

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CITY ORDINANCE VIOLATION 9306-31- - 51 000551 551 SE 18 AV POMPANO BEACH FL 33060	4/04/24 PRASSO, ANTHONY	ACTIVE	5/01/24

50. CASE 24-09005188

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 7018 3090 0002 2821 0115  
 TYPE OF SERVICE-THIS CASE CERTIFIED MAIL  
 DAYS TO COMPLY-THIS CASE  
 INSPECTION DATE-THIS CASE  
 COMPLIANCE DATE MARCH 7, 2025  
 SCHEDUL HEARING DATE-THIS CASE MARCH 12, 2025  
 COMPLIED DATE-THIS CASE  
 FINAL ORDER MEETING DATE  
 F.O. COMPLY BY DATE-THIS CASE  
 I. OF F. MEET'G DATE-THIS CASE  
 COMMENTS  
 COMMENTS - FINAL ORDER  
 COMMENTS  
 COMMENTS  
 COMMENTS - IMPOSITION OF FINE  
 COMMENTS  
 COMMENTS  
 COMMENTS - ABATEMENT FINE  
 COMMENTS  
 NONCOMPLIANCE INSPECTION DATE  
 DATE FINAL DUE DATE  
 DATE LIEN RECORDED

NARRATIVE: 8/14/2024, 1:42:07 PM JENCAT 8/14/24  
 RECVD CERT GREEN CARD SIGNED 8/14/24  
 8/22/2024, 8:28:04 AM JENCAT 8/22/24  
 CONT TO 9-25-24 HEARING 8/22/24  
 10/3/2024, 11:25:53 AM ZENJOA 10/03/24  
 CONTINUED TO 12/11/24 HEARING 10/03/24  
 12/12/2024, 5:11:05 PM ZENJOA 12/12/24  
 CONTINUED TO 3/12/25 HEARING 12/12/24

NOTICE NAMES: TAKOURIAN, CATHERINE OWNER  
 551 SE 18 AVE  
 TIMOTHY WRIGHT \*ERROR\* 954-261-5320  
 561 SE 18 AV

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	PRASSO, ANTHONY		

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
( 1)	4/04/24	VIOLATION OF FL. BUILDING CODE § 152.01 ADOPTION OF FLORIDA BUILDING CODE.	1	CO 152.01(B)	ACTIVE	
		(B) It shall be unlawful for any person, firm, or corporation to violate any of the requirements of the Florida Building Code, as adopted by this chapter. Each such person, firm, or corporation shall be deemed to be in violation of a separate offense for each and every day during which any violation of any of the provisions of said Code is committed or continued, and upon conviction thereof, shall be punished.				
		NARRATIVE: OBSERVED WORK WITHOUT PERMITS IN THE NORTHWEST CORNER OF THE PROPERTY. THIS INCLUDES AREAS OF CANOPY, A BARRIER WALL, AND A KITCHEN/BAR AREA. PLEASE OBTAIN APPROVED/FINALIZED PERMITS FOR ALL THE WORK OBSERVED AS WELL AS FOR ANY OTHER UNPERMITTED WORK PERFORMED AT THE PROPERTY.				7/15/24 7/15/24 7/15/24 7/15/24 7/15/24
( 2)	4/04/24	WATERWAYS; PERMIT REQUIRED § 151.02 PERMIT REQUIRED.	1	CO 151.02	IN COMPLIANCE	7/15/24
		(A) It shall be unlawful for any person to construct, repair, erect or install mooring structures, or any similar marine structures, tidal flood barriers, banks, berms, green-grey infrastructure, seawalls, seawall caps, upland stem walls, rip-rap, derelict erosion control structures, or permeable earthen mounds that do not provide an impermeable water barrier to tidal flooding, footers or any other similar infrastructure designed and constructed to perform as a flood barrier in, over or upon the canals, waterways, rivers, or basins within the city without first obtaining an engineering permit from the City Engineer, as provided in this chapter and a building permit from the City Building Official as provided in Chapter 152. The qualified applicant for the proposed work, as defined in F.S. Chapter 489 and Chapter 9 of the Broward County Ordinances, shall also be required to seek the necessary approvals, permits and/or exemptions from the Broward County Environmental Protection and Growth Management Department, Florida Department of Environmental Protection or South Florida Water Management				

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
( 2)	4/04/24	WATERWAYS; PERMIT REQUIRED District, United States Army Corps of Engineers, and other governmental agencies as applicable, unless subject to the exceptions set forth in F.S. § 403.813.	1	CO 151.02	IN COMPLIANCE	7/15/24

(1) Permits shall be required for replacement of a mooring structure's structural elements including, but not limited to, pilings, sub-stringers, stringers, and ledgers, however, replacement of 25% or less of existing decking within a calendar year shall be exempt from the requirement to obtain a permit.

