

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
STRUC ORIG. VIOLATION-STANDARD 8236-04- 22- 19 000825 825 NE 12 AV POMPANO BEACH FL 33060	3/19/25 OLSEN, JAY	ACTIVE	3/24/25

45. CASE 25-06000122

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 92148901940383000023907996
 TYPE OF SERVICE-THIS CASE Certified mail
 DAYS TO COMPLY-THIS CASE 10
 INSPECTION DATE-THIS CASE March 19, 2025
 COMPLIED DATE-THIS CASE MAY 15,2026
 SCHEDULED HEARING DATE MAY 20,2026
 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
 CERTIFIED MAIL#-THIS CASE
 COMPLIANCE DATE August 22, 2025
 DATE FINAL DUE DATE
 DATE LIEN RECORDED

NARRATIVE: 3/24/2025, 3:36:23 PM OLSJAY 3/24/25
 Case opened in response to complaint from Inspector Nowalk. 3/24/25
 While conducting a routine inspection, Inspector Nowalk 3/24/25
 discovered work without proper permitting to include; flat 3/24/25
 roof structure modified, 2x4 exterior walls constructed to 3/24/25
 create laundry room, load bearing beam removed, and 3/24/25
 electric/plumbing installed. Photos taken and 3 part 3/24/25
 inspection ticket left. 3/24/25
 7/8/2025, 12:44:32 PM OLSJAY 7/08/25
 Existing case 21-06005010 for remodel without permit, 7/08/25
 violations added to this case. 7/08/25
 9/2/2025, 1:50:34 PM ZENJOA 9/02/25
 CONTINUED TO 10/22/25 HEARING 9/02/25
 10/21/2025, 2:36:48 PM OLSJAY 10/21/25
 Owner requested more time for permitting. 10/21/25
 10/27/2025, 4:45:30 PM ZENJOA 10/27/25
 CONTINUED TO 1/21/26 HEARING 10/27/25
 1/26/2026, 2:10:42 PM PARJAC 1/26/26

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NARRATIVE: CONT TO 2/25/2026 HEARING 1/26/26
 2/25/2026, 9:40:12 AM PARJAC 2/25/26
 CONT TO 5/20/2026 HEARING 2/25/26

NOTICE NAMES: GALLUCCI, JAMES OWNER
 825 NE 12 AVE #1-2

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	7/08/25	PERMITS REQ; BLDG CONST. FLORIDA BUILDING CODE - BROWARD COUNTY AMENDMENTS CH. 1 SECTION 105 PERMITS 105.3.1.4 Permits shall be required for the following operations: 105.3.1.4.1 The erection or construction of any building or structure, the adding to, enlarging, repairing, improving, altering, covering, or extending of any building or structure. NARRATIVE: 7/8/2025, 12:40:02 PM OLSJAY Structural work was performed without permits. A laundry room was constructed, patio roof support modifications made, and kitchen remodel took place with no permit found on record. A permit is required for, but not limited to, work performed.	1	FBC 105.3.1.4.1	ACTIVE	7/08/25 7/08/25 7/08/25 7/08/25 7/08/25 7/08/25
(2)	7/08/25	PERMITS REQ; MECH SYST. FLORIDA BUILDING CODE - BROWARD COUNTY AMENDMENTS CH. 1 SECTION 105 PERMITS 105.3.1.4 Permits shall be required for the following operations:	1	FBC 105.3.1.4.11	ACTIVE	

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(2)	7/08/25	PERMITS REQ; MECH SYST.	1	FBC 105.3.1.4.11	ACTIVE	

105.3.1.4.11 The installation, alteration or major repair of any air conditioning, refrigeration, vacuum, pneumatic or other mechanical system, as provided in the FBC, Mechanical. A permit shall not be required for repairs that do not change the location, size or capacity of a compressor, coil, or duct.

NARRATIVE: 7/8/2025, 12:41:14 PM OLSJAY
 Mechanical work was performed without permits. A kitchen remodel was completed, with no permit found on record. A permit is required for, but not limited to, work performed.

(3)	7/08/25	PERMITS REQ; PLUMB CONST. FLORIDA BUILDING CODE - BROWARD COUNTY AMENDMENTS CH. 1 SECTION 105 PERMITS	1	FBC 105.3.1.4.4	ACTIVE	7/08/25 7/08/25 7/08/25 7/08/25
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105.3.1.4 Permits shall be required for the following operations:

105.3.1.4.4 The installation, alteration or repair of any sanitary plumbing, water supply, lawn sprinkler or gas supply system, as provided in the FBC, Plumbing, and/or FBC Fuel Gas.

NARRATIVE: 7/8/2025, 12:41:57 PM OLSJAY
 Plumbing work was performed without permits. A kitchen remodel was completed, and laundry room constructed, with no permit found on record. A permit is required for, but not limited to, work performed.

(4)	7/08/25	PERMITS REQ; ELEC WIRING FLORIDA BUILDING CODE - BROWARD COUNTY AMENDMENTS CH. 1 SECTION 105 PERMITS	1	FBC 105.3.1.4.5	ACTIVE	7/08/25 7/08/25 7/08/25 7/08/25
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105.3.1.4 Permits shall be required for the following operations:

105.3.1.4.5 The installation, alteration or repair of any electricalwiring or equipment, as provided in Chapter 27, Electrical Systems; except as allowed in Section 105.17 of this Code. Any alteration or extension of an existing wiring system is not considered to be maintenance or repair.

NARRATIVE: 7/8/2025, 12:42:54 PM OLSJAY 7/08/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(4)	7/08/25	PERMITS REQ; ELEC WIRING NARRATIVE: Electrical work was performed without permits. A kitchen remodel was completed, and laundry room constructed, with no permit found on record. A permit is required for, but not limited to, work performed.	1	FBC 105.3.1.4.5	ACTIVE	7/08/25 7/08/25 7/08/25 7/08/25
(5)	7/08/25	CERTIFICATE OF COMPLETION FLORIDA BUILDING CODE - BROWARD COUNTY AMENDMENTS CH. 1 § 111 CERTIFICATES OF OCCUPANCY AND COMPLETION 111.5 Certificate of Completion. A Certificate of Completion is proof that a structure or system is complete and, for certain types of permits, is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy. NARRATIVE: 7/8/2025, 12:43:11 PM OLSJAY A certificate of completion is required once all mandatory inspections take place.	1	FBC 111.5 (FBC 2023)	ACTIVE	7/08/25 7/08/25 7/08/25