

2827 Harris Avenue

Revocation of the Certificate of Occupancy

Florida Statute 553.73

- (4)(a) All entities authorized to enforce the Florida Building Code under s. [553.80](#) shall comply with applicable standards for issuance of mandatory certificates of occupancy, minimum types of inspections, and procedures for plans review and inspections as established by the commission by rule.

Chapter 1. Scope and Administration

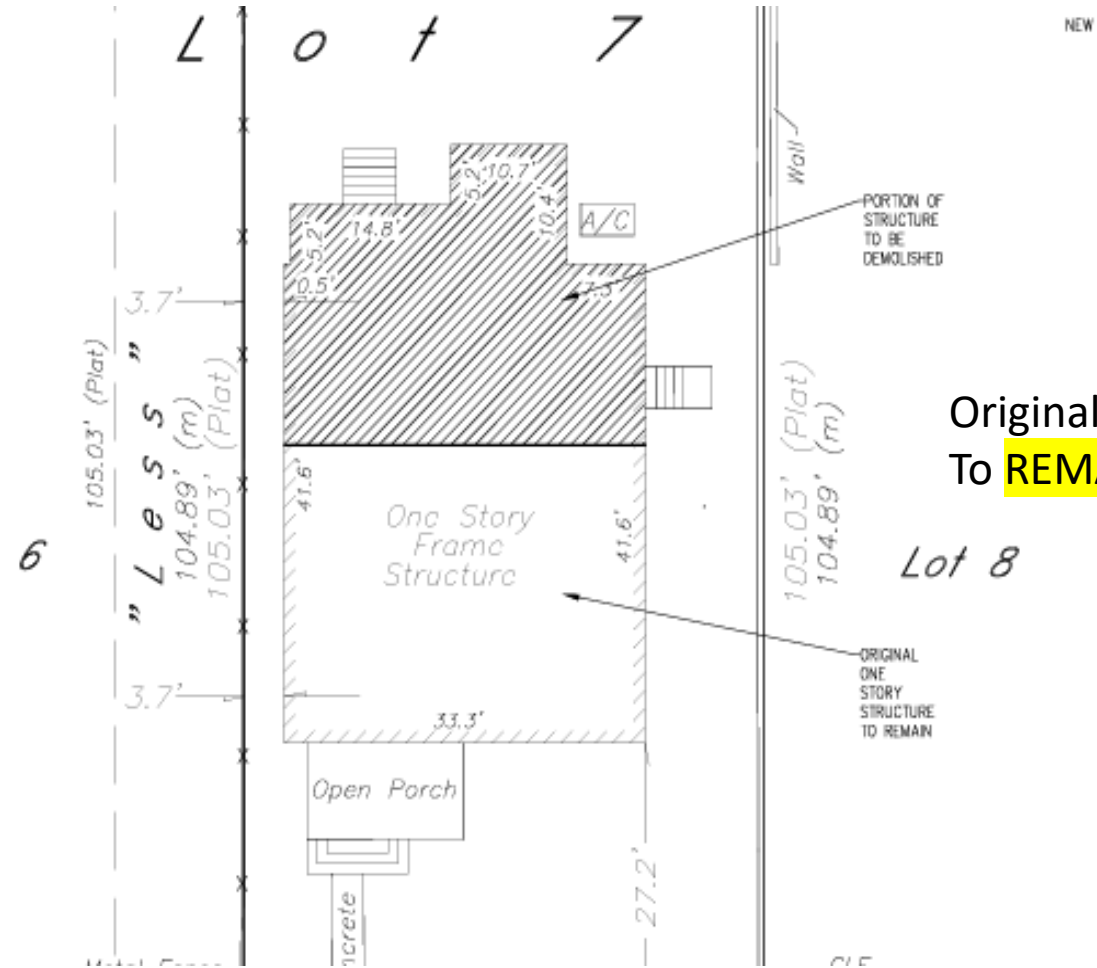
- **[A]105.1 Required.**
- **Any *owner* or owner's authorized agent** who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the **required *permit*.**

Chapter 1. Scope and Administration

- **[A]111.4 Revocation.**
- The *building official* is authorized to, in writing, suspend or **revoke** a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or **any of the provisions of this code.**

Permit BLD2021-1399

- 1. Filed as Owner/Builder but no Owner/ Builder form submitted
- 2. Originally applied as demolition and new construction of rear building only
- 3. Engineered plans for rear building only.
- 4. Application dated June 11th, 2021.
- 5. Permit issued June 21, 2021



Original front structure
To REMAIN...

