



# SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

August 8, 2023

**12:00 P.M.**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

<https://www.fortlauderdale.gov/sm>

THOMAS ANSBRO  
PRESIDING

If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will 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. All persons speaking on a quasi-judicial matter will be sworn In and will be subject to cross-examination.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA  
AUGUST 8, 2023  
12:00 PM

Page 1

---

LIEN REDUCTION HEARING

---

CASE NO: CE15092157  
CASE ADDR: 229 ALMOND AVE  
OWNER: EL-AD FL BEACH LLC  
PRESENTER: NADINE BLUE

VIOLATION: 18-12(a)  
THERE IS TRASH, RUBBISH, DEBRIS AND LITTER ON  
PROPERTY AND RIGHT OF WAY.

47-20.20.H.  
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD  
OPERATING CONDITION.THERE ARE CRACKS, POTHOLES AND  
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING  
IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR  
BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.  
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT  
APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF  
LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES,  
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN  
MAINTAINED/REPLACED OR REMOVED.

9-280(h)(1)  
THERE ARE CHAIN LINK FENCE POSTS AND CEMENT BASES  
NOT REMOVED WHEN THE FENCE WAS REMOVED.

9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING  
UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

---

CASE NO: CE12031713  
CASE ADDR: 528 NW 8 AVE  
OWNER: BAIN, RAPHAEL  
PRESENTER: NADINE BLUE

VIOLATION: 9-280(h)(1)  
THE CHAIN LINK FENCE ON THE PROPERTY HAS MISSING  
AND BENT SUPPORT POST THAT HAS CAUSED THE FENCE TO  
LEAN IN AREAS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA  
AUGUST 8, 2023  
12:00 PM

Page 2

CASE NO: CE17050210  
CASE ADDR: 528 NW 8 AVE  
OWNER: BAIN, RAPHAEL  
PRESENTER: NADINE BLUE

VIOLATION: 18-12 (a)  
THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; TRASH, PAPER, GARBAGE, YARD WASTE, AND/OR DEBRIS ON THIS FENCED VACANT LOT AND ADJACENT SWALE.

---

CASE NO: BE20050414  
CASE ADDR: 528 NW 18 AVE  
OWNER: BALFE, JEFFREY R  
NIERENBERG, ASHLEY N  
PRESENTER: NADINE BLUE

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
GARAGE AND LIVING ROOM CONVERTED INTO BEDROOMS.  
CONSTRUCTION OF ONE ADDITIONAL BATHROOM.

---

CASE NO: CE22060319  
CASE ADDR: 720 NW 14 TER  
OWNER: MPG 700-745 LLC  
%METROPOLITAN PROPERTY GROUP  
PRESENTER: NADINE BLUE

VIOLATION: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 3

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATES ARE NOT SECURED ON THE ENCLOSURE, THE LIDS OF THE DUMPSTER ARE BEEN LEFT OPEN. THERE IS TRASH AND DEBRIS WITHIN AND SURROUNDING THE ENCLOSURE.

9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

---

CASE NO: CE21090090  
CASE ADDR: 1007-1009 CITRUS ISLE #1-2  
OWNER: HOTTENROTT, FRANK  
PRESENTER: NADINE BLUE

VIOLATIONS: 24 27. (b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION

9 305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47 34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS A METAL PIECE OF DUCTWORK AND WHAT APPEARS TO BE PLYWOOD BOARDS UNDER THE CARPORT. WHICH IS A NON PERMITTED LAND USE IN RD 15 ZONING PER ULDR

9 306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINING AND AREAS WHERE IT MAY REQUIRES REPAIR.

9 278 (e)

THERE ARE WINDOWS THAT ARE COMPLETELY COVERED BY STORM SHUTTERS FOR 1007 AND 1009.

9 308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 4

CASE NO: CE15050098  
CASE ADDR: 1395 W SUNRISE BLVD  
OWNER: DACAPA LLC  
PRESENTER: NADINE BLUE

VIOLATION: 47-22.9.  
THERE ARE UNPERMITTED SIGNS ON THE PROPERTY.

---

CASE NO: CE21060481  
CASE ADDR: 1395 W SUNRISE BLVD  
OWNER: DACAPA LLC  
PRESENTER: NADINE BLUE

VIOLATION: 24-29(a)  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

---

CASE NO: CE18120326  
CASE ADDR: 1816 NW 24 TER  
OWNER: ROCK 21 INVESTMENTS LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 9-305(B)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE17070744. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-304(B)  
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS AT THIS PROPERTY. THIS IS A RECURRING VIOLATION, PREVIOUS CASE CE17070744. THIS CASE WILL PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 5

18-12 (A)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-34.4 B.1.

THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING PARKED AND STORED OVERNIGHT AT THIS PROPERTY.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: ENGINE PARTS, CAR SEATS AND OTHER ITEMS. THIS IS A NON-PERMITTED USE ON AN RS-8 ZONED PROPERTY PER ULDR SECTION 47-5.11. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE17070744. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-18.4.A.2.

MAJOR REPAIR WORK INVOLVING RADIATOR REPAIR, REMOVAL OF ENGINE, TRANSMISSION OR AXLE, PAINT AND BODY WORK ARE PERMITTED ONLY IN B-2, B-3 AND INDUSTRIAL DISTRICTS. THIS IS A NON-PERMITTED USE IN AN RS-8 ZONED PROPERTY PAINT.

---

CASE NO: CE19091260  
CASE ADDR: 1816 NW 24 TER  
OWNER: ROCK 21 INVESTMENTS LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 9.305 (B)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9.304 (B)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA.

