

MINUTES

Town of Hillsboro Beach

CASE HISTORY REPORT
CASE NUMBER 23050005

Hearing Date
08 January, 2024

CASE TYPE	Building Permit Required	DATE ESTBL	1/12/2023	STATUS	Open
ADDRESS	1050 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 601 W	INSPECTOR	Bernard Pita	STATUS DATE	5/2/2023

1. CASE 23050005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	21
	INSPECTION DATE	11/14/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	01/08/2024
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: HADDAD, RANIA GHALEB YOUSEF, PETRO, YACOU B FAWZI Owner
SALIM
1050 HILLSBORO MILE #601 W HILLSBORO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/12/2023	BUILDINGS AND BUILDING REGULATIONS ARTICLE III. - BUILDING PERMITS: Sec. 4-65(A) - Required. Sec. 4-65(A) - Required. Any improvement, alteration or modification of real estate or the erection of any structure thereon, including fences, walls and the like, shall require the issuance to the owner or his or her contractor of an appropriate permit by the Town Clerk or, in her absence, by the Town Building Official.	In Compliance	11/14/2023

FINES:

NOTES FROM HEARING

Bernard Pita, CG&A Code Enforcement Supervisor explained the property owners are now in compliance and are requesting the code enforcement fines/fees be reduced/mitigated. The property owners were not present for the meeting. However, Evans Eximond, Jr.w/ E2DCorp, general contractor for the property owner spoke and provide background info.

Special Magistrate John Herin, indicated from his understanding he (magistrate) does not have authority to mitigate/reduce fines (\$7,275)imposed on the applicant. Considering an order was made for fines to the benefit of the Town, the Town Officials/Town Commission should make this consideration, and not the magistrate.

Bernard Pita will discuss this matter further with Town Manager Serda to bring forward at an upcoming Commission Meeting for consideration of approval.

-SDHenderson, Town Clerk 1/8/2024

Case Overview

Property/Incident Information

Owner	Address	Site Address
HADDAD, RANIA GHALEB YOUSEF, PETRO, YACOUN FAWZI SALIM	3206 SORRENTO CRES *BURLINGTON ON CA L7M ON4 BURLINGTON ON CA L7M ON4,	1050 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 601W #3206 SORRENTO CRES *BURLINGTON ON CA L7M ON4

Legal Description

HILLSBORO LE BARON CONDO APTS UNIT 601W PER CDO BK/PG: 3921/842

Description

Steve Mitchell verified work without a permit through the property management company and the new owner's contractor.

Case Status Closed **Case #** 23050005

Notes Section 4-65 (a) interior kitchen renovations without permit. Please obtain a permit from the building dept as per Steve Mitchel and your contractor discussed.

Questions please contact Bernard at bpita@cgasolutions.com

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
5/2/2023	Complaint
5/12/2023	Notice of Violation
5/12/2023	Notice of Hearing
6/12/2023	Affidavit of Non-Compliance
6/15/2023	Final Order
7/7/2023	Notice of Hearing
7/7/2023	Notice of Hearing
7/7/2023	2nd Revised Final Order
8/14/2023	Affidavit of Non-Compliance
8/15/2023	Notice of Hearing
8/15/2023	Special Magistrate Mitigation
9/18/2023	Revised Final Order
9/22/2023	Notice of Hearing
10/9/2023	Affidavit of Non-Compliance
10/23/2023	Order of Imposition/Liens
11/14/2023	Affidavit of Compliance

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDINGS AND BUILDING REGULATIONS	ARTICLE III. - BUILDING PERMITS: Sec. 4-65(A) - Required.	Sec. 4-65(A) - Required. Any improvement, alteration or modification of real estate or the erection of any structure thereon, including fences, walls and the like, shall require the issuance to the owner or his or her contractor of an appropriate permit by the Town Clerk or, in her absence, by the Town Building Official.	11/14/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	11/14/2023	\$6,825.00
Admin Fixed		Admin Fixed		\$150.00
Admin Fixed		Admin Fixed		\$150.00
Admin Fixed		Admin Fixed		\$150.00
			Total Fines	\$7,275.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,275.00



Town of Hillsboro Beach
Code Compliance Department
 1210 Hillsboro Mile, Hillsboro Beach, FL 33062
 954-427-4011 (Office)

Code Fine Mitigation Request

CASE NUMBER: 23050005NAME OF APPLICANT: Rania Haddad and Yacoub Petro

ADDRESS OF APPLICANT: 3206 Sorrento Cres, Burlington, Ontario (temp and mailing)

PHONE NUMBER: 4164338898 and 4378555439

ADDRESS OF PROPERTY CITED: 1050 Hillsboro Mile, 601W, 33062 FL

FOLIO #: _____

BRIEF LEGAL DESCRIPTION: HILLSBORO LE BARON CONDO APTS UNIT 601W PER CDO BK/PG:3921/842

NATURE OF VIOLATION: Work without Permit

DATE OF VIOLATION ORDER (ATTACH COPY): 5/2/2023

HAS THE VIOLATION BEEN COMPILED? YES/ NO_ Yes_____

RELIEF SOUGHT (USE FOLLOWING PAGE FOR ADDITIONAL INFO): PLEASE REFER TO ATTACHED PAGES

WHY SHOULD RELIEF BE GRANTED? (OUTLINE YOUR EFFORTS TO COMPLY WITH THE ORDER AND ATTACH ANY SUPPORTING DOCUMENTATION AND EVIDENCE. USE FOLLOWING PAGE FOR ADDITIONAL INFO): PLEASE REFER TO ATTACHED PAGES

BY MY SIGNATURE, I ATTEST THE ABOVE INFORMATION IS CORRECT AND COMPLETE:

Raring

Signature of Applicant

08/12/2023

Date:

Application made by the owner of 1050 Hillsboro Mile 601W, 33062, FL
Application made to the Town of Hillsboro Beach Code Compliance Department
Code Fine Mitigation Request – Extra pages.
Date: 12/11/2023

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RELIEF SOUGHT:

We are writing to request a waiver/mitigation on the fine that we received for renovating our house without a permit. We admit that we made a mistake, but we would like to explain the circumstances that led to it.

- **Unawareness of the permit process:** As newcomers to Florida, we were not familiar with the requirements and procedures for obtaining a permit for home improvement projects. We did not know that we had to apply for a permit, submit plans, pay fees, and schedule inspections. We assumed, as we were misled by several contractors, that the permit process was only for major structural changes, not for cosmetic ones. But we/they were wrong!
- **Misleading information from contractors:** We spoke with several contractors to do the work, but none of them informed us about the need for a permit. Most of them claimed that the job was cosmetic in nature and did not require any approval from the city. We trusted their professional judgment and did not question their statements. We later found out that this was wrong, and our assumption is that contractors wanted to finish fast and claim their money. Only one contractor, recently appointed by us was aware of the exact process and procedures for obtaining a permit. He was the one who alerted us and helped us when we were notified by the city about this violation.
- **Hardship for a young family:** We decided to renovate our house to make it more comfortable and suitable for our young family. The renovation project was supposed to improve the quality of our living space, not to cause us financial and emotional stress – which already did! We are already struggling to pay the mortgage, the bills, and the contractors. The fine would add to our burden and affect our ability to provide for our family.
- **No occupancy of the house:** The house was empty before, during, and after the violation. We did not live in it or rent it out to anyone. We followed the instruction from **Steven Mitchel**, the chief city inspector, who requested that the house is not occupied until it is cleared. This means that the house was not a safety hazard to anyone, as no one was exposed to the unfinished or unpermitted work. This also means that we suffered another penalty indirectly, which is the loss of income and the increase of expenses having had to hold two houses in such a difficult economy, one that we temporary live in and another that we could not use.
- **Rehiring of contractors and an architect:** The violation also forced us to rehire all the contractors, new contractors, and an architect as well, as the previous ones were either unavailable or unreliable. This was very expensive and time-consuming, as we had to find new professionals who could do the work according to the permit requirements and the city standards. We also had to pay for the architect's fees, the new plans, the materials, and the labor.
- **We lived in Canada during this entire process (before and after):** our intention is to ultimately move down to Florida, so we had to manage the renovation process over the phone, making it more difficult to understand all the requirements of the city forcing us to trust contractors involved, which proved to be a big mistake.

