE05110537, FOR CONSTRUCTION, ALTERATIONS AND INTERIOR REMODELING ON THIS SINGLE FAMILY DWELLING. THE WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT OR INSPECTIONS. SOME OF THE PERMITS TO COMPLY THE VIOLATIONS WERE APPLIED AND NEVER ISSUED. THE ISSUED ONE WAS VOIDED. TODAY, ALL THIS WORK REMAINS WORK WITHOUT PERMITS AS FOLLOWS:

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1. ALL CONSTRUCTION AND ALTERATIONS CONNECTED TO VOIDED MASTER PERMIT# 07030951.
2. THE VIOLATION INCLUDES CONSTRUCTION INSIDE THE REAR ADDITION OF THE BUILDING TO BUILD AN ADDITIONAL APARTMENT BY SPLITTING THE DWELLING INTO A DUPLEX.
3. THE CONSTRUCTION OF A STORAGE BUILDING ON THE WEST SIDE OF THE PROPERTY.
4. INSTALLATION OF WINDOWS AND DOORS IN THE DWELLING.
5. ELECTRICAL PERMIT# 07030953: THE ELECTRICAL WORK AS SHOWN ON THE MASTER PERMIT PLAN FOR THE INTERIOR RENOVATION INSIDE THE DWELLING AND NEW SERVICE LINE TO SUPPLY 220V TO A NEW CENTRAL A/C AND DRYER MACHINE.
6. PLUMBING PERMIT #07030954: THE PLUMBING WORK AS SHOWN ON THE MASTER PERMIT PLANS FOR THE KITCHEN ALTERATIONS, A WASHING MACHINE WATER SUPPLY WITH DRAIN LINE AND THE WATER HEATER REPLACEMENT.
7. THE MECHANICAL PERMIT #07030952 TO INSTALL A CENTRAL A/C WITH DUCT WORK AND THE VENTILATION DUCT FOR THE DRYER.

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.

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.

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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.

CASE NO: CE14050556
CASE ADDR: 1531 NW 7 AVE
OWNER: FELS, THOMAS J
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.11
A DUCTED CENTRAL A/C WAS INSTALLED WITHOUT PERMITS AT THE 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: 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 CONECT 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.

CASE NO: CE14050975
CASE ADDR: 1509 NW 4 ST
OWNER: NICHOLLS, WHILMAR
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 OWNER HAS INSTALLED NEW WINDOWS AND
EXTERIOR DOORS.
2. A NEW DUCTED CENTRAL A/C WAS INSTALLED.
3. IN THE DRIVEWAY AT THE FRONT AND TO THE LEFT OF
THE PROPERTY AND AT THE REAR, TWO CONCRETE SLABS
ON GRADE WERE POURED.
4. THE INTERIOR OF THE DWELLING HAS BEEN UPGRADED
INSIDE THE KITCHEN AND BATHROOM AREAS WITH NEW
FIXTURES.

CITY OF FORT LAUDERDALE
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FBC(2010) 110.9

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

CASE NO: CE14051440
CASE ADDR: 1663 NW 15 TER
OWNER: ALLADIN, VANEL
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 DWELLING'S OPENINGS WERE BOARDED AND THE
WOOD HAS BEEN REMOVED.
2. NEW WINDOWS AND EXTERIOR DOORS WERE INSTALLED
ON THEM.
3. INTERIOR UPGRADE INSIDE THE KITCHEN AND
BATHROOMS AREAS.

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.

CASE NO: CE14051627
CASE ADDR: 1330 NW 7 PL
OWNER: MCCLOVER, ULYSSES & EVELYN
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 LARGE STORAGE BUILDING HAS BEEN INSTALLED AT
THE FRONT OF THE PROPERTY.
2. A WOOD FENCE WAS ERECTED AROUND THE PROPERTY
LINE.
3. A NEW DRIVEWAY WAS BUILT AT THE REAR ALL THE
WAY TO THE MAIN STREET.
4. DUCTED CENTRAL A/C ON BOTH SIDES OF THE DUPLEX
WERE INTALLED.

