

Timeline of Events – 2320 Patterson Avenue

March 4, 2021	An exterior renovation permit application for BLD2021-0584 was submitted to the Building Department for 2320 Patterson Avenue by Gulfstream Construction.
May 5, 2021	A code violation, Code Case CC2021-00760, was opened for unpermitted site work.
May 20, 2021	A site visit was conducted by the Floodplain Manager. The site visit revealed the permit application for BLD2021-0584 was undervalued. Applicant was advised a cost breakdown, as-is private appraisal, and updated plans must be submitted.
June 2, 2021	Mark Passero contacted the Code Compliance Department about the status of the building permit application.
June 11, 2021	A private appraisal, schedule of values, and updated plans were submitted for building permit BLD2021-0584.
June 14, 2021	The private appraisal and schedule of values were not accepted by the Floodplain Manager.
July 16, 2021	BLD2021-0584 is still in corrections with the Floodplain Manager due to concerns with the submitted private appraisal and schedule of values; property owner Mark Passero met with the CBO, Raj Ramsingh and Code Officer Troy Montero.
July 26, 2021	Gulfstream Construction applied for a building permit for after-the-fact exploratory demolition. The permit, BLD2021-2179, was intended to satisfy the unpermitted work cited in CC2021-00760.
August 10, 2021	BLD2021-2179 was approved for the after-the-fact exploratory demolition associated with CC2021-00760 under the condition that no further work is conducted, and the permit is closed once paid for and issued.
February 11, 2022	BLD2021-0584 approved with the following conditions: <ol style="list-style-type: none"> 1. The City conducts all inspections on the property. 2. All work adheres to the submitted schedule of value using the specified type of finishes. 3. The garage is not converted into habitable space. 4. The footprint of the existing house remains the same. 5. No additions or expansions to any walls shall occur.
March 3, 2022	Subsequent roofing permit, BLD2022-0616, is applied for and approved.
April 13, 2022	Subsequent plumbing permit, BLD2022-1053 approved.
April 26, 2022	Subsequent mechanical HVAC permit, BLD2022-0722, approved on the condition that the A/C units are mounted above BFE=1' and outside of the required setbacks.
April 27, 2022	Subsequent electrical permit, BLD2022-0725, approved.
November 30, 2022	Building inspections for permits BLD2022-1053 (plumbing by Inspector Wright) and BLD2022-0725 (electrical/mechanical inspection by Inspector Richardson) were disapproved. Both inspectors expressed concerns with the provided job valuation.
January 10, 2023	Building inspection for permit BLD2022-0722 is disapproved by Inspector Richardson and CFM Bridget Flores due to the condenser unit not being elevated at or above BFE+1'.
September 13, 2023	Site visit with Mark Passero, Bart Smith (Passero's representative), Raj Ramsingh, and Zoe Porter (CFM for the City). The site visit exhibited additional work that was not approved via BLD2021-0584, as well as the use of unapproved materials.