We sincerely apologize for our ignorance and negligence. We did not intend to violate the codes in place or cause any harm. We have learned our lesson, and we will not repeat this mistake again. We respectfully ask you to consider our situation and grant us a waiver from this fine. We appreciate your understanding and cooperation.

WHY SHOULD RELIEF BE GRANTED?

(Outline your efforts to comply with the order and attach any supporting documentation and evidence)

Important dates:

In the following section, we will provide you with the dates of what actions were taken on each date, along with the supporting documents – attached what is available in **Annexures B** and **C**. We also show a bar chart that summarizes the timeline for simplicity. You can see the progress of each discipline (electrical, mechanical, structural, and plumbing) and the delays that occurred due to the denials and resubmissions. You can also see the differences between the promised submission date by the architect and the actual submission date. We hope that this section will demonstrate our efforts and challenges in complying with the permit process (this entire process is new to us!):

- We were notified with the violation and the need to act on **5/2/2023**, and hence we hired a contractor (after we have interviewed no less than seven contractors) on the **10th of May**. The contractor is **E2 Squared Development**, and he showed, compared with many others, full understanding of the procedure and all the steps needed. He took us through this process and for us this was an eye opener and a steep learning process that I wished newcomers such as us are communicated with.
- On the **29th of May** we appointed the architect – contract attached in **Annexure C** – through **E2 Squared Development**. In the architect’s contract he promised that he will make a submission on **12th of June**, however, with the constant follow up with the architect, the submission was made on the **20th of July instead!**
- The following denials/submissions took place afterwards:
 - Electrical plans: **08/01/2023** electrical drawings denied with comments – we complied and resubmitted on **09/07/2023**, denied again on **09/18/2023** and resubmitted **10/27/2023** and approved on **10/31/2023**.
 - Mechanical plans: **07/21/2023** mechanical plans denied (although there was no mechanical scope), resubmitted **09/07/2023** stating “**no mechanical scope**”, denied again **09/12/2023** and resubmitted on **10/27/23** and approved as “**N/A**” because there was no mechanical scope on the **1st of Nov, 2023**.
 - Structural plans: **07/28/2023** structural drawings denied with comments – we complied and resubmitted on **09/07/2023**, approved on the **09/18/2023** and approved again after the final submission on **11/06/23** when the entire package was resubmitted on the **10/27/23** – this is an example of our lack of understanding of the process, since the structural was approved the first time, it had to be resubmitted regardless for reapproval.
 - Plumbing plans: **08/02/2023** plumbing plans denied, resubmitted **09/07/2023**, denied again **09/26/2023** and resubmitted on **10/27/23** and approved on **11/02/23**.
 - Upon receiving approvals on all drawings on the **6th of November**, it took us 8 more days to collect insurances from the contractors and submit them, pay the permit fees and talk to the city to issue the permit which was then issued on the **14th of November** marking this as the date of compliance.

An excel bar chart is created for the above timeline for simplicity and attached in **Annexure A**. Also follow up emails or text messages are attached in **Annexure B** as evidence that we, as the entire household, were relentlessly following up with the contractor and the architect, and the city. You will find emails or messages in **Annexure B** sent out by either Yacoub/Jacob (husband) or Rania (wife) which denotes how important this was for the family and how mentally draining this effort was for the entire household.

As a summary of the above:

- The city spent **44 days** in the review process – without double counting disciplines – i.e., taking a straight path from the start of the longest reviewed discipline until final approval.
- The architect spent **69 days** in reviewing and resubmitting – without double counting disciplines.

Notwithstanding the initial delay by the architect of **38 days** as he should have submitted the drawings on the **12th of June**, but only did so on the **20th of July**, this marks the architect **107 days** late in total, also, notwithstanding our relentless follow-up. This makes the town's review process more efficient compared to the time it took the architect to incorporate those comments. However, we could not control the architect's schedule, as they were all busy, and none of them accepted a delay penalty clause added to their contract removing any possibility of charging them for their delay. And this puts the onus on the owners in this case.

Also, we believe that the date those daily penalty by the Town Code Enforcement department started showing on the town's portal accumulating a daily fee of **\$150** around the **1st of October**, which is during when we were trying and coordinating with the architect relentlessly to incorporate those comments from the **September** review round. This added more pressure on us all as these daily penalties were not expected, this was new to us all as a household, and a daily fee of **\$150** was exorbitant to start with and the way it was presented added more urgency to the situation and made us lose sleep!

You will note from the attachments in **Annexure B** that we never dropped the ball on our relentless follow up even between the date when those penalties kicked in until the final date of compliance.

As you would appreciate from the dates above, we had to go through a lot of hassle and stress to resolve this issue. We had to follow up with all parties every single day, we had to watch the penalties accumulating daily on the town's portal during when the architect was working on a slow pace and some instances taking a vacation enjoying his time leaving us more stressed out! We had to deal with the mental and emotional toll this situation has taken on our family.

Summary of costs incurred:

The following table summarizes the extra costs we had to incur to fix this – attachments in Annexure C:

SN	Description	Amount (\$)	Paid (\$)	Balance (\$)	Comments
1	E2 Squared development	2,500	2,500	0	General contractor. Contract attached
2	E2 Squared development	4,800	4,800	0	Architect through general contractor
3	E2 Squared development	5,800	2,900	2,900	Licensed plumber through general contractor
4	Lance Burley – licensed electrical	8,500	4,000	4,500	Estimate – invoices to be provided upon final inspection
5a	Building permit invoice – work without permit section	927.5	927.5	0	
5b	Building permit invoice – work without permit section	212.0	212.0	0	

5c	Building permit invoice – work without permit section	125.0	125.0	0	
6	Actual cost of the permit along with the plans review	2,051.0	2,051.0	0	
7	Inspection Fees	95.0	95.0	0	
8	General contractor close holes and repaint	7,500	0	7,500	Estimate
9	Contingency	5,000	0	5,000	Estimated corrections post inspection
		37,397.5	17,610.5	19,900	

As you would appreciate from the above cost, we are already paying dearly to bring everything into compliance, we have exhausted all our bank facilities and yet we still need to come up with nearly **\$20k** on top of the amount that we already paid which is **\$17.6 k**.

We don't believe that our credit facility can handle another **\$7,275** to account for this violation making our total balance **\$27k** and totaling to a **\$44k** to correct this violation entirely. This is a significant sum and a big blow to our young family, all of which was unaccounted for and was all due to our unawareness of this procedure in its entirety!

Ever since we learned about this violation in May, we have been working tirelessly, day and night, to make it right. We have endured constant pressure and stress to correct this violation and be able to ultimately move to Florida. This has taken a toll on our mental health as explained above. And now, to face such a large financial burden on top of the above, along with a massive financial burden caused by the reworks, loss of revenue and the increasing mortgage payments (which is not calculated in any of the above), along with the significant delays in our move to Florida, is more than we can bear. A violation of the stated amount will be the final blow to our young family and one that will plunge us into more financial trouble before we even set foot in Florida. This is why we appreciate your reconsideration to waive off these fees, taking into consideration all the hardships we have already endured to correct this violation, our good intention, and our mental well-being as a family. We fell in love with the town of Hillsboro Beach and wanted to start a new life with our two young daughters, but instead we ended up living an endless nightmare of submissions and plan reviews along with penalties and violations!

