

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
STRUC ORIG. VIOLATION-STANDARD 8228-10- -10 002240 2240 NW 22 ST POMPANO BEACH FL 33069	9/15/22	ACTIVE	9/21/22
	SHROUT, KEVIN		

21. CASE 22-06006271

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 92148901940383000034573180  
 TYPE OF SERVICE-THIS CASE Certified Mail  
 DAYS TO COMPLY-THIS CASE 10  
 INSPECTION DATE-THIS CASE SEPTEMBER 15, 2022  
 COMPLIED DATE-THIS CASE  
 SCHEDUL HEARING DATE-THIS CASE MARCH 13, 2024  
 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 01/05/2024  
 DATE FINAL DUE DATE  
 DATE LIEN RECORDED

NARRATIVE: 9/21/2022, 8:44:52 AM KARVES 9/15/22  
 During annual fire inspection new cabins being installed 9/15/22  
 were found. Access was granted by the tenant. Investigation 9/15/22  
 found six cabins were installed or being installed. The 9/15/22  
 owner is in progress of getting his BTR. During a BTR 9/15/22  
 inspection on June 6, 2022 no cabins were observed on the 9/15/22  
 property. Picture of of manufacturing date of June 9, 2022 9/15/22  
 was observed on a plumbing sewer line. No permits were 9/15/22  
 found in records. FBC 105 Permits required. 9/15/22  
 Permits required for the new sheds are for structural, 9/15/22  
 electrical, and plumbing. Owner to secure all required 9/15/22  
 permits or remove the structures. Owner need to secure 9/15/22  
 approval for the cabins and for the food truck that is 9/15/22  
 parked at the location. 9/15/22  
 The cabins are to remain un occupied until all permits and 9/15/22  
 inspections are completed. The food truck needs to have 9/15/22  
 zoning approval if permanently operated on the property. 9/15/22  
 Electrical Inspector McCrary observed electrical violations 9/15/22

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NARRATIVE: that needed immediate repairs. The tenant were shown the items that needed immediate repairs. 9/22/2022, 10:18:37 AM KARVES Re inspection. The tenant had repaired the broken electrical conduits. Inspection report was issued and signed and received by the tenant with instructions to either permit and inspect the structures or have them removed. with in 30 days. 10/17/2023, 10:07:20 AM SHRKEV 10/17/2023 Transferred case from Inspector Karttunen to Inspector Shrou 10/17/2023, 10:08:07 AM SHRKEV 10/17/2023 Reinspection Requested by Fire Inspector Conger for a site visit (BTR license application). Spoke to Boris. Boris informed me that the present company was moving out and taking sheds with them. I informed Boris that a permit was required to remove sheds, due to being connected to electric, water, and sewerage. 10/19/2023, 3:36:35 PM JOHVIC Notice of Violation created and sent for mail processing. 1/11/2024, 4:56:19 PM ZENJOA CONTINUED TO 3/13/24 HEARING

NOTICE NAMES: AG-TREP POMPANO PROPERTY OWNER OWNER  
 3657 BRIARPARK DR STE 300  
 CT CORPORATION SYSTEM REGISTERED AGENT  
 1200 SOUTH PINE ISLAND RD

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
( 1)	9/21/22	'FBC-20' CERT. OF OCCUPANCY CITY ORDINANCE 152.01(B): ADOPTION OF FLORIDA BUILDING CODE 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,	1	FBC-20 111.1 OCCUPANCY	ACTIVE	

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
( 1)	9/21/22	'FBC-20' CERT. OF OCCUPANCY 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	1	FBC-20 111.1 OCCUPANCY	ACTIVE	
		FBC 111.1 CERTIFICATE OF OCCUPANCY FBC 111.1.1 USE AND OCCUPANCY No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. Said certificate shall not be issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.				
		EXCEPTION: Certificates of occupancy are not required for work exempt from permits under Section 105.2				
		NARRATIVE: 9/21/2022, 9:49:35 AM KARVES				9/21/22
		No certificate of completion was obtained. A certificate of completion is required after all mandatory inspections are approved for construction performed.				9/21/22
( 2)	9/21/22	'FBC-20' ELECTRICAL PERMIT REQ CITY ORDINANCE 152.01(B): ADOPTION OF FLORIDA BUILDING CODE 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	1	FBC-20 105.3.1.4.5 ELECT.	ACTIVE	
		FBC 105.3.1.4 Permits shall be required for the following operations: [... FBC 105.3.1.4.5 The installation, alteration or repair of any electrical wiring or equipment, as provided in Chapter 27, Electrical				

