

MINUTES May 13, 2015  
OF THE CITY OF KEY WEST  
CONTRACTOR'S EXAMINING BOARD  
KEY WEST FLORIDA

DOMINGO CASTELLANOS, CHAIRMAN

CALL TO ORDER: 3:04 PM.

PRESENT:

Domingo Castellanos, Chairman  
Rick Milleli  
Dan Acevedo  
Frank Balbuena  
Norman Wood

ABSENT:

Paul Marotte  
Merrill Sands

STAFF:

Carolyn Walker, Secretary  
Chris Bridger, City Attorney  
Mary Lockyear, Code Officer  
Leo Hernandez, Code Officer

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motioned by Member Wood  
Second by Member Milleli

APPROVAL OF MINUTES

Motioned by Member Wood  
Second by Member Milleli

## ACTION ITEM

15CEB64 Kennedy Electric (hearing)

Code Officer Leonardo Hernandez  
1300 15th Ct #27

Working without benefit of an electrical permit.

On April 13, 2015 Officer Hernandez placed a stop work order at 1300 15th Ct #27: "FYI... I issued and posted a stop work order at subject mobile home for the electrical work that has been commenced without the benefit of an electrical building permit. Kennedy Electric is the violator and they have been advised to cease and come in and obtain an after the fact permit."

On April 13, 2015 Kennedy Electric applied for an after-the-fact permit for the work.

Application number . . . : 15 00001341

RE #/PARCEL #/TAX ID etc . : 0006-5360-000000-27 -

Address . . . . . : 1300 15TH 27

DESC 4/13/15 Y \*\*AFTER THE FACT\*\* ELECTRICAL

DESC 4/13/15 Y CONNECTION OF REPLACEMENT MOBILE HOME

DESC 4/13/15 Y ON LOT #27 TO EXISTING ELECTRICAL

DESC 4/13/15 Y SERVICE. NOC EXEMPT MAC

DESC 4/13/15 Y T/S: 04/13/2015 03:56 PM KEYWMAC ---

Permit picked up on 4/14/15. Called in for final inspection on 4/17/15 which failed; has not yet rescheduled.

Kennedy Electric is a Certified Electrical Contractor with valid and active State and City licenses.

No previous violations.

Joe Allattta represented the contractor and did not contest the violation.

Member Milleli made motion for written reprimand and \$100 administrative fine.

Seconded by: Acevedo

All in favor.

THE BOARD FINDS as follows:

1. That Kennedy Electric commenced work without an Electrical Permit at 1300 15<sup>th</sup> Ct #27 on 4/13/15.

THEREFORE IT IS ORDERED AND ADJUDGED THAT:

1. That Kennedy Electric, Neil Krueger, qualifier, receives a reprimand along with \$100.00 administrative fine. DONE AND ORDERED THIS 15<sup>th</sup> day of May, 2015.

15CEB65 Wayne Garcia (hearing)

Code Officer Mary Lockyear

711 Galveston Lane

Working without benefit of a building permit and Certificate of Appropriateness (HARC).

On March 24, 2015 application was made for Building and HARC permit by Contractor Garcia.

BUILDING Application number . . . . : 15 00001095

RE #/PARCEL #/TAX ID etc . : 0001-8910-000000- -

Address . . . . . : 711 GALVESTON

DESC 3/24/15 Y \*\*\*\*\*AFTER-THE-FACT\*\*\*\*\*

DESC 3/24/15 Y Remove and replace 900SF of novelty

DESC 3/24/15 Y siding with same. Paint house white DESC

3/24/15 Y with green trim. (noc required). DESC 3/24/15

Y HARC #15-01000421.

HARC Application number . . . . : 15 01000421

RE #/PARCEL #/TAX ID etc . : 0001-8910-000000- -

Address . . . . . : 711 GALVESTON

DESC 3/24/15 Y \*\*\*\*\*AFTER-THE-FACT\*\*\*\*\*

DESC 3/24/15 Y Remove and replace 900SF of novelty

DESC 3/24/15 Y siding with same. Paint house white

DESC 3/24/15 Y with green trim.