Add Notes



BLD2021-1399

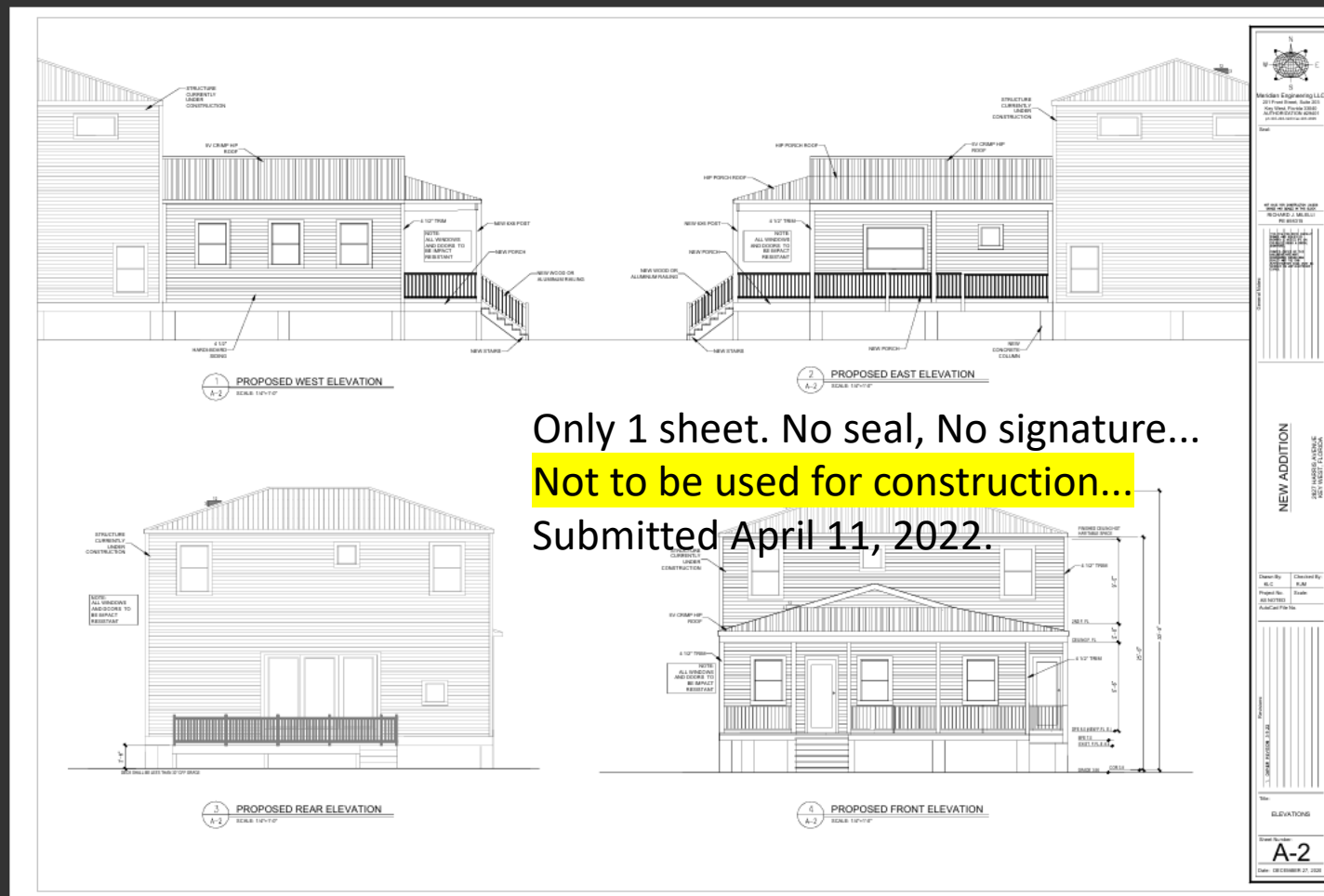
Scope of permit altered by RR on November 15th, 2022.

One year and a half later...

