



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final Contractors Examining Board

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Wednesday, September 16, 2015

2:00 PM

Old City Hall

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**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

### Call Meeting To Order

2:02 p.m.

### Roll Call

**Absent** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Present** 5 - Acevedo, Mr. Castellanos, Mr. Millelli, Sands, and Mr. Wood

### Pledge of Allegiance to the Flag

### Approval of Agenda

### Approval of Minutes

1 May 13, 2015

**Attachments:** [Minutes](#)

**Approved**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

### Action Items

2 **15CEB65 Wayne Garcia (hearing)**

Code Officer James Young and HARC Planner Kelly Perkins  
711 Galveston Lane

**CHARGE:** 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.

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 (no longer works for the City of KW).

HARC 15 01000421

AFTER-THE-FACT

Remove and replace 900SF of novelty siding with same. Paint house white with green trim.

BUILDING 15 00001095

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AFTER-THE-FACT

Remove and replace 900SF of novelty siding with same. Paint house white with green trim. (noc required).

HARC #15-01000421.

#### **PERMITS PAID AND PICKED UP ON 6-10-15**

**INSPECTIONS:** As of date of agenda preparation, final inspections have not been scheduled or inspected.

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

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

**Attachments:**    [Wayne Garcia 711 Galveston](#)  
[711 Galveston Lane photographs](#)  
[711 Galveston \(1\) St 4-28-15](#)  
[711 Galveston St 4-28-15](#)  
[Wayne Garcia licenses](#)  
[711 Galveston \(3\) code pics 1](#)  
[711 Galveston permit app](#)

**A motion was made by Member Acevedo seconded by Member Milelli, that contractor receives a letter of reprimand, fine of \$1,000.00 representing one count HARC of \$500.00 and one count Building permit of \$500.00 plus \$100.00 administrative fee. The motion carried by the following vote:**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

**3**

**410 Virginia Street, Preferred Painting 2 (hearing) 15CEB68**

Code Officer Bonnita Badget

**CHARGE:** Working over the scope of HARC permit and working without benefit of a building permit.

On August 12 Officer Badgett placed a Stop Work Order at 410 Virginia Street

Officer Badgett wrote on 8-12-15 "I placed a Stop Work Order at 410 Virginia Street for exceedint the work of their painting permit. HARC #15-01000524. Preferred Painting was doing the work. Approximately 40 LF of soffit, siding, boards around windows, removed trim boards 60 LF. Expecting to replace approximately 120 LF of soffit and more siding. Needs a general contractor. Homeowner is out of town."

**EXISTING HARC PERMIT WAS ISSUED 5-19-15**

15 01000524

REPLACE APPROX. 12 BOARDS ON THE HOUSE  
STRUCTURE AND PAINT W/HARC APPROVED  
PASTEL COLORS. HOUSE TO BE PASTEL BLUE  
W/ WHITE TRIM. NEW SIDING TO MATCH  
EXISTING IN MATERIAL AND PROFILE. \*\*HSA 05/11/15. (KP)\*\*

**PERMIT APPLICATION:** Lepine Builders applied for an after-the-fact building permit for

8/18/15 \*\* AFTER THE FACT\*\* REMOVE/REPLACE WOOD  
SIDING APP. 1/2" LAP SIDING-

REMOVAL/REPLACE APP. 60 LF OF SOFFIT ON  
NORTH AND WEST SIDES OF MAIN STRUCTURE.

**INSPECTIONS:** No inspections have been scheduled as of agenda preparation.

**LICENSING:** Preferred Painting 2 is a Specialty Painting Contractor with a valid competency card and local business license.

