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**CODE CASE NUMBER:** CC2020-01077

**CODE OFFICER:** Paul Navarro

**RESPONDENT(S):** Southernmost contracting LLC

Kevin Pickett (Qualifier)

**LOCATION OF VIOLATION:** 2815 Flagler Ave

**VIOLATIONS:**

- **Count 1: Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions**

**EVIDENCE:** \*Photos

**BRIEF TIMELINE:**

- **July 6, 2022** – During an area canvass I observed work taking place at the subject property and I was allowed in by a worker of Southernmost Contracting LLC. There are some active permits on record but not posted at the subject property. The unpermitted interior renovation work that I observed and photographed and was also admitted by the contractor consists of: new beams on the foundation, foundation demolition, plumbing, electrical, bathroom and kitchen renovation. A site visit will be performed by the Building Official to determine if more permits are required. The owner which is also the contractor (Southernmost Contracting LLC) was advised to stop all further work until obtaining the proper permits, stop work order posted.
- **July 6, 2022** – Notice of Code Violation was sent.
- **July 18, 2022** – The Office received good service on the Notice of Code Violation.
- **July 20, 2022** - The Chief Building Official and I met with the property owner who is also the contractor that did the work at the subject property. The Chief Building Official inspected the subject property and the extension of the unpermitted work and determined that by definition of Building code the subject address was over the 50% of the value of the property and was deemed an unsafe structure. The corrective action was determined to apply for permits to elevate the property due to exceeding the 50% value of the property or to demo the main structure.