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( 2)	9/21/22	'FBC-20' ELECTRICAL PERMIT REQ System, expect as allowed in Section 105.17 of this Code. Any alteration or extension of an existing wiring system in not considered to be maintenance or repair. NARRATIVE: 9/21/2022, 9:49:44 AM KARVES Electrical work was performed without permits. 6 new sheds were installed with No permits found on record. An electrical permit is required for, but not limited to, alterations performed.	1	FBC-20 105.3.1.4.5 ELECT.	ACTIVE	9/21/22 9/21/22 9/21/22 9/21/22 9/21/22
( 3)	9/21/22	'FBC-20' PLUMBING PERMIT REQ CITY ORDINANCE 152.01(B): ADOPTION OF FLORIDA BUILDING CODE 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 FBC 105.3.1.4 Permits shall be required for the following operations: [... FBC 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: 9/21/2022, 9:50:53 AM KARVES Plumbing work was performed without permits. Six sheds were under construction with water supply and drain lines no approved permits found on record. A plumbing permit is required for, but not limited to, alterations performed.	1	FBC-20 105.3.1.4.4 PLUMB	ACTIVE	9/21/22 9/21/22 9/21/22 9/21/22 9/21/22
( 4)	9/21/22	'FBC-20' STRUCTURAL PERMIT REQ CITY ORDINANCE 152.01(B): ADOPTION OF FLORIDA BUILDING CODE 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 FBC 105.3.1.4 Permits shall be required for the following operations:	1	FBC-20 105.3.1.4.1 S.PRMT	ACTIVE	

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( 4)	9/21/22	'FBC-20' STRUCTURAL PERMIT REQ FBC 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.	1	FBC-20 105.3.1.4.1 S.PRMT	ACTIVE	
		107.3.4.0.7 Plans and/or specifications for work that is preponderantly of a structural nature shall be prepared by and bear the impress seal of an Engineer.				
		NARRATIVE: 9/21/2022, 9:52:52 AM KARVES				9/21/22
		Structural work was performed without permits. 6 new sheds				9/21/22
		were installed with no permits found on record. A				9/21/22
		structural permit is required for, but not limited to,				9/21/22
		alterations performed.				9/21/22

**From:** Mario Sotolongo <Mario.Sotolongo@copbfl.com>  
**Sent:** Monday, February 12, 2024 7:34 AM  
**To:** Martha Lawson <Martha.Lawson@copbfl.com>  
**Subject:** RE: February 15, 2024 Zoning Board of Appeals 6 PM Meeting

Case 22-06006271

Property Information

**Address:** 2240 NW 22 ST  
POMPANO BEACH, FL 33069  
**Location ID:** 10402  
**Subd/Block/Lot/Str#/Apt:** 8228-10- -10 002240  
**Folio Number:** 8228100100  
**Zoning:** NA NOT APPLICAB

Case General Information

**Case status:** AC ACTIVE  
**Status date:** 9/21/2022  
**Case type:** SORG STRUC ORIG. VIOLATION-STANDARD  
**Reported date:** 9/15/2022  
**Origination:** FC FIRE CALL-OUT  
**Default inspector:** 633 SHROUT, KEVIN  
**Credit balance:** .00  
**Disposition:** Public  
**Pin number:** 343394

Violations

Type	Status	Location	Quantity	Date Established	Date
Resolved					
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'FBC-20' CERT. OF OCCUPANCY	AC		1	9/21/2022	

'FBC-20'	ELECTRICAL PERMIT REQ	AC	1	9/21/2022
'FBC-20'	PLUMBING PERMIT REQ	AC	1	9/21/2022
'FBC-20'	STRUCTURAL PERMIT REQ	AC	1	9/21/2022



*Hours of Operation Monday – Thursday 7:00 am to 6:00 pm*

*Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.*