Annexure A

Schedule of Submissions

	20-Jul-23	22-Jul-23	28-Jul-23	2-Aug-23	7-Sep-23	12-Sep-23	18-Sep-23	26-Sep-23	27-Oct-23	31-Oct-23	1-Nov-23	2-Nov-23	6-Nov-23
Electrical	↓			R									
					↓		R						
									↓	A			
Mechanical	↓	R			↓	R			↓		NA		
Structural	↓		R		↓		A		↓				A
Plumbing	↓			R	↓			R	↓			A	

 Architect review
 Town review and comments
 A Approved
 NA Not applicable
 R Denied/Rejected
 ↓ Submitted

Annexure B

Follow up Emails and Text Messages

In the following pages you will find a copy of some of the important follow ups that the household (Yacoub/Jacob, husband and Rania, the wife) were carrying out.

The actual amount of follow up with contractors, architect and the city is double what is presented here, we only elected to share some of it as evidence that we were taking this matter very seriously as it was affecting us tremendously.

The below is a summary table for the copied communication for ease of reference:

SN	Date	Email or text message	Sender	Receiver	Comments
1	20-jun-23	Email	Jacob (husband)	Evans (General contractor)	Follow up on when arch drawing will be submitted
2	25-jun-23	Email	Jacob (husband)	Evans (General contractor)	Discussing the procedure for electrical inspections
3	3-jul-23	Email	Jacob (husband)	Evans (General contractor)	Follow up on when arch drawing will be submitted
4	11-Jul-23	Text message	Jacob (husband)	Evans (General contractor)	Follow up on when arch drawing will be submitted with an urgent tone
5	27-jul-23	Email	Jacob (husband)	Evans (contractor)	Following up on drawings review
6	1-Aug-23	Text message	Jacob (husband)	Evans (General contractor)	Follow up on electrical drawings, clearly showing that we are learning about this process
7	2-Aug-23	Text message	Jacob (husband)	Evans (General contractor)	Follow up on plumbing services
8	3-Aug-23	Text message	Jacob (husband)	Evans (General contractor)	Follow up on plumbing and electrical with urgency
9	21-Aug-23	Email	Jacob (husband)	Evans (contractor), Ivan (town)	Following up on drawings review
10	28-Aug-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the architect very closely as he has disappeared and we offered more money to keep the ball rolling!

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11	30-Aug-23	Email	Jacob (husband)	Evans (contractor), Ivan (town)	Following up on drawings review and sharing how important it is
12	1-Sep-23	Text message	Jacob (Husband)	Bernard (Town)	Informing Bernard that we are working on submissions
13	21-sep-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the contractor to follow up with the city regarding the review of several disciplines.
14	26-sep-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the contractor to follow up with the city regarding the review of several disciplines.
15	2-Oct-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the contractor to follow up with the city regarding the review of several disciplines.
16	10-Oct-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the architect very closely as he has disappeared and we offered more money to keep the ball rolling!
17	12-Oct-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the architect very closely as he has disappeared and we offered more money to keep the ball rolling!
18	16-Oct-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the city and the plumbing comments and the architect
19	18-Oct-23	Email	Jacob (husband)	Evans (contractor), Ivan (town)	Following up on drawings review
20	20-Oct-23	Text message	Jacob (husband)	Evans (contractor)	Following up with the architect to submit the drawings

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21	23-Oct-23	Text message	Jacob (Husband)	Bernard (Town)	Informing Bernard that we are working on submissions
22	25-Oct-23	Text message	Rania (wife)	Evans (contractor)	Following up on the architectural submission
23	26-Oct-23	Text message	Rania (wife)	Evans (contractor)	Following up on the architectural submission
24	27-Oct-23	Text message	Jacob (Husband)	Bernard (Town)	Informing Bernard that we are working on submissions
25	31-oct-23	Text message	Rania (wife)	Steven (town)	Following up on the electrical review
26	31-oct-23	Email	Rania (wife)	Siravo (town)	Following up on the plumbing review
27	31-oct-23	Email	Rania (wife)	Joe (town)	Following up on the mechanical review
28	2-Nov-23	Text message	Rania (wife)	Evans (contractor) and town	Following up on plumbing review
29	2-Nov-23	Email	Rania (wife)	Joe (town)	Following up on mechanical review
30	3-Nov-23	Text message	Rania (wife)	Evans (contractor) and town	Following up on structural review
31	6-Nov-23	Text message	Rania (wife)	Evans (contractor) and town	Following up to pay for permit fees
32	7-Nov-23	Text message	Rania (wife)	Lance (electrician)	Following up on insurances to be submitted
33	8-Nov-23	Text message	Jacob (husband)	Lance (electrician)	Following up on insurances to be submitted
34	9-Nov-23	Text message	Rania (wife)	Lance (electrician)	Following up on insurances to be submitted

The below is only a snap shot and a graphical representation on the amount of follow up that the household (husband and wife) were making with the town, contractor and the relevant other disciplines – please note that this does not include phone calls or many other messages which account to double of triple the amount of follow up that you see in this document:

June						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

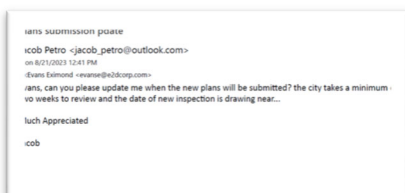
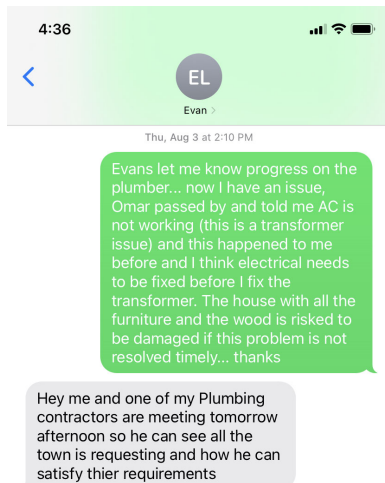
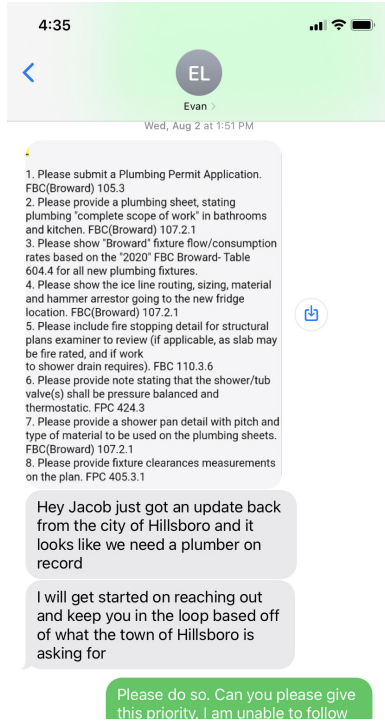
August						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

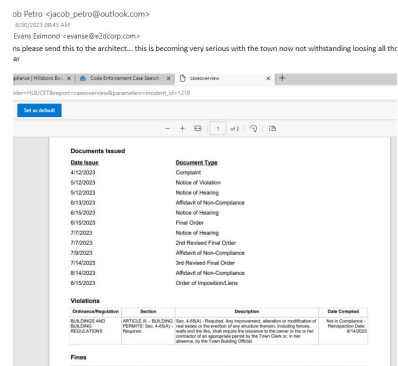
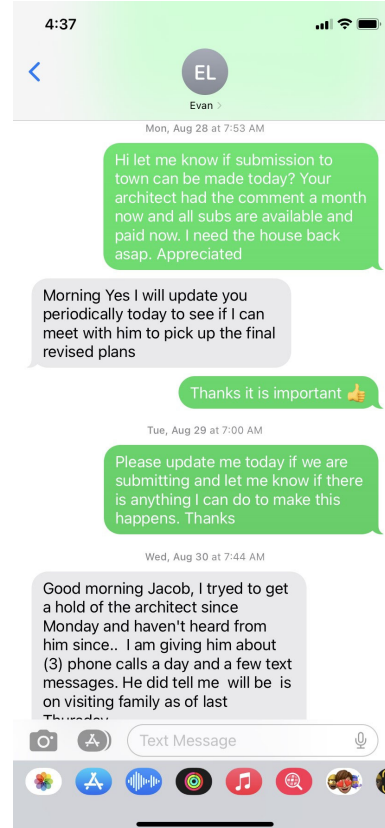
October						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