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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.

CASE NO: CE14051847
CASE ADDR: 708 SW 24 AVE
OWNER: 707 SEYBOLD 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 SINGLE FAMILY DWELLING HAS BEEN REROOFED.
2. THE INTERIOR HAS BEEN UPGRADED IN THE KITCHEN
AND BATHROOM AREAS WITH ELECTRICAL AND PLUMBING
FIXTURES.
3. THE CABINETS 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.

CASE NO: CE14060438
CASE ADDR: 930 NW 14 ST
OWNER: ADEA REAL ESTATE LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM IS FAULTY. THE FUSE BOX IS
SPARKING. THERE ARE AREAS WITHOUT POWER. A
CABINET WAS INSTALLED ON FRONT AND IT IS COVERING
THE FUSES. IT COULD NOT BE REACHED IN CASE OF AN
EMERGENCY. IT HAS BECOME AN ELECTRICAL FIRE
HAZARD.

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CASE NO: CE14060442
CASE ADDR: 727 NW 17 ST
OWNER: U S BANK NA TRSTEE
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:

THIS CASE WAS OPENED TO ADDRESS THE ORIGINAL COMPLAINT CE12040793 FOR WORK WITHOUT PERMITS AND A STOP WORK ORDER WAS ISSUED BACK THEN.

1. SOME MAJOR RENOVATIONS WERE DONE, OTHERS WERE IN-PROGRESS WITHOUT PERMITS. THIS INCLUDES THE REMOVAL AND CONSTRUCTION OF INTERIOR WALLS AND ALTERATIONS OF THE APPROVED FLOOR PLAN OF THE DWELLING.
2. THE EXISTING BATHROOMS AND KITCHEN WERE ENTIRELY ALTERED WITH ELECTRICAL AND PLUMBING FIXTURES.

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.

CASE NO: CE14061156
CASE ADDR: 2421 SW 5 PL
OWNER: OBAS, MARC ANTOINE H/E
OBAS, LAURIANE
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 C.O.

1. WINDOWS AND FRONT DOOR WERE REPLACED IN ALL THE OPENINGS.
2. A CENTRAL DUCTED A/C WAS INSTALLED IN THE 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: CE14062131
CASE ADDR: 1656 SW 28 WAY
OWNER: UNITED PROPERTIES OF SOURH FLORIDA
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 PROPERTY'S POOL IS BEEN UPGRADED, IT WAS
DRAINED AND IT PROCEEDED TO RISE OUT OF THE GROUND
3 FT.

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.

CASE NO: CE14062184
CASE ADDR: 517 NW 7 AVE
OWNER: SOUTHERN REO GROUP LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

A STOP WORK ORDER WAS ISSUED FOR:

1. WORK IS IN PROGRESS. THE INTERIOR IS BEING
REMODELED.
2. UPGRADING THE ELECTRICAL, PLUMBING AND THE
MECHANICAL SYSTEMS.
3. NEW FRAMING AND DRYWALL IN PROGRESS.

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: CE14070723
CASE ADDR: 3600 SW 21 ST
OWNER: CAPITAL DREAM TEAM
MORTGAGE INVESTMENTS INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1

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

A STOP WORK ORDER WAS ISSUED FOR:

1. WORK IN PROGRESS, THE INTERIOR IS BEING REMODELED.
2. UP-GRADING THE ELECTRICAL, PLUMBING AND THE MECHANICAL SYSTEMS.
3. NEW FRAMING AND DRYWALL IN PROGRESS.
4. THE WINDOWS AND DOORS WERE REPLACED IN ALL THE OPENINGS.
5. A DUCTED A/C SYSTEM WAS INSTALLED.

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.