11/15/2022 1:42:50 PM (Raj Ramsingh)

Demolition of entire 1950"s house. Phase one demo rear and build new elevated two-story structure. Phase two demolition of remaining original structure and build single story elevated structure and a join to phase one creating one completely new single family 5 bedroom 4 bathroom house with impact windows and new standing seam aluminum roof. Completely new electrical, mechanical and plumbing systems on separate permits.





Not to be used for construction...

Submitted April 11, 2022.

Relationships

TreeSite

Permit # BLD2021-1399

No Parent Activities

No Permits

No Cases

No Issues

No Licenses

Print

Attachments69

Internet Links

Imaging

Plan Location0

View Notes

BLD2021-1399BLD2026-1281BLD2026-1213BLD2026-0519BLD2019-1001

Address

Phone

Cell

Email

Fax

CBO cost estimate:
3000 sq. ft. @ \$300.00 / sq. ft. = \$900,000.00
Cheated City and County revenue...

Valuation Details

Add Valuations

Description	QTY	Units	Unit Cost	Amount
Etrakit	1	EA	\$150,000.00	\$150,000.00

Job Value: \$150,000.00

Custom Screens

Financial Information

Charged: \$4,440.75

Reviews 7

BLD2021-1399 2827 HARRIS AVE

BLD2026-1281 1014 JOHNSON ST

BLD2026-1213 901 GEORGIA ST

BLD2026-0519 901 FLEMING ST

BLD2019-1001 2300 HARRIS AVE

BLD2019-0995 2805 PATTERSON AVE

BLD2019-0984 1800 ATLANTIC BLVD 331C

BLD2019-0978 3539 EAGLE AVE

BLD2019-0972 320 PEACON LN

BLD2019-0970 19 Quay Rd

BLD2019-0960 600 EATON ST

BLD2019-0952 1222 WHITE ST

BLD2019-0933 2804 FLAGLER AVE

BLD2019-0932 1005 UNITED ST A

BLD2019-0924 1601 N ROOSEVELT BLVD

BLD2019-0920 100 GRINNELL ST

BLD2019-0917 809 TRUMAN AVE

BLD2019-0918 424 Eaton St

BLD2019-0916 217 ANN ST

Chapter 1. Scope and Administration

Section 110. Inspections

- **[A]110.1 General.**
- Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Community Development

https://trakit-cityofkeywest.msapproxy.net/TRAKiT/TRAKiTMain.aspx?

Account LoginBuilding Maratho...Building Officials A...Key West, FL - City...Log in ICMA-RCICC - International...Monroe County, FL...https--floridabuildi...Boat US Foundatio...Other favorites

CENTRAL SQUARE TECHNOLOGIES

COMMUNITY DEVELOPMENT

21-1399GOAdvanced SearchWorkspaceFavoritesHistoryRon Wampler

Relationships

TreeSite

Permit # BLD2021-1399

- No Parent Activities
- No Permits
- No Cases
- No Issues
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Internet Links

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Plan Location0

View Notes

BLD2021-1399BLD2026-1281BLD2026-1213BLD2026-0519BLD2019-1001

Inspections 4

Add InspectionAdd CalendarSet Sequence

IN PROGRESS	Inspector Edward Keane	Scheduled 9/7/2022 (hh:mm) 15 mins	Result AF
	Remarks (no remarks)	Completed 9/8/2022 (hh:mm)	
IN PROGRESS	Inspector Private Provider	Scheduled 11/15/2022 (hh:mm) 15 mins	Result AF
	Remarks (no remarks)	Completed 11/15/2022 (hh:mm)	
IN PROGRESS	Inspector Private Provider	Scheduled 5/1/2023 (hh:mm) 15 mins	Result AF
	Remarks (no remarks)	Completed 5/1/2023 (hh:mm)	
PLANNING INSPECTION	Inspector Daniel Sobczak	Scheduled (mm/dd/yy) (hh:mm) 15 mins	Result (n
	Remarks VOIDED (RR 9/27/2021)	Compl (mm/dd/yy) (hh:mm)	