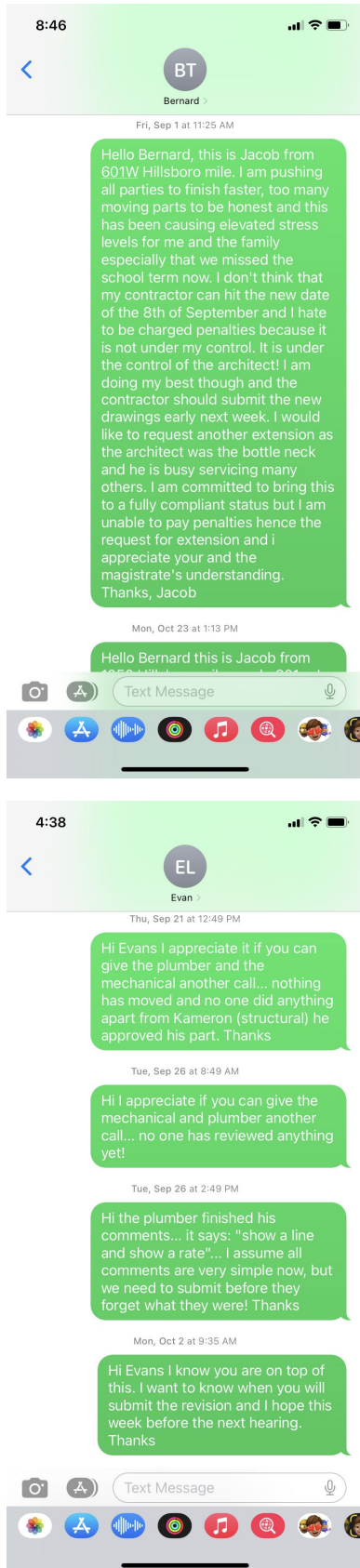
Town of Hillsboro Beach



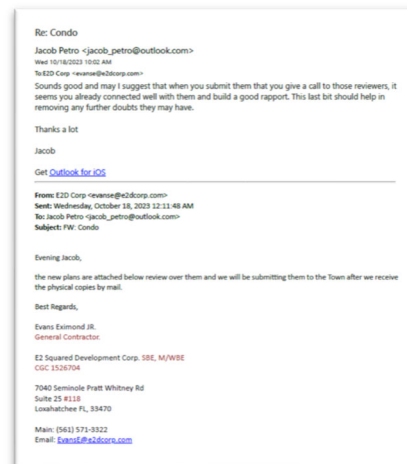
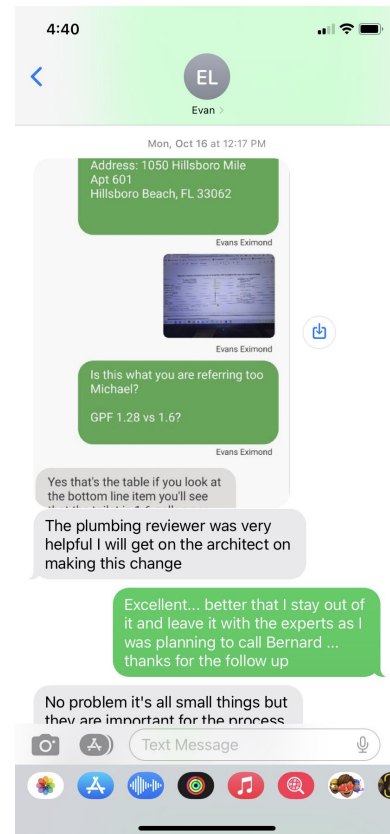
Code Fine Mitigation Request



