

**CODE COMPLIANCE SPECIAL
MAGISTRATE IN AND FOR
THE CITY OF KEY WEST,
MONROE COUNTY, FLORIDA**

Case No. 14-1245

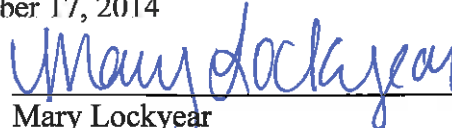
**CITY OF KEY WEST, a
Florida Municipal Corporation**

Peter Williams
Kinky Construction
1322 Olivia Street

AFFIDAVIT OF COMPLIANCE

Before me personally appeared Mary Lockyear, who being well known by me to be a Code Compliance Officer of the City of Key West, Florida deposes and says:

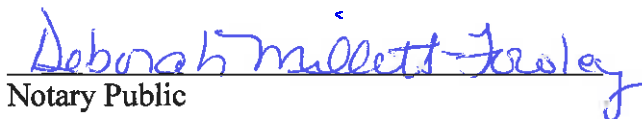
1. That the Respondent has come into compliance with the Codes and Ordinances of the City of Key West, Florida.
2. That the Respondent had come into compliance on September 11, 2014. This case was closed at the hearing on September 17, 2014



Mary Lockyear
City of Key West
Code Compliance Officer

STATE OF FLORIDA
COUNTY OF MONROE

SUBSCRIBED AND SWORN TO before me
on 9-11-14 date by Mary Lockyear,
who is personally known to me.


Notary Public



**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE CITY OF KEY WEST, FLORIDA**

Peter Williams
Kinky Construction
1322 Olivia Street
Case # 14-1245

**ORDER ACKNOWLEDGING AFFIDAVIT OF COMPLIANCE AND
CLOSING CASE**

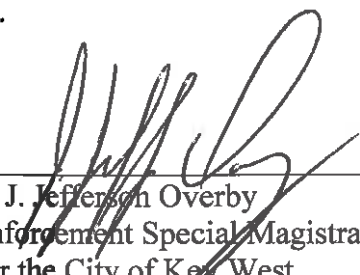
This matter having come before the Code Compliance Special Magistrate on September 17, 2014, and having reviewed the affidavit of compliance by a Code Compliance Officer of the City of Key West and otherwise being advised of the premise;

IT IS ORDERED:

That compliance in this matter has been achieved and this case was dismissed.

DONE THIS 17th day of Sept, 2014.

By: _____


J. Jefferson Overby
Code Enforcement Special Magistrate
for the City of Key West



THE CITY OF KEY WEST

Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3733

NOTICE OF CODE VIOLATION

DATE: July 29, 2014
RE: CASE NUMBER 14-1245

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9541 5750

To:
Peter Williams
Po Box 121
New York, NY 10014

Subject Address:
1322 OLIVIA ST
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

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

- (a) Building permit required; display. Building permits shall be procured from the building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.
- (b) Professional plans required. Professional plans shall be required as follows:
 - (1) Plans for work requiring a building permit shall be submitted in duplicate or in triplicate if required by the state to the building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.
 - (2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the building official.
 - (c) Work done by owner-occupant. A building permit may be issued to the owner-occupant of real property to construct or cause to be constructed, while the owner-occupant is present on the site, a one- or two-family residential structure for his own use and not offered for sale or lease or to repair the structure without being required to be a qualified contractor himself in accordance with

88

this article and without being required to employ a licensed contractor. The owner-occupant may not construct or repair or cause the construction or repair of more than one such structure during any one-year period.

To Wit: I received a complaint that there was exterior work being done to the subject property, 1322 Olivia St. Upon inspection, I found that a window had been removed from the second floor. The only permit that has been applied for has not been issued as it needs to go before the Planning Board.

Corrective Action: Contact the City of Key West Building Department 305-809-3955 to apply for and obtain an after the fact permit for the removal of the window.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten (10) days after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.



Mary Lockyear
Code Compliance Officer
City of Key West
(305) 809-3733 Desk
(305) 797-6564 Cell
mlockyear@keywestcity.com



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3733

NOTICE OF CODE VIOLATION

DATE: July 29, 2014
RE: CASE NUMBER 14-1245

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9541 5767

To:
Kinky Construction
Michael Skoglund
522 Elizabeth St
Key West, FL 33040

Subject Address:
1322 OLIVIA ST
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

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 - (2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the building official.
- (c) Work done by owner-occupant. A building permit may be issued to the owner-occupant of real property to construct or cause to be constructed, while the owner-occupant is present on the site, a one- or two-family residential structure for his own use and not offered for sale or lease or to

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repair the structure without being required to be a qualified contractor himself in accordance with this article and without being required to employ a licensed contractor. The owner-occupant may not construct or repair or cause the construction or repair of more than one such structure during any one-year period.