47.34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING FURNITURE, CAR PARTS AND TIRES, WHICH IS A NONPERMITTED LAND USE IN RS8 ZONING PER ULDR TABLE 475.11.

9.306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA  
AUGUST 8, 2023  
12:00 PM

Page 6

CASE NO: CE17031470  
CASE ADDR: 2430 WHALE HARBOR LN  
OWNER: 2017-2 IH BORROWER LP  
%INVITATION HOMES - TAX DEPT  
PRESENTER: NADINE BLUE

VIOLATIONS: 47-21.9.K.  
LANDSCAPE NOT MAINTAIN, FRONT LAWN IS COVERED 100%  
WITH GRAVEL AND MULCH.

---

CASE NO: CE11031134  
CASE ADDR: 2860 SW 18 ST #1-2  
OWNER: HAMMONDS, GARY E  
PRESENTER: NADINE BLUE

VIOLATIONS: 18-33(a)  
NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

---

CASE NO: CE15092158  
CASE ADDR: 2930 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH, DEBRIS AND LITTER ON  
PROPERTY AND RIGHT OF WAY.

25-56(b)  
THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN  
AREAS AND/OR CRACKS AND MISSING CEMENT MATERIAL.

47-19.1.C.  
THERE ARE SEVERAL DUMPSTERS IN USE ON THIS PROPERTY. THIS IS A  
VIOLATION OF THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) WHICH  
STATES THAT NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE  
USED WITHOUT A PRINCIPLE STRUCTURE ON THE PROPERTY.

47-20.20.H.  
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING  
CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS  
RAISED, LOOSE AND MISSING IN SOME AREAS; WHEELSTOPS ARE MISSING,  
LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

**CONTINUED**

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA  
AUGUST 8, 2023  
12:00 PM

Page 7

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE.THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

47-22.9.

VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT FIRST OBTAINING PERMITS.

9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-280 (h) (1) WITHDRAWN

THERE ARE CHAIN LINK FENCE POSTS AND CEMENT BASES NOT REMOVED WHEN THE FENCE WAS REMOVED.

9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

9-306

THERE IS GRAFFITI PAINTED ON SOME WHITE CHAIN LINK FENCE COVERING MATERIAL.

---

CASE NO: CE15092152  
CASE ADDR: 2939 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12 (a)  
THERE IS TRASH, RUBBISH, DEBRIS AND LITTER ON PROPERTY/RIGHT OF WAY.

25-56 (b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN AREAS AND/OR CRACKS AND MISSING CEMENT MATERIAL.

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 8

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE.THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

47-22.9.

VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT FIRST OBTAINING PERMITS.

9-280 (h) (1)

THERE ARE CHAIN LINK FENCE POSTS AND CEMENT BASES NOT REMOVED WHEN THE FENCE WAS REMOVED.

9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK). PAINTED OVER SIDEWALK.

47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE ARE BOATS AND TRAILERS BEING STORED AT THIS PROPERTY.

18 4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 9

CASE NO: CE15092153  
CASE ADDR: 2939 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
PRESENTER: NADINE BLUE

VIOLATION: 18-12 (a)  
THERE IS TRASH, RUBBISH, DEBRIS AND LITTER ON  
PROPERTY AND RIGHT OF WAY.

25-56 (b)  
THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN  
AREAS AND/OR CRACKS AND MISSING CEMENT MATERIAL.

47-19.1.C.  
THERE IS A DUMPSTER ENCLOSURE AND (3) DUMPSTERS IN  
USE ON THIS PROPERTY. THIS IS A VIOLATION OF THE  
UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) WHICH  
STATES THAT NO ACCESSORY USE OR STRUCTURE SHALL BE  
PERMITTED TO BE USED WITHOUT A PRINCIPLE STRUCTURE  
ON THE PROPERTY.

47-20.20.H.  
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD  
OPERATING CONDITION.THERE ARE CRACKS, POTHOLES AND  
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING  
IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR  
BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.  
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT  
APPEARANCE.THERE ARE MISSING AND/OR BARE AREAS OF  
LAWN COVER.THERE ARE MISSING AND/OR DEAD TREES,  
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN  
MAINTAINED/REPLACED OR REMOVED.

47-22.9.  
VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT  
FIRST OBTAINING PERMITS.

9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING  
UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK)...

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 10

CASE NO: CE15092155  
CASE ADDR: 2939 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH, DEBRIS AND LITTER ON  
PROPERTY AND RIGHT OF WAY.

25-56(b)  
THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN  
AREAS AND/OR CRACKS AND MISSING CEMENT MATERIAL.

47-20.20.H.  
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD  
OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND  
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING  
IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR  
BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.  
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT  
APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF  
LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES,  
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN  
MAINTAINED/REPLACED OR REMOVED.

47-22.9.  
VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT  
FIRST OBTAINING PERMITS.

9-280(h)(1)  
THERE ARE CHAIN LINK FENCE POSTS AND CEMENT BASES  
NOT REMOVED WHEN THE FENCE WAS REMOVED.

9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING  
UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

**CITY OF FORT LAUDERDALE**  
**SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**  
**AUGUST 8, 2023**  
**12:00 PM**

Page 11

CASE NO: CE06040792  
CASE ADDR: 3117 SW 16 ST  
OWNER: CIGALOTTI, KENNETH  
DZOBA, KATHERINE  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC 105.1  
THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS INCLUDE THE FOLLOWING:  
1. INSTALLATION OF A NEW FRONT DOOR.  
2. INSTALLATION OF A NEW ROOF.

FBC 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: FIXTURES IN THE BATHROOM AND KITCHEN WERE REPLACED

FBC 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- ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 109.10  
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1604.1  
THE CARPORT ENCLOSURE, HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.