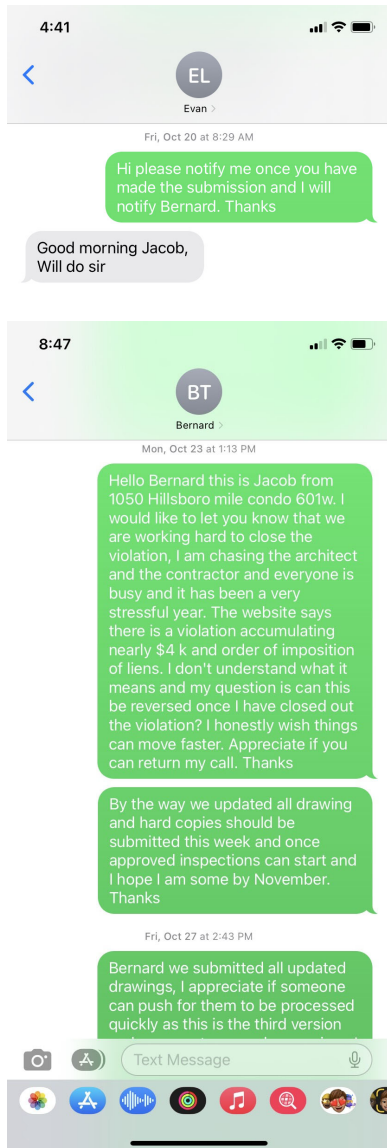
Town of Hillsboro Beach



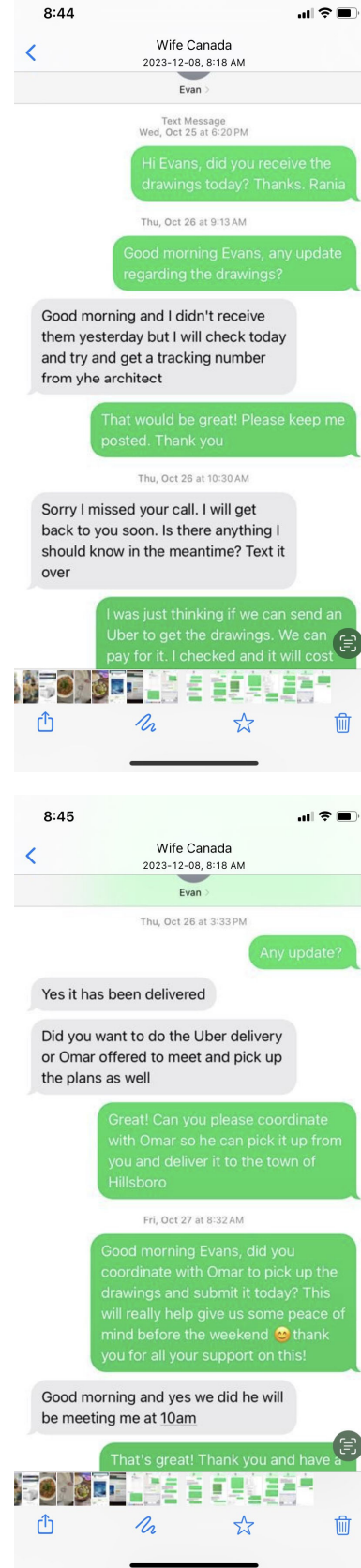
Code Fine Mitigation Request



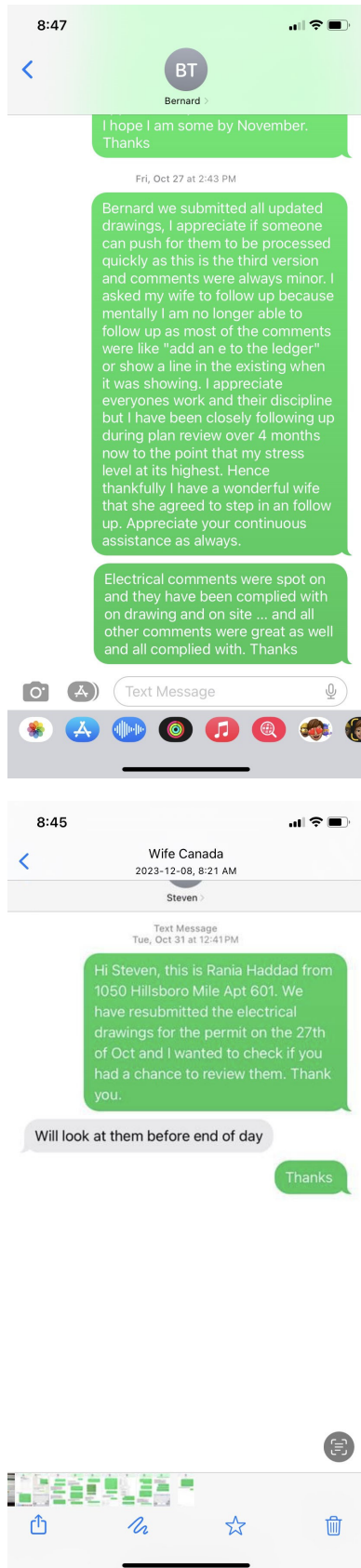
Town of Hillsboro Beach



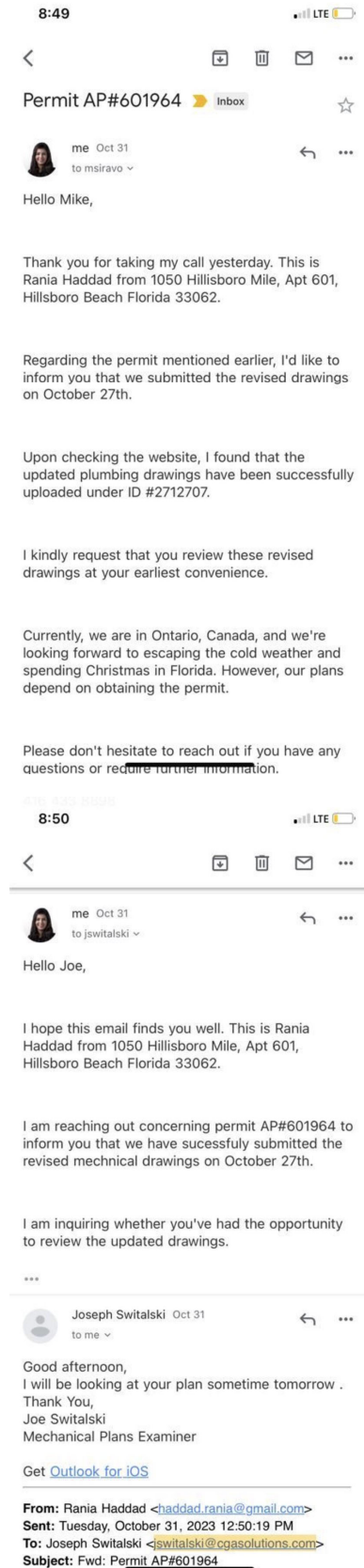
Code Fine Mitigation Request



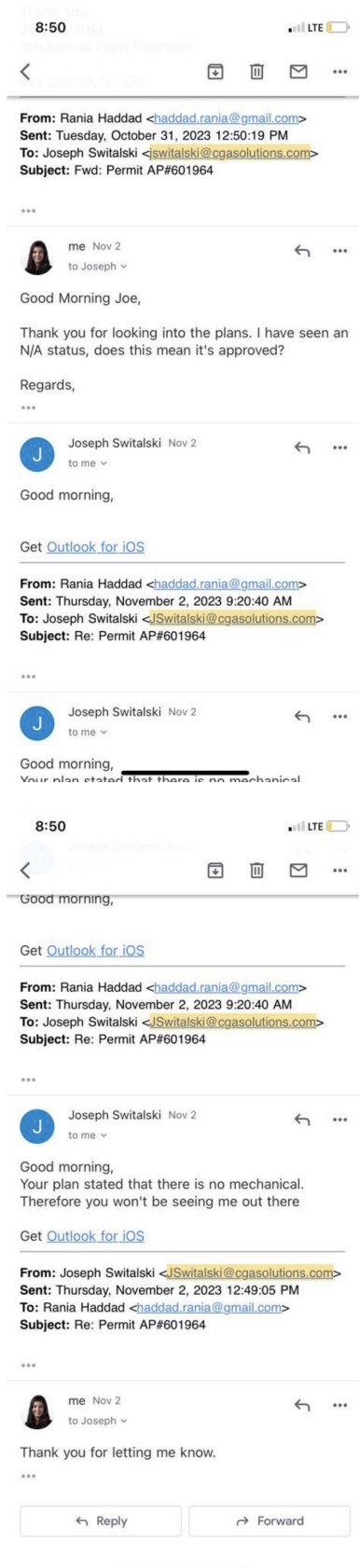
Town of Hillsboro Beach



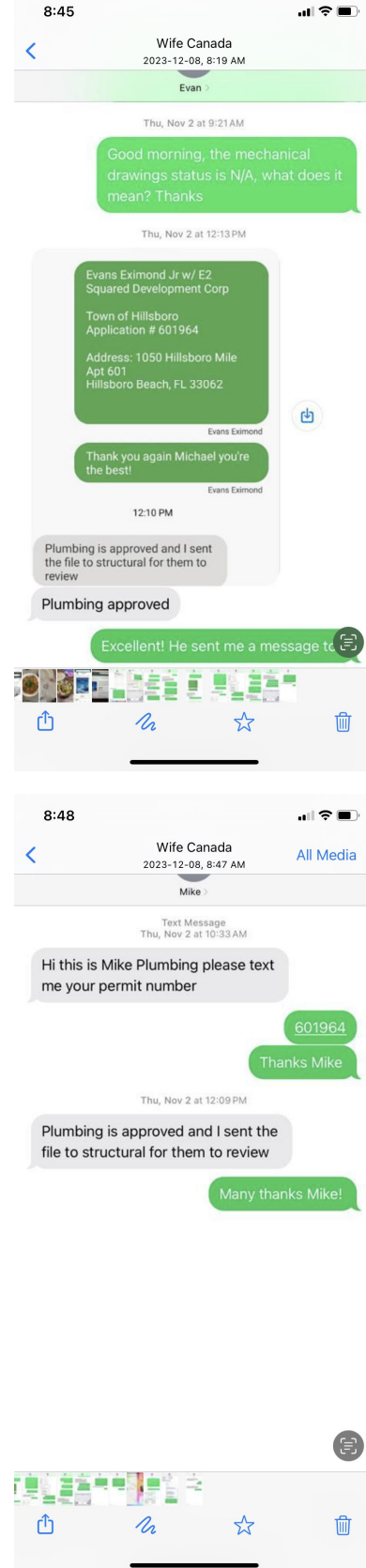
Code Fine Mitigation Request



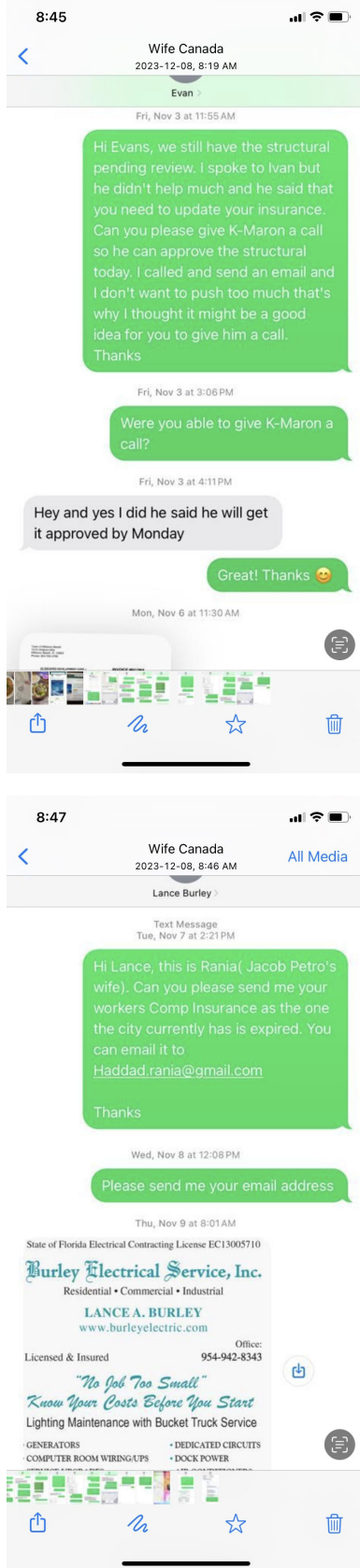
Town of Hillsboro Beach



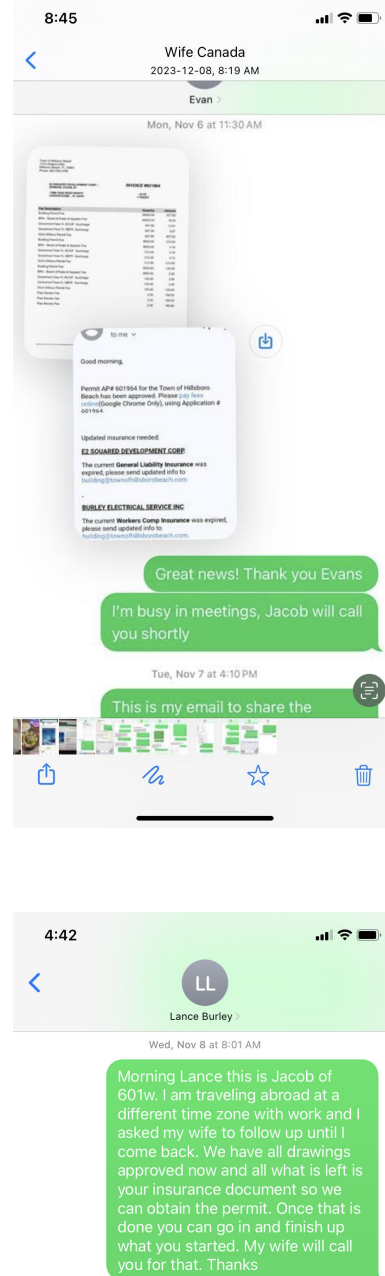
Code Fine Mitigation Request

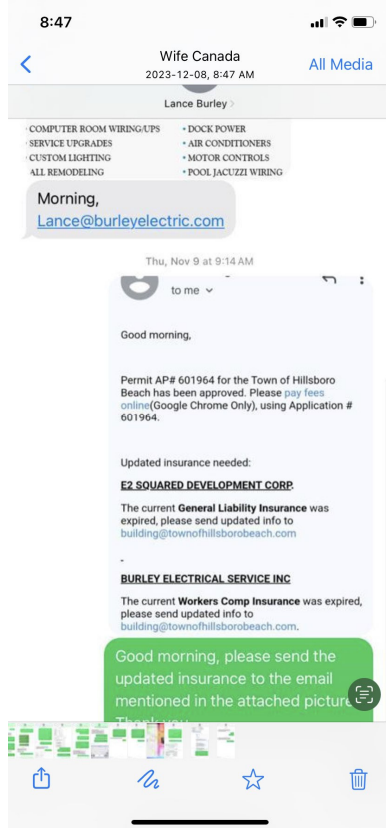


Town of Hillsboro Beach



Code Fine Mitigation Request





Annexure C

Copy of all Contracts and Invoices



PETRO RES. - CONDO PLUMBING RECTIFICATION PROPOSAL

E2 SQUARED DEVELOPMENT CORP

Phone: (561) 571-3322
Email: www@e2doorp.com
Address: Loxahatchee FL, 33470



Our Services:

SCOPE OF WORK

> PLUMBING RISER ENGINEERED PLANS

> PERMITTING PROCESSS

> SITE PREP SCOPE

> DEMOLITION SCOPE

> PLUMBING RECTIFICATION SCOPE



Date: 08/11/2023
 Client: Yacoub Petro
 Location: 1050 Hillsboro Mile Apt 601 Hillsboro Beach FL 33062
 Email: jacob_petro@outlook.com

DESCRIPTION

PRICE

PLUMBING RISER ENGINEERED PLANS

- The Plumber will Participating in site visits if need be.
- The Plumber will Consulting with clients on the building the project if need be.
- No change shall be made at site from the approved drawings and specifications, without the consent of the Plumber.
- The Plumber will Adjust designs and plans to meet the client's needs.
- The Plumber will Manage the design of the project from concept development through to completion.
- The Plumber modifies the conceptual design and prepares the preliminary drawings sketches to the code approval as well as incorporating required changes.
- The Plumber will be Responsible for the current knowledge of industry trends, technology, codes, and regulations.

PERMITTING PROCESS

- Handling the scheduling of inspections, as performed throughout the construction process. so the city can verify the process & procedures of work are acting according to your plans & Florida code.
- Preparing a site plan for the project to show that it will meet building and zoning codes.
- The Handling & Scheduling of all appointment for plan required Corrections / Revisions / Approvals.
- Complete your project and obtain final Roof Sheathing approval.

