

JUN 3, 2014 CIT-4  
SHIRANIE KIKUTIS

## RECAP OF EVENTS 1304 SW 31<sup>ST</sup> ST FT LAUDERDALE

To the best of my knowledge and recollection, I have made a chronology of the events that occurred in my attempt to connect sewer to city water as mandated by the city of Ft Lauderdale. The events take place between June 2010 and March 2011.

- 06.04.10 SM WW hearing, SM Hull granted 90 day extension. Ex A Inspection History
- 09.23.10 Hired contractor. Ex B Contract with Contractor
- 09.27.10 SM Hull granted 30 day extension. Ex A
- 09.28.10 Permit issued Ex C Permit
- 11.10.10 Work completed. I urge contractor to get final inspection.
- 12.20.10 Permit not passed. Ex A
- 01.24.11 Inspection passed but contractor had no card on property. Ex D Permit Inspections
- 01.25.11 30 day extension granted Ex A
- 01.25.11 Fired contractor. Mr. C Plumbing and Septic Ex E Termination letter
- 01.25.11 Hired new contractor. AAA Appliance and Plumbing
- 03.21.11 Permit closed Certificate of Compliance issued. Ex F Permit Information
- 03.24.11 Final passed. In compliance as of 03.21. Ex A
- 03.28.11 Fine imposed \$1310.00 AFTER compliance? Ex A
- 05.13.11 Lien recorded as of 04.29.11 AFTER compliance? Ex A

*[Handwritten signature]*

Shiranie K. Kikutis  
shiranie@comcast.net  
Phone: 954 471 2695

INSPECTION HISTORY  
CITY OF FORT LAUDERDALE

EX A

CASE NO : CE09070857  
 ADDRESS : 1304 SW 31 ST  
 OWNER : KIKUTIS, SHIRANIE  
 DATE : Mar 19, 2014  
 DESCRIP : NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

DATE	TIME	TYPE	INSP	COMMENTS
*05/13/11	08:37:01	COM		LIEN RECORDED 04/29/11 FOR 0.00 BOOK 47884 PAGE 1521-1522
*03/29/11	07:32:56	MHCOM	999	WHY? THE S.M. IMPOSED THE FINE IN THE AMOUNT OF \$1,310.00 AT THE 03/28/2011 HEARING. EP
03/29/11	07:32:52	COM		FINE SETTLED 28-33(a)
03/28/11	10:35:09	MH	898	SETTLE DT: 03/28/11 SETTLE AMT: 1310.00 SM: CHAPTER 11 HEARING TO IMPOSE FINES SCHEDULED FOR 03/28/2011 CERT AND FIRST CLASS MAIL SENT TO OWNER ON 02/24/2011 ADVISING OF HEARING. EP
*03/24/11	10:03:41	COM		<b>FINAL PASSED</b> <b>* IN COMPLIANCE</b> CERT:9171082133393893224527 IN COMPLIANCE 28-33(a)
03/21/11	14:18:33	CMP	898	COMPLIANCE DATE WAS : 03/21/11
03/21/11	14:18:31	REI	898	CASE COMPLIED BY saeye
03/14/11	07:38:56	REI	271	PERMIT PASSED FINAL. EP
02/23/11	13:11:44	CMP	898	POSTED NOTICE OF HEARING ON PROPERTY TODAY. IG
02/23/11	13:11:26	COM		ERROR. NOT COMPLIED. EP
*01/25/11	14:37:35	UPD	999	ERROR. NOT COMPLIED. SEE INSPECTORS NOTES ON PERMIT 1ST FINAL INSPECTION. EP
*01/24/11	13:11:43	REI	898	AT SMWW HEARING SM HULL GRANTED A 30 DAYS EXTENSION/MA
01/24/11	12:26:35	MH	898	PERMIT PASSED FINAL. EP
01/19/11	08:43:33	REI	271	SM: CHAPTER 11 HEARING TO IMPOSE FINES SCHEDULED FOR 1/24/2011 CERT AND FIRST CLASS MAIL SENT TO OWNER ON 12/20/2010 ADVISING OF HEARING. EP
01/12/11	08:43:23	REI	271	POSTED NOTICE OF HEARING ON PROPERTY TODAY. PICTURES ATTACHED. IG
*12/20/10	12:26:29	REI	898	? OBTAINED PERSONAL SERVICE TO MALE TENANT, WHO REFUSED TO SIGN FOR NOTICE OF HEARING.
09/27/10	16:13:11	UPD	999	PERMIT NOT PASSED FINAL. EP
*09/27/10	07:56:18	MH	898	EXT [ AT THE 9/27/10 SM WATERWORKS HEARING, SM HULL GRANTED A 30-DAY EXTN. SMM
09/24/10	16:13:01	REI	898	SM: CHAPTER 11 HEARING TO IMPOSE FINES SCHEDULED FOR 09/27/2010 CERT AND FIRST CLASS MAIL SENT TO OWNER ON 08/30/2010 ADVISING OF HEARING. EP
09/07/10	13:52:26	REI	273	NOTICE OF CHAPTER 11 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE ON ORDER IMPOSING FINE AND FINAL ORDER OF FINDINGS OF FACT AND CONCLUSIONS OF LAW POSTED ON THE PROPERTY FRONT DOOR ENTRANCE AT 150 PM. PICTURES TAKEN.