DESC 3/24/15 Y T/S: 03/24/2015 04:55 PM KEYWVXC ---

On Monday March 30, 2015 HARC Assistant Kelly Perkins wrote: " I received a permit to replace the siding on this building. The application was to remove all of the siding, which is abnormal from what we approve unless the siding is in poor condition. From the photos provided, it didn't look to be in great shape, but I went to go look at it in person. When I showed up, all of the siding had been removed.

Unfortunately, I was not able to take photos. Enid wasn't sure if you would want to issue a stop work order for this kind of work or what the ramifications should be. My guess is they already got rid of the siding that was there."

The case was subsequently assigned to Code Officer Lockyear.

As of May 7 the permit has not been issued. Reason: Must go to HARC Commission per Kelly Perkins (can not be staff approved).

Wayne Garcia is a Certified Building Contractor with active State and City license.

Prior Violation: 1724 Rose Street: 15CEB60. Found in violation. Written reprimand.

Contractor requested (by email before meeting) to postpone since he was out of town.

Acevedo made motion to hold the hearing.

Failed due to lack of second.

Mingo made motion to postpone.

Seconded by Wood.

All in favor with exception of Acevedo.

15CEB63 Conquest Carpentry Inc.

Code Officer Leonardo Hernandez

412 Julia Street

Working over scope of building permit and no Certificate of Appropriateness (HARC) permit.

On March 30, 2015 Officer Hernandez issued and posted a stop-work-order as follows:

"I issued and posted a stop work order after Joe Caffey, employed by Conquest Carpentry Inc. showed me what he has been working on versus the permit they were issued. The rear structure he has erected I believe is over the scope of mentioned permit. I checked for HARC certificate of appropriateness and also called Carolyn Walker and she also checked that they was not HARC approval for this permit. Mr. Caffey was advised that he needed to gather his tools and visit our Building Department before he can commence work again."

Original permit that was issued in February 2015:

Application number . . . . : 15 00000349

RE #/PARCEL #/TAX ID etc . : 0002-7350-000000- -

Address . . . . . : 412 JULIA

DESC 2/02/15 Y Repair floor joists and add 3/4"

DESC 2/02/15 Y plywood subflor; 450 sf; repair wall

DESC 2/02/15 Y studs and add 1/2" sheathing; 325 sf;

DESC 2/02/15 Y repair rafters and add 5/8" plywood

DESC 2/02/15 Y sheathing, 450 sf. \*\*NOC REQ\*\*

DESC 2/02/15 Y \*\*\*\*\*

On April 8, 2015 Conquest applied for both a HARC and building permit, with the following description:

HARC PERMIT APPLICATION

Application number . . . . : 15 01000482

RE #/PARCEL #/TAX ID etc . : 0002-7350-000000- -

Address . . . . . : 412 JULIA

DESC 4/08/15 Y AFTER THE FACT: REPLACE 575 SQ/FT OF

DESC 4/08/15 Y VARIOUS TYPES OF SIDING W/1/4 X 6  
DESC 4/08/15 Y CEMENT SIDING. REPLACE 8 ALUMINUM  
DESC 4/08/15 Y JALOUSIE WINDOWS W/SINGLE HUNG ALUM  
DESC 4/08/15 Y WINDOWS. (STOP WORK ORDER BY LEO). GH  
DESC 4/08/15 Y T/S:04/8/2015 12:44 PM KEYWGRC ---  
DESC 4/08/15 Y T/S: 04/08/2015 03:56 PM KEYWCAW ---  
DESC 4/16/15 Y contractor withdrew application;  
DESC 4/16/15 Y paperwork  
BUILDING PERMIT APPLICATION  
Application number . . . . : 15 00001283  
RE #/PARCEL #/TAX ID etc . : 0002-7350-000000- -  
Address . . . . . : 412 JULIA  
DESC 4/08/15 Y AFTER THE FACT: REVISION REPLACE 575  
DESC 4/08/15 Y SQ/eT OF VARIOUS TYPES OF SIDING W/1/4  
DESC 4/08/15 Y X 6 CEMENT SIDING. REPLACE 8 ALUMINUM  
*City of Key West, FL Page 4 Printed on 5/10/2015*  
Contractors Examining Board Meeting Agenda Full Detail - May 13, 2015  
Final  
DESC 4/08/15 Y JALOUSIE WINDOWS W/SINGLE HUNG ALUM  
DESC 4/08/15 Y WINDOWS. (STOP WORK ORDER BY LEO).  
DESC 4/08/15 Y \*\*NOC REQ\*\* note that app fee paid  
DESC 4/08/15 Y under 15-349  
DESC 4/16/15 Y contractor withdrew application;  
DESC 4/16/15 Y paperwork was given back to contractor  
No inspections have been scheduled or performed on the original permit as of May  
7, 2015.  
Conquest Carpentry Inc is a state registered building contractor with an active state  
and city license. No prior violations on record.