- Submit the proper Documents/ Application to the City for Permitting.

SITE PREP SCOPE

- Provide all labor, material and equipment necessary to execute and complete all items as shown on plans as specified below: work includes and is limited to the following:
- Provide the labor & material to Visqueen shield in the proper area from Construction Dust & debris elements
- Provide the labor to clean the floors and walls free though out the construction process
- Provide the labor when the job is complete to dismantling & discarding of all the visqueen.

DEMOLITION SCOPE

- Provide all labor, material and equipment necessary to execute and complete all work needed with the following specifics as listed below, includes and is limited to the following.
- Provide the Labor for Drywall cutting .
- Providing proper and professional cleanup of demolition area.
- Disposal of all material waste to be disposed at designated waste facility.
- Provide the labor to and material to Saw cut the drywal in the areas necessary to access plumbing lines.
- Provide a dump truck to remove and haul away all demoed material.

PLUMBING RECTIFICATION SCOPE

- Provide all labor, material and equipment necessary to execute and complete all work needed with the following specifics as listed below, includes and is limited to the following.
- Provide the labor and materials to run all lines need listed on plans.
- Perform an Inspection on previously installed plumbing systems, plumbing fixtures and shower pans at residential sites.
- Provide the labor and materials to Perform any and all necessary repairs to previously installed systems

- Provide all current regulations for plumbing work to ensure that all installed systems pass inspections
- Provide the labor for Cutting, welding and assembling pipes, tubes, and fittings.

EXCLUSION

- Shower pans test ball performance Only to in sure they all drain properly (Shower Pan rectification Not Included)
- Drywall Repair is not included

OVERVIEW

\$5,800.00

- PLUMBING RISER ENGINEERED PLANS | PERMITTING PROCESS | SITE PREP SCOPE | DEMOLITION SCOPE | PLUMBING RECTIFICATION SCOPE |

Total: \$5,800.00

Payment Summary

DESCRIPTION	COST
First Payment - 50% Deposit due when contract signed.	\$2,900.00
Second Payment 50% Due upon the Plumbing Rough Inspection.	\$2,900.00

Total: \$5,800.00

SIGNATURES:

Contractor:

Evans Eximond Jr.

Name: Evans Eximond Jr.