AFFIDAVIT OF DUE DILIGENCE SIGNED AND  
GAVE COMPLETED PAPER WORK WITH POSTING

INSPECTION HISTORY  
CITY OF FORT LAUDERDALE

EX A

CASE NO : CE09070857  
ADDRESS : 1304 SW 31 ST  
OWNER : KIKUTIS, SHIRANIE  
DATE : Mar 19, 2014

B/W PICTURE TO CLERK FOR UPDATES.

08/23/10 13:55:06 REI	898	NO PERMIT. EP
* 06/04/10 15:13:18 UPD	999	AT THE 5/24/10 SM WW HEARING, SM HULL GRANTED A 90-DAY EXTN. SMM
05/24/10 15:12:53 REI	898	EXT
05/24/10 11:06:46 MH	898	PER HEATHER, SET FOR OLD BUSINESS FOR EXTENTION. LETTER SENT TO OWNER ON 05/03/2010. EP
02/23/10 13:48:07 UPD	999	AT THE 2/22/10 SMWW HEARING SM HULL ORDERED 90 DAYS TO CMP @ \$100/DAY THEREAFTER/MA
02/22/10 15:36:45 ORD		SMORDER PRINTED BY allmm
02/22/10 14:17:58 COM		ADDED FINE ON 28-33(a) START DATE: 05/24/10 FINE AMT: 100.00
02/22/10 11:08:19 NH		02/22/2010 HEARING SCHEDULED allmm
02/03/10 12:38:11 UPD	999	NO SERVICE SCHEDULED FOR 2/22/10/MA
02/02/10 07:27:32 REI	273	NOTICE OF VIOLATION AND NOTICE OF HEARING POSTED ON THIS PROPERTY FRONT DOOR ENTRANCE AT 724 AM. AFFIDAVIT OF DUE DILIGENCE SIGNED AND GAVE COMPLETED PAPER WORK TO CLERK FOR UPDATES
02/01/10 11:08:19 NV		SMNOV PRINTED BY allmm
01/25/10 11:03:17 NH		01/25/2010 HEARING SCHEDULED allmm
12/02/09 11:03:17 NV		SMNOV PRINTED BY allmm
07/28/09 12:18:55 REI	898	
07/13/09 09:56:16 INS	898	NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. VIOLATION RECORDED saeye
07/13/09 07:24:05 CREATE		



EX B

# Mr. C's Plumbing & Septic/Plumber Mike

License # CFC 1426751

150 NE 51st Street • Oakland Park, FL 33334

954-630-9717 • 954-478-7999 • Fax: 954-202-6664

Water Services, Sewer Laterals, Septic Tank Abandonment and Sewer Hookup

## Proposal

Submitted to SITARAN KIKUTIS	Phone 954 478-0695	Date Sep 23-20
Address 1304 SW 37 ST	Job Name	
City, State, Zip	Job Location	

## Installation of Sewer Service

- ❖ Install Approx. 100 l.p. of 4 Diameter P.V.C. Pipe
- ❖ Pump Out and Clear Existing Septic 500 Gallons
- ❖ Rupture and Fill up Existing 1 Tanks
- ❖ Install New # 2 Cleanouts

### Comments and Extras:

Full back repairs  
wrap & abandon old septic tank & fill  
Backfill & drive down in driveway  
10000 lbs. concrete

### Description of Work:

Septic Tank Service

### Price Includes:

1. All permit and inspection fees.
2. All labor parts and equipment for the installation of new service.
3. The contracting of the proper utilities companies prior to commencement.

We hereby propose to furnish material and labor complete in accordance with the above specifications.

Amount of \$ 1800 less a \_\_\_\_\_ % discount = a total of 1800

Payment to be made as follows: \_\_\_\_\_ % deposit and final payment due upon completion.