Chronology 1

Conditions 0

BLD2021-1399 2827 HARRIS AVE

BLD2026-1281 1014 JOHNSON ST

BLD2026-1213 901 GEORGIA ST

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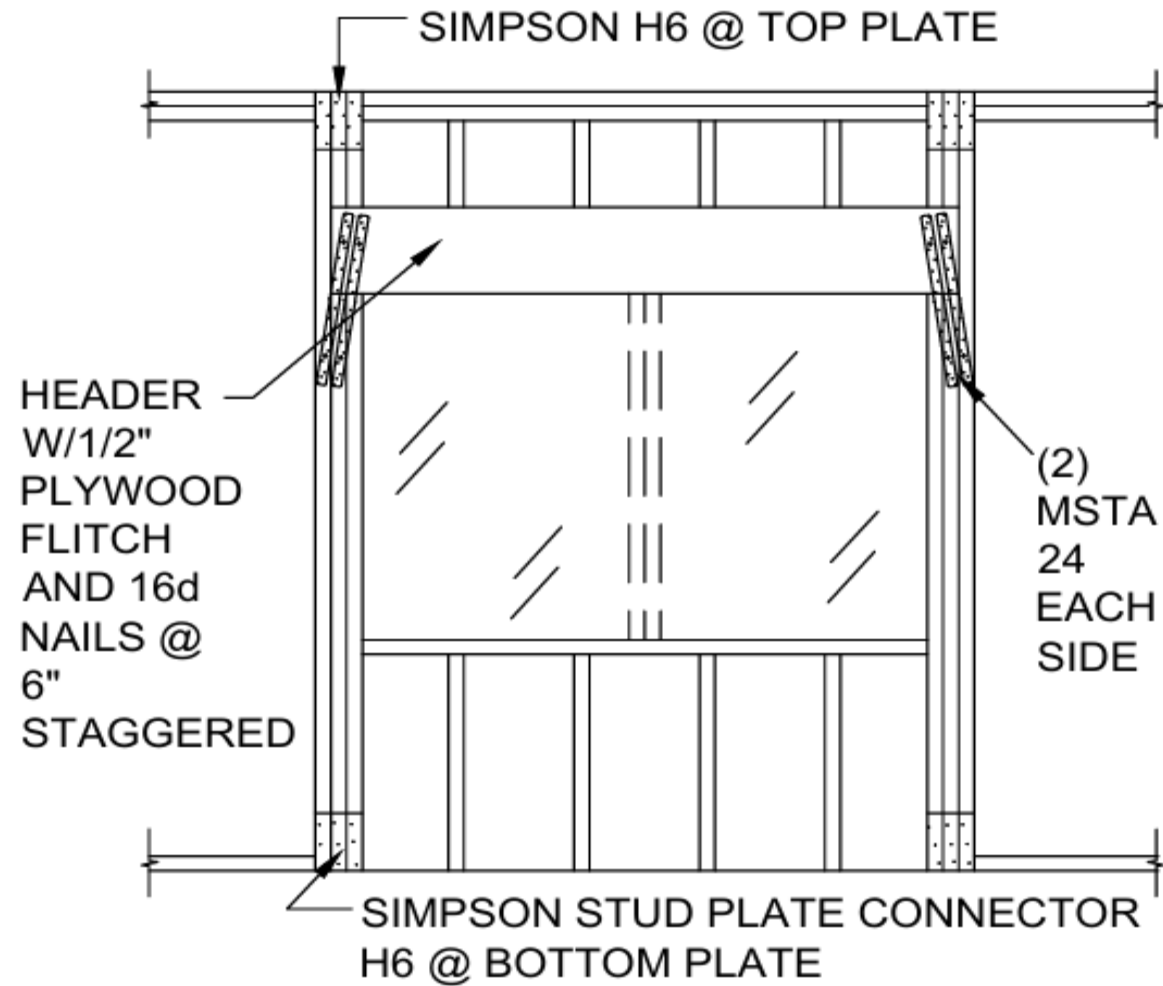
BLD2019-0916 217 ANN ST

ALL three inspections were made by Raj: 1 forged as EK and 2 recorded as PP but no PP documents were submitted.

All 60 photos do not show
installation of hurricane strapping
across headers...(Tops of window
and door openings..)



WINDOW HEADER



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11.
COI
MIN

BLD2025-1688

1. Applied for on June 27th, 2025
2. Canceled on December 15th, 2025

Front house addition only...