Richard Divoll represented the contractor and did not contest the violation.

Member Wood made motion for written reprimand and \$100 administrative fine.  
Seconded by: Balbuena  
All in favor.

THE BOARD FINDS as follows:

1. That Conquest Carpentry Inc worked over the scope of permit 15-349 and without a Certificate of Appropriateness at 412 Julia Street on 3/30/15.

THEREFORE IT IS ORDERED AND ADJUDGED THAT:

1. That Conquest Carpentry Inc, Richard Divoll qualifier, receives a reprimand along with \$100.00 administrative fine. DONE AND ORDERED THIS 15<sup>th</sup> day of May, 2015.

15CEB62 Botsford Builders Inc.

Brian Botsford, Qualifier  
Code Officer May Lockyear  
1525 Von Phister Street

Working without benefit of a building permit.

On March 3, 2015 Officer Lockyear "I posted a Stop Work Order at 1525 Von Phister St. It was

brought to our attention by HARC that the contractor has exceeded the scope of the permit. There is only a permit for interior work but extensive exterior work has been done and no inspections have been requested. There was no one working on site at the time of my inspection."

Original permit:

**Application number . . . . : 14 00005610**

**RE #/PARCEL #/TAX ID etc . : 0004-2660-000000- -**

**Address . . . . . : 1525 VON PHISTER**

**DESC 12/08/14 Y DEMO INTERIOR WALLS AND STRIP DRYWALL**

**DESC 12/08/14 Y FROM WALLS & CEILINGS. N.O.C. RECV'D**

**DESC 12/08/14 Y 12/9/14. GH**

**DESC 12/08/14 Y T/S:12/08/2014 02:17 PM KEYWGRC ---**

Permit applied for after stop-work-order:

**Application number . . . . : 15 00000652**

**RE #/PARCEL #/TAX ID etc . : 0004-2660-000000- -**

**Address . . . . . : 1525 VON PHISTER**

**DESC 2/23/15 Y \*\*\*\*\*AFTER THE FACT\*\*\*\*\***

**DESC 2/23/15 Y INSTALL NEW WINDOWS & DOORS, REPLACE**

**DESC 2/23/15 Y SIDING, NEW INTERIOR WALLS & FLOOR, NEW**

**DESC 2/23/15 Y PAINT. (NEED FILE N.O.C.) INTERIOR ONLY**

**DESC 2/23/15 Y T/S: 02/23/2015 11:54 AM KEYWMXC ---**

**DESC 2/23/15 Y STOP WORK ORDER BY CODE (MARY LOCKYEAR)**

**DESC 2/23/15 Y T/S: 03/03/2015 08:13 AM KEYWMXC ---**

This permit was applied for on 2/23/15.

HARC determined their approval not required on 3/5/15.

Permit picked up and paid for on 4/27/15

No inspections called in for as of 5/8/15

Botsford Builders is a Certified General Contractor with an active City and State

License.  
No previous violations.

Motion to dismiss by Member Acevedo.  
Second by Wood.  
All in favor.

#### DISCUSSION ITEM

Island Painting & Pressure Clean LLC  
Everest Baptiste Rodriguez Sr.  
Application for City of Key West competency card.  
Category: Specialty Painting.  
11 complaints on file in Monroe County where the applicant is licensed.

Board members advised applicant that Key West is a small island where unpermitted work does not go unnoticed and applicant must be careful to abide by the laws of the City.

#### DISCUSSION ITEM

Meeting adjourned 3:51 pm.

Respectfully submitted,  
Cwalker  
Carolyn Walker,  
Secretary