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified. Payment will be made as in the outline above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

EX B

### **CONDITIONS OF CONTRACT**

WE RESERVE THE RIGHT TO CHARGE ONE AND ONE HALF PERCENT (1½) OF THE PAST DUE BALANCE PER MONTH. SHOULD IT BECOME NECESSARY FOR US TO EMPLOY AN ATTORNEY OT TO BRING SUIT TO RECOVER ANY AMOUNT, THE PURCHASER AGREES TO PAY ALL OF OUR COURT COSTS, REASONABLE ATTORNEY FEES AND ANY OTHER LEGAL FEES IN CONNECTION THEREWITH. THESE REMEDIES ARE NOT IN LIEU OF ANY OTHER LEGAL FEES IN CONNECTION THEREWITH. THESE REMEDIES ARE NOT IN LIEU OF ANY OTHER REMEDIES SO PROVIDED BY LAW, ie, MECHANICS LIEN, FORECLOSURE., ETC.

### **WARRANTY**

ALL WORK TO BE COMPLETED IN A SUBSTANTIAL, WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED, PER STANDARD PRACTICES. ALL PARTS AND LABOR ARE WARRANTED FOR ONE YEAR FROM THE DATE OF INSTALLATION. HOWEVER, IN THE EVENT ANY REPAIRS, ETC. ARE PERFORMED BY SOMEONE OTHER THAN AN EMPLOYEE OF PLUMBER MIKE'S/MR. C'S PLUMBING AND SEPTIC, ALL WARRANTIES SHALL BE NULL & VOID.

EXB



## Remittance Form

**Return this form with your payment.**

Make check or money order payable to "City of Fort Lauderdale" in U.S. dollars.

Mail or bring payment to:

City of Fort Lauderdale  
Treasury Division  
100 N Andrews Avenue  
Fort Lauderdale, FL 33301

**Sewer Area:** 8 B - EDGEWOOD  
**Folio Number:** 0221080390  
**Property Address:** 1304 SW 31 ST  
**Owner Name:** KIKUTIS,SHIRANIE  
**Utility Customer Name:** KIKUTIS JOSEPH & SHIRANIE  
**Customer Account Number:** 16366106  
**Connection Fee Due Date:** June 01, 2009  
**Connection Fee Amount Due:** \$1,000.00

**Amount Paid:** \$ 4,000.  
**Date Paid:** 9/15/10

CITY OF FT. LAUDERDALE, FLA

**PAID**

*[Handwritten signature]*



EXC

Date: 1/29/10

Permit Type: Master Permit # 10092328 Sub Permit # N/A

- AFFORDABLE HOUSING
- HOUSING AUTHORITY
- HABITAT FOR HUMANITY

COMPLETE FORM IN BLACK INK ONLY - SIGNATURES MAY BE IN BLACK OR STANDARD BLUE INK

Owner's Name Shiranie Kikutis Phone # 954-471-2695

Owner's Address 1304 SW 31 St City Ft laud State FL Zip 33315

Owner's E-mail Address

Fee Simple Titleholder's Name (if other than owner)

Fee Simple Titleholder's Address City State Zip

Contractor's Company Name Mr C's Plumbing 3 Sept Phone # 954-478-7999

Contractor's Business Address 410 Vicksburg Ter City Plantatio State FL Zip 33326

Contractor's E-mail Address Alternate Phone #

Qualifier's Name John Hanley State Certificate # CFC 1426751

Broward County Certificate of Competency # State Registration #

Description of Work to be Done Septic to Sewer

Type of Work:  New  Addition  Alteration  Demolition  Repair  Revision  Other

Square Feet Linear Feet Max Cap Present Use SFR

Total Job Cost: \$ Building \$ Engineering \$

Electric \$ Roof \$ Fence/Wall \$

Mechanical \$ Pool/Spa \$ Sign \$

Plumbing \$ 1,800 Paving/deck \$ Landscaping \$

Job Address 1304 SW 31 St City Ft laud County Broward

Legal Description: Subdivision White Acres Lot 10 Block 2 Building #

Type of Property:  Single family  Duplex/Two-family  Multi-Family  Condominium  Commercial

For Office Use Only: Occupancy Type Construction Type Lowest Floor Elevation Flood Zone

Architect/Engineer Reg. # Phone #

Architect/Engineer Address City State Zip

Bonding Company Address

Mortgage Lender Address

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no installation or work has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Fort Lauderdale. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, DRIVEWAYS, ROOFS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. Furthermore, I authorize the above-named contractor to do the work stated.