(2) Nonconforming mooring structures or similar structures, shoreline or shoreline structures, banks, berms, green-grey infrastructure, seawalls, seawall caps, footers, upland stem walls, rip-rap, derelict erosion control structures, or permeable earthen mounds that do not provide an impermeable water barrier to tidal flooding or any other similar infrastructure that were properly permitted by the city at the time of initial installation which are destroyed by fire or other casualty or force majeure shall only be reconstructed in conformity with all current applicable regulations.

(3) Nonconforming mooring structures or similar dock structures, that were properly permitted by the city at the time of initial installation which are damaged or otherwise require maintenance may be repaired and remain in their existing nonconforming configuration, provided that they were properly permitted by the city at the time of initial installation, and such repairs do not require replacement of more than 50% of the combined structural elements as determined by the City Engineer including, but not limited to, pilings, sub-stringers, stringers and ledgers, but excluding wood or fabricated wood decking.

(B) The application for a permit prescribed by (A) above shall describe the work to be done, shall include detailed cost information on the value of the proposed work, and the manner in which it is to be done; shall conform with the requirements listed herein; and shall comply in all

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( 2)	4/04/24	WATERWAYS; PERMIT REQUIRED applicable respects with the requirements of the technical codes of Chapter 152.	1	CO 151.02	IN COMPLIANCE	7/15/24

(C) The application shall be accompanied by detailed plans and specifications for the structure at the proposed site, together with a site plan or survey showing the location of the proposed structure or alteration in conjunction with adjoining lands, waters and channels. The plans and specifications must be prepared by an engineer licensed in the State of Florida. As-built drawings and final certification of completion and compliance to that engineer's design shall be submitted to the city before the city's final acceptance.

(D) The engineering fee for a permit shall be 4% of the cost of the proposed construction, as submitted by the applicant and as verified by the Building Official or designee, with a minimum fee of \$100.

(E) Engineering permit fees shall be waived for the construction of city owned capital improvement projects.

(F) Project cost valuation by city. Should the applicant for the permit fail to supply the Building Official with its detailed cost information, the Building Official shall value the cost of the improvement using information obtained from generally accepted construction cost data publications.

(G) Application for permit. An Engineering Division permit application must be submitted by a qualified applicant, according to Chapter 489 of the Florida Statutes and Chapter 9 of the Broward County Code of Ordinances, for the proposed work.

(H) Double Fee. Any permit applicant who has commenced any construction work for which an engineering permit is required prior to the permit being issued shall be subject to a penalty of 100% of the usual application fee in addition to the required application fees. The payment of the double fee shall not relieve any person, firm, or

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( 2)	4/04/24	WATERWAYS; PERMIT REQUIRED corporation from compliance with all applicable regulations and codes, nor shall it relieve the person, firm, or corporation from being subject to any of the penalties therein.	1	CO 151.02	IN COMPLIANCE	7/15/24

(I) Re-inspection fees. If the Engineering Inspector, while performing a partial or final inspection of the construction work, finds that the work does not conform or comply with approved plans or the city's Code of Ordinances, he/she shall notify the contractor or property owner and indicate the required corrections. The contractor or property owner shall notify the Engineering Inspector to request a re-inspection after the required corrections have been made. A re-inspection fee of \$30 will be charged for the re-inspection; however, when an extra inspection is necessary due to any of the below listed reasons, a fee charge of four times the amount of the first re-inspection shall be imposed:

- (1) Wrong address provided for the initial inspection by the permittee or contractor;
- (2) Repairs or correction not completed when re-inspection has been requested;
- (3) Work not ready or job site inaccessible for inspection
- (4) The final or other inspections could not be performed due to the actions of the permittee or contractor; or
- (5) Second or subsequent failed inspection of the same repair/correction.

Payment of re-inspection fees shall be made prior to the issuance of city final inspection and permit close-out. No further inspections will be scheduled or performed until all outstanding re-inspection fees have been paid.