Date: 08/11/23

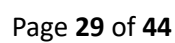
License no: CGC1526704

Homeowner:

Petro

Name: Yacoub (Jacob) Petro

Date: 11-aug-23





PETRO RES. - CONDO. REMODEL ARCHITECTURAL PLANS

Date: 05/29/2023

Client: Yacoub Petro

Location: 1050 Hillsboro Mile Apt 601 Hillsboro Beach FL 33062

Email: jacob_petro@outlook.com

DESCRIPTION**PRICE****ARCHITECTURAL & ENGINEERING SIGNED PLANS**

- The architect issues two sets of as built drawings including service and structures for the project as
- The architect will Participating in site visits if need be.
- The architect will Consulting with clients on the building the project if need be.
- The architect will Ensure the structural integrity and safety of the proposed structure as opposed to building styles and aesthetics.
- No change shall be made at site from the approved drawings and specifications, without the consent of the architect.
- The architect will Adjust designs and plans to meet the client's needs.
- The architect will use the detailed topographical survey of the site, aswell as the surveys including all the necessary data related to the existing structure, existing public utility lines, trees, pavements roads, restrictions, easements and boundaries.
- The architect will use the soil test, site borings and such other tests on subsoil conditions done.
- The architect will Manage the design of the project from concept development through to completion.
- The architect modifies the conceptual design and prepares the preliminary drawings sketches to the dients approval as well as incorporating required changes.
- The architect will be Responsible for the current knowledge of industry trends, technology, codes, and regulations.
- Architectual Plans Expected Completion date to be: June 12th of 2023
- E2D corp. will provide all CAD and PDF files of plans upon completion. Any & all hardcopies will be delivered to the homeowner upon completion.

EXCLUSIONS

- Upon Approved Signed & Sealed Drawings any changes to the master plans will accrue additional charges.
- All permits and related fees are not included.

OVERVIEW

\$4,800.00

- ARCHITECTURAL & ENGINEERING SIGNED PLANS |

Total:

\$4,800.00

§ 12.5.2 When the Work or designated portion thereof is substantially complete, the Owner will make an inspection to determine whether the Work is substantially complete. When the Owner determines that the Work is substantially complete the Owner shall prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish the responsibilities of the Owner and Contractor, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract. Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 12.6 Final Completion and Final Payment

§ 12.6.1 Upon receipt of a final Application for Payment, the Owner will inspect the Work. When the Owner finds the Work acceptable and the Contract fully performed, the Owner will promptly issue a final Certificate for Payment.

§ 12.6.2 Final payment shall not become due until the Contractor submits to the Owner releases and waivers of liens, and data establishing payment or satisfaction of obligations, such as receipts, claims, security interests or encumbrances arising out of the Contract.

§ 12.6.3 Acceptance of final payment by the Contractor, a subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Assignment of Contract

Neither party to the Contract shall assign the Contract as a whole without written consent of the other.

§ 15.2 Tests and Inspections

§ 15.2.1 At the appropriate times, the Contractor shall arrange and bear cost of tests, inspections and approvals of portions of the Work required by the Contract Documents or by laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

§ 15.2.2 If the Owner requires additional testing, the Contractor shall perform those tests.

§ 15.2.3 The Owner shall bear cost of tests, inspections or approvals that do not become requirements until after the Contract is executed.

§ 15.3 Governing Law

The Contract shall be governed by the law of the place where the Project is located.

This Agreement entered into as of the day and year first written above.

SIGNATURES:

Contractor:

Evans Eximond Jr.

Name: Evans Eximond Jr.

Date: 05/29/23

License no: CGC1526704

Homeowner:



Name: JACOB PETRO

Date: 29-5-23

May 10, 2023

1

E2 Squared Development Corp.

7040 Seminole Pratt Whitney Rd.
Suite 25 #118
Loxahatchee FL, 33470
M: (561) 571-3322
E: Evanse@e2dcorp.com
W: www.E2DCorp.com



Yacoub Petro

1050 Hillsboro Mile
Hillsboro Beach FL, 33062

CGC 1526704

Invoice

Att: Yacoub Petro

'Work without a Permit'

Code Enforcement

Submittal Process for Case #23050005

1050 Hillsboro Mile Apt 601 Hillsboro Beach FL, 33062

Balance:

\$2,500.00

*Draws are paid prior to approved completion of submitted City Permit.

Accepted

Date 10-May-23

All prices included in this Invoice are subject to availability of labor and materials and are subject to change without notice. This Invoice may be accepted in writing with builder within 14 days, on terms and conditions described. Prior to the acceptance of the Invoice it may be changed in writing at any time. Payment Terms are as follows, A detailed Draw Schedule of the payment structure has been provided, reviewed, and agreed upon in acceptance of the signed Invoice.

pg. 1

Sales Receipt

From

Town of Hillsboro Beach
1210 Hillsboro Mile Hillsboro Beach, FL 33062
Phone (954) 427-4011
Fax: (954) 427-4834

Receipt For

Yacoub Petro
1050 hillsboro mile
FL, 33062

Order #: 582841**Transaction Amount:** 3155.84**Transaction Date:** 11/6/2023 4:45:23 PM**Account #:** xxxx...7154**Transaction Status:** APPROVED

App#	Fee Component	Quantity	Amount
AP-601964	Building Permit Fee	35000.00	927.50
AP-601964	BRA - Board of Rules & Appeals Fee	35000.00	18.20
AP-601964	Goverment Fees FL BCAIF Surcharge	927.50	13.91
AP-601964	Goverment Fees FL DBPR Surcharge	927.50	9.27
AP-601964	Work Without Permit Fee	927.50	927.50
AP-601964	Building Permit Fee	8000.00	212.00

Sales Receipt

From

Town of Hillsboro Beach
1210 Hillsboro Mile Hillsboro Beach, FL 33062
Phone (954) 427-4011
Fax: (954) 427-4834

Receipt For

Yacoub Petro
1050 Hillsboro Mile
FL, 33062

Order #: 583987

Transaction Date: 12/8/2023 1:06:36 PM

Transaction Status: APPROVED

Transaction Amount: 95.00

Account #: xxxx...7154

Application #	AP-601964
Work Item	Re-Inspection Fee
Quantity	1.00
Amount	95.00

Annexure D

Plan Review Processing by Town of Hillsboro



R202 Permit Messages For Permit (23361150-0)

Event ID	Date Created	Requested By	Assigned To	Status
Permitting				
2440703	5/10/2023	Mariana El-Sayed		Critical
<i>WORK WITHOUT PERMIT- PLEASE SEE LETTER SENT TO PROPERTY OWNER ATTACHED FROM BUILDING OFFICIAL</i>				
2551660	7/20/2023	Ivan Wong		Send To Discipline
<i>INITIAL INTAKE FILE TO MULTI, APP# EMAILED TO EVANSE@E2DCORP.COM</i>				
2571880	8/2/2023	Ivan Wong		Plan Review Denied
<i>DENIAL NOTIFICATION EMAIL SENT TO EVANSE@E2DCORP.COM, FILE TO PROCESS DRAWER</i>				
2627103	9/7/2023	Ivan Wong		Send To Discipline
<i>CORRECTION RECEIVED, SENT TO MULTI</i>				
2658015	9/26/2023	Mariana El-Sayed		Plan Review Denied
<i>PERMIT DENIED, EMAIL SENT TO EVANSE@E2DCORP.COM, FILE IN PROCESS DRAWER</i>				
2712693	10/27/2023	Ivan Wong		Send To Discipline
<i>NEW SET OF PLANS FOR CORR.AND PLUMB APP RCVD, FILE TO MULTI</i>				
2727179	11/6/2023	Ivan Wong		Ready To Issue
<i>PERMIT APPROVED, FEES DUE, FILE IN PROCESS DRAWER, EMAILED NOTIFICATION TO EVANSE@E2DCORP.COM</i>				
2740707	11/14/2023	Ivan Wong		Returned Plans To Applicant
<i>PERMIT ISSUED, VIA DROPBOX, EMAIL TO EVANSE@E2DCORP.COM, OFFICE COPY TO ISSUED DRAWER</i>				