				Type
QTY	Units	Unit Cost	Amount	
1	EA	\$350,000.00	\$350,000.00	

Job Value:		\$350,000.00		
After-the-fact permit fee doubled to :				
		Charged: \$27,332.25	Paid: \$51.13	Due: \$27,281.12

[illegible]

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUIRED
NO. 00	0067390-00000				
SECTION					
PROJECT NO.	15'-10 1/2"	18'-10 1/2"	20 FT	CONVERTED (RESOLUTION #1)	
AGE STARTED	N/A	N/A, NEW ADDITION D17	13 FT	N/A	
AGE	5'-3", 5'-9 1/2"	N/A, NEW ADDITION D17	13 FT	NONE	
FEAR	25'-0"	N/A, NEW ADDITION D17	25 FT	NONE	
LIST NO.	N/A	1034.72 50 FT			
AREA/VAL.	2,430 SF	42.85 2,244 SF	44.85	2,017.3 SF	CONC. N/A
OPENING	2,385 SF	42.35 2,251 SF	52.75	1,782.1 SF	CONC. N/A
BUILDING COVERED	2,378 SF	42.25 2,122 SF	42.15	1,782.1 SF	CONC. N/A
BUILDING HEIGHT	33'-0"	34'-0"	25' MAX	NONE	
FMAG EQUIPMENT WAS LOANED AT BLDG DEPARTMENT PERMITS GRANTED AT APRIL 2021 PLANNING BOARD MEET					
NEW CONSTRUCTION ADD 136 SF OF BUILDING COVERED AND IMPROVED SURF					

THE WORK SHOWN HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FPMR CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE FOLLOWING LOADINGS WERE USED:

DEAD LOAD: ASSESS 1-18

WIND LOAD: 180 mph, 3 sec gust; EXPOSURE C; 100' LIFE LEAD 30 FPM; DESIGN 10 FPM; FLUCL 10 FPM; DECK 14.80 FPM; BEARING CAPACITY ADJUSTED 2000 LB PER SQ FT.

FLORIDA LOAD DESIGN PER ASCE 24-16

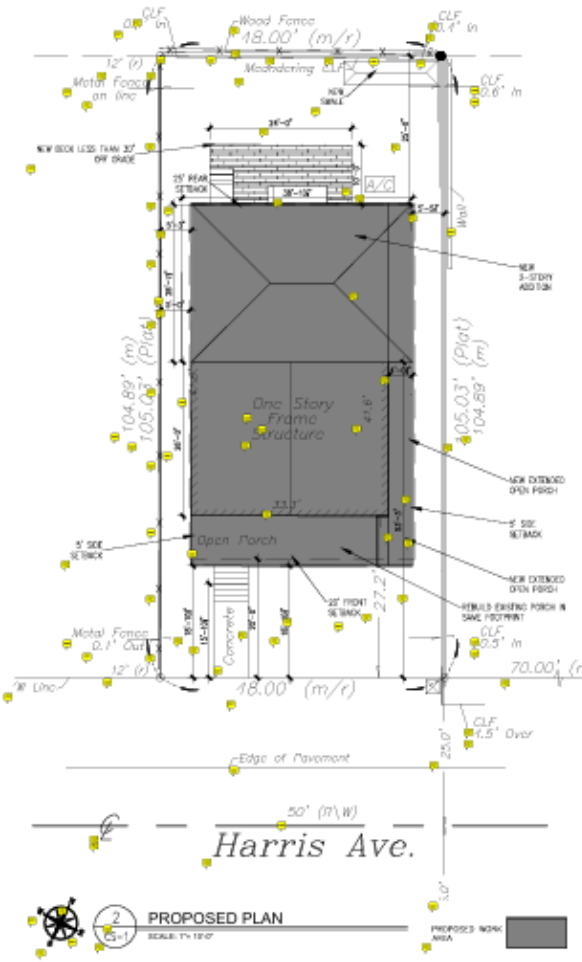
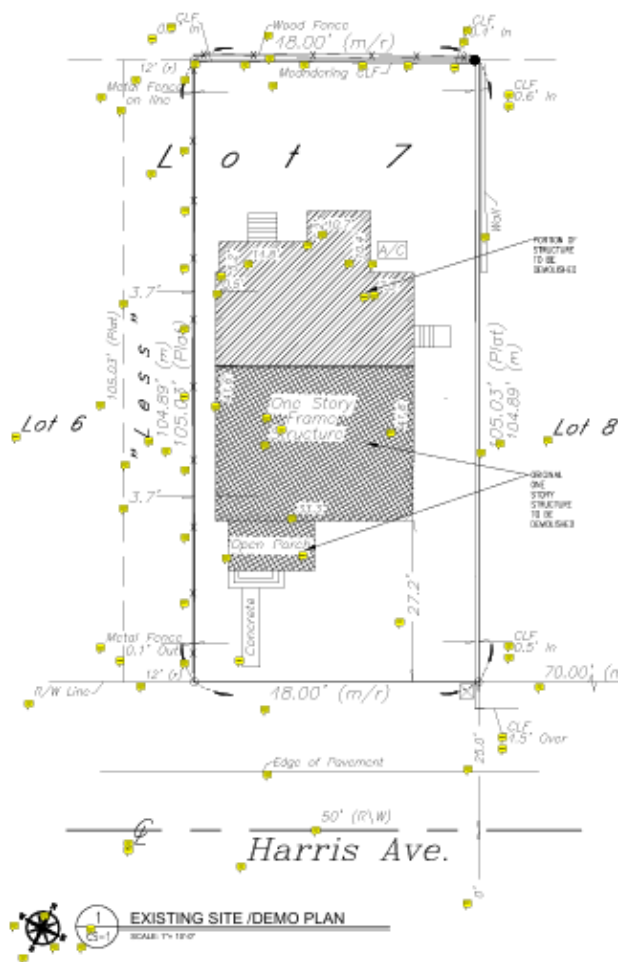
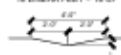
SHEET C0-1 - SITE DATA, DEMO PLAN, PROPOSED SITE PLAN
SHEET A-1 - PROPOSED FLOOR PLAN
SHEET A-2 - ELEVATIONS
SHEET B-1 - ELECTRICAL PLAN
SHEET B-1 - MECHANICAL PLAN
SHEET P-1 - FLOORING PLAN
SHEET 3-1 - FOUNDATION AND FIRST FLOOR FRAMING PLAN
SHEET 3-2 - STRUCTURAL PLAN
SHEET 3-3 - SECTIONS
SHEET 3-6 - STRUCTURAL DETAILS AND NOTES