(J) Plan revisions or change of contractor. A fee of \$100 will be charged for all revised plans submitted for review

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( 2)	4/04/24	<p>WATERWAYS; PERMIT REQUIRED or for a change of contractor application. An estimate of the cost of construction for the additional work shall be submitted with the revised plans. A revised permit and plan approval will be issued for this work. If additional work is shown on the revised plans, a permit fee will be charged based on 4% of the cost of construction of the additional work.</p> <p>(K) Nonrefundable fees. All permit fees and re-inspection fees are nonrefundable.</p> <p>(L) Time limitation. Permits shall expire and become null and void if the work authorized by the permit is not commenced within 180 days from the issuance date of the permit, or if such work is commenced and is abandoned or suspended for a period of 90 days. If work has commenced, and the permit becomes null and void or expires because of abandonment or a lack of progress, a new permit for the proposed work shall be obtained before proceeding with the work. If the work covered by the permit has not commenced, or has commenced and been suspended or abandoned, the City Engineer may extend such permit for a single period of 180 days from the date of expiration of the original permit, if request for extension is made prior to the expiration date of the original permit. No permit shall remain valid for a period in excess of two years.</p> <p>(M) Voided permits. Permits may be voided in the event permit fees or re-inspection fees are not paid in full and/or due to forged signatures, or any false statement or misrepresentation of fact, on permit applications or documents.</p>	1	CO 151.02	IN COMPLIANCE	7/15/24
		NARRATIVE: OBSERVED ADDITIONAL AREAS OF DECKING ADDED TO THE DOCK AT THE SOUTH SIDE OF THE PROPERTY. PLEASE OBTAIN ALL NECESSARY ENGINEERING APPROVALS AND FINALIZED PERMITS FOR THIS ADDITIONAL AREA OF DECKING IN THE WATERWAY ADJACENT TO THE PROPERTY.				5/01/24 5/01/24 5/01/24 5/01/24 5/01/24
( 3)	4/04/24	STRUCTURES IN WATERWAYS § 151.03 STRUCTURES IN WATERWAYS.	1	CO 151.03	IN COMPLIANCE	7/15/24

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
( 3)	4/04/24	STRUCTURES IN WATERWAYS (A) Measurement standards for all structures except for wooden, fabricated wood, or concrete docks shall be from the measurement reference line seaward to the end of the structure including pilings. Measurement standards for wooden, fabricated wood, or concrete docks and finger piers shall be from the measurement reference line seaward to the end of the dock's decking.  (B) No mooring structures or other similar structures may be erected or installed within five feet of an extended side property line or cause a watercraft or vessel to extend within five feet of an extended side property line.  (C) No mooring structures or any other similar structures may be erected or installed into the navigational channel or cause a watercraft or vessel to extend into the navigational channel.  (D) Any structure erected pursuant to this section shall be kept in good repair by the owner thereof and shall be subject to removal by the city in the event that they are unsafe or create a hazard to navigation as determined by the City Engineer or City Building Official, the cost thereof to be assessed against the owner. However, opportunity for notice and a hearing shall be afforded to the owner prior to such removal by the city.  (E) In a canal, river, basin, or waterway 50 feet in width or less, fixed, or floating docks shall not be constructed or installed more than five feet waterward of the measurement reference line.  (F) In a canal, river, basin, or waterway 50 feet in width or less, vessel davits, hoist, vessel lift, floating vessel platform, personal watercraft/jet ski platform are permitted to be constructed seaward to the navigational channel.  (G) In a canal, river, basin, or waterway which is more than 50 feet in width, mooring structures or any other marine structures must be constructed or installed pursuant to the	1	CO 151.03	IN COMPLIANCE	7/15/24

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( 3)	4/04/24	STRUCTURES IN WATERWAYS following conditions.	1	CO 151.03	IN COMPLIANCE	7/15/24

(1) Fixed vessel docks, floating docks or wharves may be constructed or installed to extend into any canal, river, basin, or waterway a distance of 10% of the width of the canal, river, basin, or waterway or a distance of eight feet whichever is less, as measured from the measurement reference line.