WARNING TO OWNER: Your failure to record a notice of commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult your lender or an attorney before recording your notice of commencement. The notice of commencement must be recorded at the Broward County Clerk of the Courts, Room 114, 115 S Andrews Ave, Fort Lauderdale FL 33301.

STATE OF FLORIDA - COUNTY OF Broward  
Signature Shiranie Kikutis  
Owner/Agent (with Authorized Agent Affidavit)

Print Owner/Agent Name SHIRANIE KIKUTIS  
Sworn to (or affirmed) and subscribed before me this 28 day of September 2010

Signature Tiffany Szakal  
NOTARY as to Owner/Agent

Print Notary Name Tiffany Szakal

Personally known Produced Identification

Type of Identification Produced

Notary Seal: TIFFANY SZAKAL  
MY COMMISSION # DD772085  
EXPIRES March 24, 2012

STATE OF FLORIDA - COUNTY OF Broward  
Signature John Hanley  
Contractor

Print Contractor Name John Hanley  
Sworn to (or affirmed) and subscribed before me this 28 day of September 2010

Signature Tiffany Szakal  
NOTARY as to Contractor

Print Notary Name Tiffany Szakal

Personally known Produced Identification

Type of Identification Produced

Notary Seal: TIFFANY SZAKAL  
MY COMMISSION # DD772085  
EXPIRES March 24, 2012

EX C

Environmental Protection and Growth Management Department  
DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION  
1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

DMD Review # **000344463**

### DEVELOPMENT MANAGEMENT REVIEW PLAN SUBSTITUTION FORM

**Applicant Information:**

Name: Shiranie Kikutis (Notiela Bell) Phone #: (954) 471-2695  
Address: 1304 Sw 31 St Fort Lauderdale FL 33315  
Street City State Zip

**Legal Description:**

Lot: 10 Block: 2 Plat name: White Acres

**Project Information:**

Master model name: \_\_\_\_\_  
Name of Development: SFR-2BR  
Address: 1304 Sw 31 st Fort Lauderdale 33315  
Street City Zip Building or bay #  
Number of bedrooms: \_\_\_\_\_ Number of bathrooms: \_\_\_\_\_  
Number of living units: 1 Estimated completion date: 10/29/2010

**BROWARD COUNTY DEPARTMENT OF  
URBAN PLANNING AND REDEVELOPMENT  
DEVELOPMENT MANAGEMENT DIVISION  
ENVIRONMENTAL REVIEW SECTION**

APPROVAL FOR: SEPTIC TO SEWER  
CONVERSION ONLY

ANY OTHER SUBSEQUENT USE  
REQUIRES SEPARATE DMD ENVIRONMENTAL REVIEW

FOR SEWER CONNECTION: GTL  
WASTE WATER TREATMENT PLANT

DMD: RD DATE: SEP 29 2010

**BROWARD COUNTY DEVELOPMENT  
MANAGEMENT DIVISION  
ENVIRONMENTAL REVIEW PROCEDURE  
FORM NOT REQUIRED**

IF A BUILDING PERMIT IS NOT APPLIED FOR WITHIN 30 DAYS OF  
THE ABOVE DATE THESE PLANS MUST BE RE-SUBMITTED TO THE  
BROWARD COUNTY DEVELOPMENT MANAGEMENT DIVISION FOR  
RE-EVALUATION

NOT VALID UNLESS SIGNED AND STAMPED BY BROWARD DEVELOPMENT MANAGEMENT DIVISION

THIS APPROVAL IS SPECIFIC FOR THE LOT AND MODEL LISTED ABOVE  
ANY CHANGES IN MODEL, LOT, NUMBER OF BEDROOMS OR MODIFICATION OF THE  
APPROVED MASTER PLAN WILL REQUIRE A NEW APPROVAL



Permit Inspections

Permit Information

Permit Number  Status  FOLIO NBR    
Address  Owner Name

EX D

Inspection Type	Sequence	Inspector	Scheduled Date	Inspect Date	Result	Notes	Comments
PFINAL	2	413	03/21/2011	03/21/2011	P		
PFINAL	1	410	01/24/2011	01/24/2011	F	*	CARD NOT POSTED - JOB OK
PSEWROUGH	1	410	10/07/2010	10/07/2010	P	*	

Inspection  
Inspection Type    
Sequence   
Confirm

Details

Inspection Area   
Inspector   
Requested Date    
Scheduled Date    
Scheduled Time   
Instructions   
Contact Information   
Contractor

1/25/2011

EX E

Ref: 1304 SW 31 ST  
Ft. Lauderdale, FL 33315

OWNER: SHIVANIE KIKUTIS  
JOSEPH KIKUTIS.