FULL RENOVATION OF EXISTING STRUCTURE w/ 2nd STORY ADDITION

[illegible]

TOTAL LOT SIZE:.....8,836.72 SQ. FT.
NEW IMPERVIOUS COVERAGE:
BUILDING AREA:.....388 SF
CURB FT. REQUIRED 388 sf * 0.083 = 32.5 CF
90% CREDIT FOR DRY WALLE:.....15.3 CF
CURB FT. PROVIDED:.....18 CF

1.0 CU. FTFT.
16 LINEAR FEET = 16 CF



New drawings with Application BLD2025-1688 submitted on June 27th, 2025 but cancelled on December 15th, 2025.

Sum-Engineering^{INC.}
ONE INNOVATION DRIVE
407 WEST 31
(202) 323-2847

June 28, 2015
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



NAUTILU
DRAFTING & DESIGN
SERVICES

21450 Dreamway FPOY Suite
Cape Coral, Florida 33908
941.691.0010
www.nautilu.com

**RESIDENTIAL
ADDITION**
2827 HARRIS AVE.,
ANN ARBOR, MI

Drawn By:	Checked:
JMT	SLM
Project No.	Scale:
Auto-Cad File No.	

[illegible]

Title: SITE DATA, DEMO PLAN, PROPOSED SITE PLAN

Sheet Number:
CS-1
Date: 6.25.2025

2827 Harris Avenue

5/11/2021...BLD2021-1399 Application

5/21/2021...Permit issued

4/11/2022...Illegal sheet A-2 Revision submitted by RR

9/7/2022...Inspection by RR... forged EK as inspector, no photos

11/15/2022...Alters BLD2021-1399 job description to conceal lack of permit for front house

11/15/2022...Inspection by PP...(RR), no photos

No front building permit, no electric permit;
no plumbing permit; no fuel gas permit.
After-the-fact...and double fees apply.

2/15/2023...Illegal Certificate of Occupancy signed by RR

5/1/2023...Inspection by PP...(RR), no photos

3/1/2024...Over 50 photos inserted into the file by RR

5/16/2025...Certified mail sent from City to Notify Intent to Pursue Corrective Action

6/27/2025...BLD2025-1688 Application for front building

12/15/2025...Application cancelled

3/17/2026...Meeting with Legals

3/24/2026...Agreement from RR attorney VDF Law

5/19/2026...Certified mail sent by City to Notify Revocation of the Certificate of Occupancy