(2) Fixed finger piers and floating finger piers may be constructed or erected to extend into any canal, river, basin, or waterway a distance of 20% of the width of the canal, river, basin, or waterway or a distance of 20 feet, whichever is less, as measured from the measurement reference line. A finger pier (floating or stationary) shall not be constructed to a width greater than four feet. The distance between finger piers shall not be less than 25 feet

(3) Fixed vessel docks, wharves, or finger piers shall not be constructed or erected so as to cause the elevation of the deck to exceed the elevation of the top of the abutting tidal flood barrier or rip-rap, with the exception that decking on fixed vessel docks, wharves, or finger piers may be elevated above the abutting tidal flood barrier or rip-rap a total of two inches in order to meet any surface finish of the abutting tidal flood barrier or rip-rap.

(4) Vessel davits, elevator lifts, cradle lifts, floating lifts, floating vessel platforms, personal watercraft/ jet ski platform used for the express purpose of storing a watercraft out of the water or any other similar form of vessel lifting device may be constructed or installed to extend into any canal, river, basin, or waterway, in a fully raised position, a distance equal to 20% of the width of the canal, river, basin, or waterway or a distance of 28 feet, whichever is less, as measured from the measurement reference line.

(5) If an elevator lift is permitted, approved, and built, an access platform may be constructed pursuant to an



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( 3)	4/04/24	STRUCTURES IN WATERWAYS	1	CO 151.03	IN COMPLIANCE	7/15/24

approved permit to facilitate access to vessels when the lift is in the down position. Said access platform, attached to a permitted and approved dock structure, shall be limited to the spacing between the battered support beams of the elevator and shall not extend more than three feet beyond the dock into the waterway or exceed ten feet in width. Said access platform is deemed an accessory to the elevator lift and its authorized placement is contingent upon the existence of a permitted and properly operating lift at the location. Should the lift fall into disrepair and no longer function or is removed and not replaced, then an approved existing access platform must be removed if it causes the dock structure to exceed any of the size restrictions set forth in this section including, but not limited to, the requirements of subsection (F) and (G)(1) above.

(6) In a canal, river, basin, or waterway less than 150 feet, but more than 50 feet in width, dolphin, mooring, or fender piles and/or mooring buoys may not be installed in any canal, river, basin, or waterway any further than the navigation channel boundary line as measured from the measurement reference line.

(7) In a canal, river, basin, or waterway 150 feet or greater in width, dolphin, mooring, or fender piles and/or mooring buoys may not be installed in any canal, river, basin, or waterway any further than 40 feet as measured from the measurement reference line.

(8) In a canal, river, basin, or waterway, adjacent to single-family zoned lots, dolphin, mooring, or fender piles are limited to two or two clusters per lot.

(9) All dolphin, mooring, and fender piles shall have a six-inch wide fluorescent or reflective band placed two feet below the top of the piling. Mooring buoys shall have a reflective band a minimum of four inches wide.

(10) No roofs or similar covering structures may be installed in, over, or upon any canal, river basin, or

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( 3)	4/04/24	STRUCTURES IN WATERWAYS waterway within the city. This shall include covered structures over mooring structures or other similar structures.	1	CO 151.03	IN COMPLIANCE	7/15/24

(H) Docks, fixed docks, floating docks, or similar structures meeting the requirements of subsection (A) through (G) above may be constructed or installed within five feet of the extended side property line once the following conditions have been met prior to any permit being issued pursuant to the terms of this section:

(1) The affected abutting property owners shall enter into an agreement with the city which states the property owners have reviewed and approved the proposed plans as they relate to the placement of the above structures which is erected within five feet of the extended side property line and the owners indemnify the city for any claim brought against the city for the placement of structures installed within five feet of the extended side property line. The agreement shall be approved by the Office of the City Attorney for legal content and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the property owners.

(2) No watercraft or any type of vessel shall be docked within five feet of the extended side property line.

(3) Fire suppression systems shall be installed in accordance with all applicable fire codes.

(I) In addition to the requirements contained in subsections (A) through (G), if two or more lots share a common docking area, the following conditions must be met prior to any permit being issued under the terms of this section.

(1) The affected property owners may enter into an agreement with the city which shall state the property owners have reviewed and approved the proposed plans as it

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( 3)	4/04/24	STRUCTURES IN WATERWAYS relates to the placement of any structure in the common docking area as well as the proposed docking of any vessel or watercraft as permitted in § 91.10. The agreement shall be approved by the Office of the City Attorney for legal content and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the property owners.	1	CO 151.03	IN COMPLIANCE	7/15/24

(2) In lieu of provisions in subsection (I)(1) above, the City Engineer may divide the common docking area from the seaward intersection of the extended lot lines to the wet face of the tidal flood barriers or rip-rap corner of the adjoining lots.