CASE NO: CE14071030
CASE ADDR: 3400 SW 12 PL
OWNER: HOTEL MOTEL INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.5

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

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM BELONGING TO APARTMENT #2. THEY WERE DONE TO SUPPLY NEW ELECTRICAL CIRCUITS FOR THE WINDOWS A/C, THE LIGHTS AND WALL OUTLETS TO THE NEXT DOOR, APARMENT#3. 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.

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FBC(2010) 110.9

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THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE14082139
CASE ADDR: 1544 NW 9 AVE
OWNER: KDE OF FL 1 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 FOLLOW:
STOP WORK ISSUED
THIS PROPERTY IS BEING UPGRADED:
1. WINDOWS AND DOORS ARE BEING REPLACED.
2. THE INTERIOR WORK OR REMODELING IS IN PROGRESS
WITH NEW CABINETS INSIDE THE KITCHEN AND BATHROOM
AREAS.
3. NEW ELECTRICAL AND PLUMBING FIXTURES ARE ALSO
BEING INSTALLED.
4. THIS SINGLE FAMILY UNIT WAS SPLIT INTO TWO
RENTAL UNITS. ALTERATIONS WERE DONE TO THE ELECTRICAL
AND PLUMBING SYSTEM.
5. THE FLOOR PLAN WAS ALTERED TO BUILD THE SECOND
UNIT WITH NEW WALLS AND THE ENCLOSURE OF HALLWAYS
AND INTERIOR DOORS.

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) 111.1.1

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

FBC(2010) 115.1

ALL WORK IN PROGRESS MUST BE STOPPED UNTIL THE
ENTIRE REQUIRED PERMITS ARE ISSUED.

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

CASE NO: CE13030047
CASE ADDR: 1600 NW 7 TER
OWNER: RIVIERA, LUCAS & MARY
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
1. THE WINDOWS AND FRONT DOOR WERE REPLACED AT THE
DWELLING.

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

FBC(2010) 1609.1
ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE
NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED
WIND LOADING THROUGH THE PERMITTING AND INSPECTION
PROCESS.

FBC(2010) 1626.1
THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE
BEEN INSTALLED DO NOT PROVIDE THE REQUIRED
RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN
APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS
PER FBC(2010) 1609.1.2.

CASE NO: CE14031457
CASE ADDR: 2236 NW 20 ST
OWNER: BABY BOY INVESTMENT GROUP INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.4.4
THE PLUMBING SYSTEM OF THIS FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. INSPECTING AN INITIAL COMPLAINT FOR NO SANITARY
SERVICES AT THIS DWELLING, (NO WATER) THE OWNER
REPLACED THE MAIN PLUMBING PIPES (SUPPLY LINE).

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FBC(2010) 110.9

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INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE13091180
CASE ADDR: 833 NW 19 AV
OWNER: BROWN, J M & SILLIE MAE EST
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

1. WINDOWS AND DOORS ARE BEING REPLACED.
2. A/C UNIT WAS REPLACED.
3. ELECTRICAL WORK DONE. DISCONNECTED BOX TO THE A/C.
4. PLUMBING WORK DONE. A DRAIN LINE WAS EXPOSED ON THE NORTH SIDE OF THE HOUSE DRAINING ONTO THE GROUND.

FBC(2010) 105.4.4

PLUMBING INSTALLED AND EXPOSED ON NORTH SIDE OF HOUSE AND DRAINING ONTO THE GROUND WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.5

ELECTRICAL WORK INSTALLED, DISCONNECT TO A/C WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.15

WINDOWS AND DOORS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

CASE NO: CE14082172
CASE ADDR: 2200 S OCEAN LA # 910
OWNER: BUTTERFIELD LTD
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED. A WALL IN THE KITCHEN HAS BEEN REBUILT WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS. THIS WALL ALSO NOW ENCROACHES INTO UNIT 909 KITCHEN SPACE. THIS WALL NEEDS TO BE REVERTED BACK TO THE ORIGINAL LAYOUT.