Electrical

2551709	7/20/2023	Ivan Wong	Steve Mitchell	Denied
1. provide floor plan circuiting corresponding to a panel schedule for all existing, new or relocated devices in area of work. FBC BCAP 107.10 - 2. provide at least two small appliance circuits to serve kitchen countertops 3. provide panel schedule including circuit designations, circuit number, conductor size, OCPD ampacity, and special designation (AFCI, GFCI) for all circuits in area of new work FBC BCAP 107.10 4. identify location of new or existing, compliant smoke detectors smoke detectors 5. provide details for new panel including riser diagram and load calculations Reviewed by Steve Mitchell Chief Electrical Inspector Town of Hillsboro Beach Calvin, Giordano & Associates smitchell@cgsolutions.com 954.592.5057				
2627114	9/7/2023	Ivan Wong	Steve Mitchell	Denied
1. 1. provide floor plan circuiting corresponding to a panel schedule for all existing, new or relocated devices in area of work. FBC BCAP 107.10 - Bathrooms not circuitied - panel schedule indicates shared bath kitchen circuit. shared circuiting not permitted under NEC 210.52 2. provide at least two small appliance circuits to serve kitchen countertops Only one circuit shown - NEC 210.52 Reviewed by Steve Mitchell Chief Electrical Inspector Town of Hillsboro Beach Calvin, Giordano & Associates smitchell@cgsolutions.com 954.592.5057				
2712695	10/27/2023	Ivan Wong	Steve Mitchell	Approved
2718127	10/31/2023	Steve Mitchell		Send To Discipline
to multi				

Mechanical

Permit Number	Date	Applicant	Reviewer	Status
2551711	7/20/2023	Ivan Wong	Joseph Switalski	Denied
<i>Denied, Joe Switalski Mechanical Plans Examiner</i> <i>1) FBC BCA 105.3 A Mechanical Permit may be required.</i> <i>2) FBC BCA 107.2.1 Clarify Mechanical scope of work, are the bathroom exhaust fans being replaced.</i> <i>3) FBC BCA 107.2.1 Will lowering the ceilings affect the supply air diffusers, any relocation of diffusers requires a Mechanical Permit.</i> <i>4) If no mechanical is being done provide a statement on Plan, (NO MECHANICAL WORK BEING DONE)</i> <i>Further review may be necessary after comments are addressed.</i>				
2627118	9/7/2023	Ivan Wong	Joseph Switalski	Denied
<i>Denied, Joe Switalski Mechanical Plans Examiner</i> <i>***Original Comments***</i> <i>1) FBC BCA 105.3 A Mechanical Permit is required to Remove and Replace Bathroom Exhaust Fans as shown on the Electrical Plan</i> <i>2) FBC BCA 107.2.1 Clarify Mechanical scope of work. Is the kitchen hood vented or re-circulating.</i> <i>4) If no mechanical is being done provide a statement on Plan, (NO MECHANICAL WORK BEING DONE). Please remove the note NO MECHANICAL due to the bathroom fans being replaced.</i> <i>Further review may be necessary after comments are addressed.</i>				
2712700	10/27/2023	Ivan Wong	Joseph Switalski	N/A
<i>*** No Mechanical ***</i>				
2719618	11/1/2023	Joseph Switalski		Send To Discipline
<i>Multi Shelf</i>				

Plumbing

2551712	7/20/2023	Ivan Wong	Michael Siravo	Denied
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601964

1. Please submit a Plumbing Permit Application. FBC(Broward) 105.3
2. Please provide a plumbing sheet, stating plumbing "complete scope of work" in bathrooms and kitchen. FBC(Broward) 107.2.1
3. Please show "Broward" fixture flow/consumption rates based on the "2020" FBC Broward- Table 604.4 for all new plumbing fixtures.
4. Please show the ice line routing, sizing, material and hammer arrestor going to the new fridge location. FBC(Broward) 107.2.1
5. Please include fire stopping detail for structural plans examiner to review (if applicable, as slab may be fire rated, and if work to shower drain requires). FBC 110.3.6
6. Please provide note stating that the shower/tub valve(s) shall be pressure balanced and thermostatic. FPC 424.3
7. Please provide a shower pan detail with pitch and type of material to be used on the plumbing sheets. FBC(Broward) 107.2.1
8. Please provide fixture clearances measurements on the plan. FPC 405.3.1

If a comment has been addressed on the plans already, then please kindly state where I can find it.

More comments may follow.

Please contact me with any questions.

Michael Siravo
 Plumbing Inspector/Plans Examiner
 Town of Hillsboro Beach
 cell 754-215-0909
 msiravo@cgasolutions.com

2627121	9/7/2023	Ivan Wong	Dave Bundy	Denied
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Previous comments not addressed:

1. Plumbing permit required FBC(Broward) 105.3
2. Please show "Broward" fixture flow/consumption rates based on the "2020" FBC Broward- Table 604.4 for all new plumbing fixtures.
3. Please show the ice line routing, sizing, material and hammer arrestor going to the new fridge location. FBC(Broward) 107.2.1

2712707	10/27/2023	Ivan Wong	Michael Siravo	Approved
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Structural

2551714	7/20/2023	Ivan Wong	K-Maron Perdue	Denied
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1. Revise plans to reflect Level of Alteration and FBC 7th Ed. 2020

2627123	9/7/2023	Ivan Wong	K-Maron Perdue	Approved
2712710	10/27/2023	Ivan Wong	K-Maron Perdue	Approved

Annexure E

Case Overview/Violation Order

Case Overview

Property/Incident Information

Owner	Address	Site Address
HADDAD, RANIA GHALEB YUSEF, PETRO, YACOB FAWZI SALIM	3206 SORRENTO CRES *BURLINGTON ON CA L7M 0N4 BURLINGTON ON CA L7M 0N4,	1050 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 601W #3206 SORRENTO CRES *BURLINGTON ON CA L7M 0N4

Legal Description

HILLSBORO LE BARON CONDO APTS UNIT 601W PER CDO BK/PG: 3921/842

Description

Steve Mitchell verified work without a permit through the property management company and the new owner's contractor.

Case Status Closed Case # 23050005

Notes Section 4-65 (a) interior kitchen renovations without permit. Please obtain a permit from the building dept as per Steve Mitchel and your contractor discussed.

Questions please contact Bernard at bpita@cgasolutions.com

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
5/2/2023	Complaint
5/12/2023	Notice of Violation
5/12/2023	Notice of Hearing
6/12/2023	Affidavit of Non-Compliance
6/15/2023	Final Order
7/7/2023	Notice of Hearing
7/7/2023	Notice of Hearing
7/7/2023	2nd Revised Final Order
8/14/2023	Affidavit of Non-Compliance
8/15/2023	Notice of Hearing
8/15/2023	Special Magistrate Mitigation
9/18/2023	Revised Final Order
9/22/2023	Notice of Hearing
10/9/2023	Affidavit of Non-Compliance
10/23/2023	Order of Imposition/Liens
11/14/2023	Affidavit of Compliance

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDINGS AND BUILDING REGULATIONS	ARTICLE III. - BUILDING PERMITS: Sec. 4-85(A) - Required.	Sec. 4-85(A) - Required. Any improvement, alteration or modification of real estate or the erection of any structure thereon, including fences, walls and the like, shall require the issuance to the owner or his or her contractor of an appropriate permit by the Town Clerk or, in her absence, by the Town Building Official.	11/14/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	11/14/2023	\$6,825.00
Admin Fixed		Admin Fixed		\$150.00
Admin Fixed		Admin Fixed		\$150.00
Admin Fixed		Admin Fixed		\$150.00
			Total Fines	\$7,275.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,275.00