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Mary Lockyear
Code Compliance Officer
City of Key West
(305) 809-3733 Desk
(305) 797-6564 Cell
mlockyear@keywestcity.com



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3733

NOTICE OF ADMINISTRATIVE HEARING

DATE: August 27, 2014
RE: CASE NUMBER 14-1245

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9541 6955

To:
Peter Williams
Po Box 121
New York, NY 10014

Subject Address:
1322 OLIVIA ST
Key West, FL 33040

TAKE NOTICE that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct an administrative hearing regarding code violation(s) reported to you by **NOTICE OF CODE VIOLATION** concerning the above noted subject address. You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

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

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In accordance with Florida Statutes § 162 and Code of Ordinances, City of Key West, § 2-631 through § 2-647, The City of Key West has scheduled a hearing to be held at **Old City Hall, 510 Greene Street, Key West, Florida at 1:30 P.M. on:**

September 17, 2014

The Chambers will be open at 1:00 PM. These proceedings may be televised.

The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

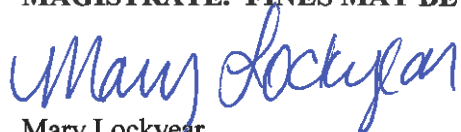
You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

If you intend to request a continuance from the Hearing Date set out above you must submit a written request for a continuance addressed to the Special Magistrate and mailed to PO Box 1409, Key West, FL 33041 or delivered to the Special Magistrate's Legal Analyst at 3139 Riviera Drive, Key West, FL 33040. All requests must be received at least five (5) working days prior to the Hearing Date set out above. If the request is not received five (5) working days prior to the Hearing Date you or your attorney must appear on the Hearing Date to petition the Special Magistrate for a continuance. If any continuance is granted this will not stay discovery and all records previously requested must be supplied to the City or formally objected to.

Be advised that, if you decide to appeal any decision of the Special Magistrate in this code enforcement hearing, you shall be responsible to ensure that a verbatim record of the proceedings of this code enforcement hearing is made, such that any evidence and testimony upon which an appeal may be based can be submitted to the appellate court.

If you are found to be in violation of City of Key West Ordinances, administrative costs in the amount of **\$250.00** may be levied for administrative recovery for prosecution and investigation in addition to levied fines associated with the violation(s). **Failure to pay these costs will result in a lien against the property in violation.**

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Mary Lockyear
Code Compliance Officer
City of Key West



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3733

NOTICE OF ADMINISTRATIVE HEARING

DATE: August 27, 2014
RE: CASE NUMBER 14-1245

CERTIFIED MAIL RECEIPT#: 7013 2630 0000 9541 6962

To:
Kinky Construction
Michael Skoglund
522 Elizabeth St
Key West, FL 33040

Subject Address:
1322 OLIVIA ST
Key West, FL 33040

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Mary Lockyear
Code Compliance Officer
City of Key West

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 418
Certified Fee	336
Return Receipt Fee (Endorsement Required)	270
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 648

RECEIVED

AUG 28 2014

Sent To Peter Williams
 Street, Apt. No., or PO Box No. PO Box 121
 City, State, ZIP+4 New York, NY 10014
 PS Form 3800, August 2006 See Reverse for Instructions

2969 1456 0000 0692 E102

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 14-1245 NOH

Peter Williams
PO Box 121
New York, NY 10014

2. Article Number
 (Transfer from service label)

7013 2630 0000 9541 6962

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) REARSEN C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
 YES, enter delivery address below:

RECEIVED
SEP 08 2014
 BY:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

7013 2630 0000 9541 5750

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 48
Certified Fee	530
Return Receipt Fee (Endorsement Required)	276
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.98

RECEIVED
Postmark
Here

JUL 30 2014

Sent To Peter Williams
Street, Apt. No.,
or PO Box No. PO Box 121
City, State, ZIP+4 New York, NY 10014
PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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Peter Williams
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New York, NY 10014

2. Article Number
(Transfer from service label)

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

R. LARSEN

C. Date of Delivery

8-5-14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail[®]

☐ Priority Mail Express[™]

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

7013 2630 0000 9541 5750

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: 14-1245 NDCV Kinky Construction Michael Skoglund 522 Elizabeth St Key West, FL 33040		B. Received by (Printed Name) SKOGLUND	C. Date of Delivery 7/31/14
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7013 2630 0000 9541 5767	
PS Form 3811, July 2013		Domestic Return Receipt	

7013 2630 0000 9541 5767

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage	\$	98
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Total Postage & Fees	\$	648

RECEIVED

Postmark Here
JUL 30 2014

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Street, Apt. No., or PO Box No. **522 Elizabeth St**
City, State, ZIP+4 **Key West, FL 33040**

PS Form 3800, August 2013
See Reverse for Instructions