Dear MRC

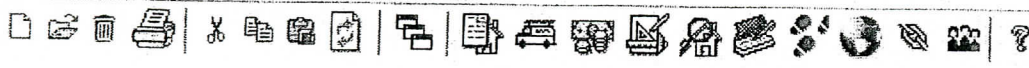
This is to inform you, you are  
no longer my plumbing contractor. AS of  
today. I hand deliver this to you  
January 25<sup>th</sup> 2011.

Hand Delivered  
by Shivanie Kikutis  
on 1/25/2011  
10:30 AM.  
to the recipient.

Shivanie Kikutis  
owner.



EX  
OF



Permit Information

Permit Number \* 10092328

Status \* C - Closed

Master Number [ ] Notes 3

Project [ ]

Apply Date \* 09/29/2010 Operator holma

Permit Issue Date 10/05/2010 Operator romel

Certificate Issued 03/21/2011 Operator sloaj

Certificate Type CC - CERTIFICATE OF COMPL

Certificate Number [ ]

Location Information

Address \* 1304 SW 31 ST

City/State/Zip FORT LAUDERDALE FL

FOLIO NBR 0221080390

Unit [ ] Inspection Area [ ]

Owner Entity Information

Owner Name \* KIKUTIS,SHIRANIE

Use Default

Address Home - 2919 ARTHUR ST

City/State/Zip HOLLYWOOD FL 33020

Permit *	Property	Zoning	Applicant	Contractor *	Defined Fields
----------	----------	--------	-----------	--------------	----------------

Permit Details

Permit Type \* PSEPTICSEW

Usage Class \* SF - SINGLE FAMILY

Applied Value \* 1800

SQUARE FT. 0

Calculated Value 0

US C-404 Type [ ]

Permit Form \* PERMIT - PERMIT

Ownership 1 - Private

Purpose/Special Conditions

SEPTIC TO SEWER CONVERSION

Permit issued 10/05/2010

Enter the purpose or any special conditions for this permit

Copy &

Permit Inspections

Permit Information

Permit Number: 10092328    Status: Closed    FOLIO NBR: 0221080390  
 Address: 1304 SW 31 ST    Owner Name: KIKUTIS,SHIRANIE

EXF

Inspection Type	Sequence	Inspector	Scheduled Date	Inspect Date	Result	Notes	Comments
PFINAL	2	413	03/21/2011	03/21/2011	P		
PFINAL	1	410	01/24/2011	01/24/2011	F		CARD NOT POSTED -
PSEWROUGH	1	410	10/07/2010	10/07/2010	P		

Inspection

Inspection Type: PSEWROUGH - SEWER ROUGH  
 Sequence: 1  
 Confirm: 488580

Details    Results    Inspection Notes

Inspection Area:

Inspector: 410 - JOHN CIOFFI, 828-5660

Requested Date: 10/06/2010

Scheduled Date: 10/07/2010

Scheduled Time:

Instructions:

Contact Information:

Contractor:



XFINITY Connect

shiranie@comcast.net

+ Font Size -

---

**1304 sw 31 st Ft. Lauderdale Fl 33315**

---

**From :** shiranie@comcast.net  
**Subject :** 1304 sw 31 st Ft. Lauderdale Fl 33315  
**To :** dsoloman@fortlauderdale.gov  
**Cc :** shiranie kikutis <shiranie@comcast.net>

Thu, Apr 24, 2014 12:30 PM

 1 attachment

Hi David :

my name is Shiranie Kikutis I just spoke to you, this morning. I am sending you the file. Please help me, if you can. my cell phone number is 954-471-2695. I am trying to refinance another property at this time. I got 10 days to close. This is on title search.

Thanks

Shiranie Kikutis

---

 **1304 lien shiraniek.pdf**  
4 MB

---

**From :** shiranie@comcast.net  
**Subject :** 1304 sw 31 st Ft. Lauderdale Fl 33315  
**To :** dsoloman@fortlauderdale.gov  
**Cc :** shiranie kikutis <shiranie@comcast.net>

Thu, Apr 24, 2014 12:30 PM

 1 attachment

Hi David :

my name is Shiranie Kikutis I just spoke to you, this morning. I am sending you the file. Please help me, if you can. my cell phone number is 954-471-2695. I am trying to refinance another property at this time. I got 10 days to close. This is on title search.

Thanks

Shiranie Kikutis

---

 **1304 lien shiraniek.pdf**  
4 MB