(J) The provisions of subsections (H) through (I) shall not apply where a court of competent jurisdiction has adjudicated the docking rights of the adjoining property owners.

(K) Diagrams which document examples of the different docking provisions and waterways described by this section shall be maintained by and with the Code Enforcement Division.

NARRATIVE: OBSERVED AREA OF THE MOORING STRUCTURE (DOCK) THAT IS WITHIN 5 FEET OF THE EXTENDED SIDE PROPERTY LINE. PLEASE OBTAIN THE NECESSARY APPROVALS IN ORDER TO BE WITHIN 5 FEET OF THE EXTENDED SIDE PROPERTY LINE OR REMOVE THE AREA OF DOCK THAT'S WITHIN 5 FEET OF THE EXTENDED SIDE PROPERTY LINE. IF PILING'S ARE WITHIN THE 5 FEET AND IN NEED OF REMOVAL, IT MAY REQUIRE AN APPROVED/FINALIZED ENGINEERING PERMIT.

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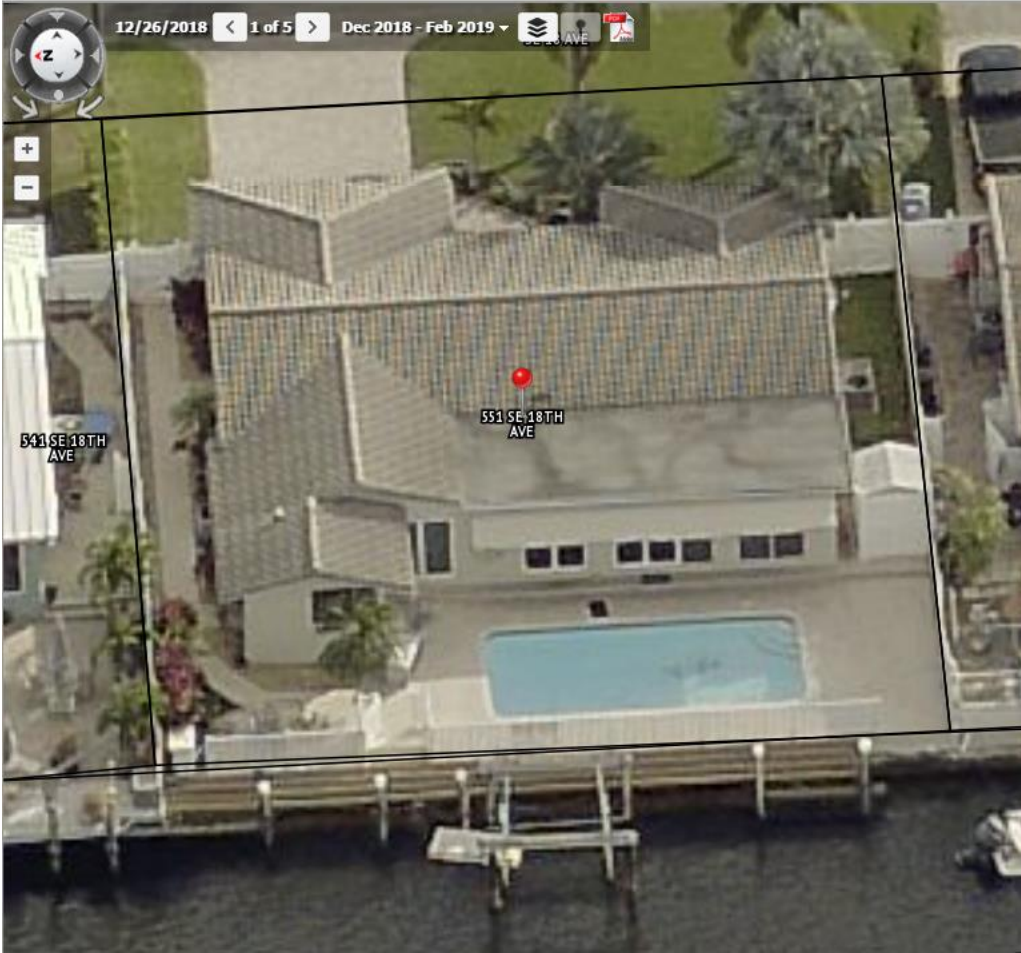
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HISTORY PHOTOS





Code Compliance  
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