**HISTORY:** No previous violations.

**Attachments:**     [Preferred Painting Docs](#)  
                              [Preferred Painting 2 Licenses](#)  
                              [410 Virginia St. - Pics](#)  
                              [After the fact - Lepine](#)  
                              [Owner HARC and bld May 2015](#)

**A motion was made by Member Wood, seconded by Member Milelli, that a written reprimand and \$100.00 administrative fee be imposed. The motion carried by the following vote:**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

**4**

**2601 S. Roosevelt Blvd A107, LT Builders (hearing) 15CEB69**

Code Officer Bonnita Badgett

**CHARGE:** Working without benefit of a building permit

On July 28th Officer Badgett issued a stop work order at 2601 S. Roosevelt Blvd #A107. Contractor LT Builders (Layne Thrasher, qualifier).

Officer Badgett wrote on 8-10-15 "Layne Thrasher, Island Doors & Windows / LT Builders replaced an exterior door at this property and our office received a complaint regarding no permits at 2601 S. Roosevelt Blvd A107 for installation of new door and frame. The manager of the property stated she helped Frances Leach, 90 years old, fill out the application for the building permit signed on June 10, 2015 and gave to Layne Thrasher to submit to the building department. A permit had not been applied for on the morning on July 28th when I placed the stop-work-order. I spoke to them that day and said they need to submit the application. An application was submitted on August 5th. Ready and picked up August 6, 2015. "

**PERMIT APPLICATION RECEIVED 8-5-15**

15 00003278

AFTER-THE-FACT\*\*\*\*\*

Remove old entrance door and replace  
with new F/G entrance door, non-impact  
in existing space. (noc rec'd w/app).

**PERMIT PAID AND PICKED UP 8-7-15.**

**INSPECTION HISTORY:**

Date	Inspection Description	ID	Date	Time	Stat	Date
8/19/15	BUILDING FINAL	BI	8/13/15		AP	8/19/15
8/18/15	WORK IN PROGRESS		DR	8/18/15	AP	8/18/15
8/10/15	BUILDING OTHER	DJH	8/10/15		DA	8/10/15

**LICENSING:**

LT Builders is a Certified General Contractor with a valid state and local license.

**HISTORY:** No previous violations.

**Attachments:**    [LT Builders Docs](#)  
                          [2601 S. Roosevelt PICS](#)  
                          [LT Builder Licenses](#)  
                          [2601 S. Roos permit app & condo letter](#)

**A motion was made by Member Acevedo, seconded by Member Wood, to dismiss all charges. The motion carried by the following vote:**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

**5**

**3312 Northside Drive #316, Curry Refrigeration & AC Inc.  
(hearing) 15CEB66**

Code Officer Jorge Lopez

**CHARGE:** Working without benefit of a mechanical permit.

On August 14, 2015 Officer Lopez issued a stop work order at 3312 Northside Drive #316. Contractor Curry Refrigeration & AC Inc. (Patrick Curry, qualifier).

Officer Lopez wrote on 8-14-15 "I issued and posted a stop work order at the subject property for installing an HVAC unit without benefit of a permit. "

**PERMIT APPLICATION RECEIVED 8-17-15**

15-3432

AFTER THE FACT: CHANGE OUT OF 1 2-TON  
WATER COOLER UNIT. N.O.C RECEVD.

**PERMIT PAID AND PICKED UP 8-21-15.**

**INSPECTION HISTORY:**

Date	Inspection Description	ID	Date	Time	Stat	Date
9/01/15	MECHANICAL FINAL	TR	9/01/15		AP	9/01/15

**LICENSING:**

Curry Refrigeration & AC Inc is a Certified Class B Air Conditioning Contractor with a valid state and local license.

**HISTORY:**

2011: CASE 11-271. Stop worker issued for installing condensor at 722 Simonton without a permit. Case was dismissed (no violation).

**Attachments:**     [Curry Refrigeration Docs](#)  
                              [Photos](#)  
                              [3312 Northside 316 permit app](#)

**A motion was made by Member Acevedo, seconded by Member Wood, that a written reprimand and \$100.00 administrative fee be imposed. The motion carried by the following vote:**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

**6**

**920 Caroline Street, All Weather Air Conditioning &  
Refrigeration (Hearing) 15CEB67**

Code Officer Leonardo Hernandez

**CHARGE:** Working without benefit of a HARC permit and mechanical permit.

On July 7, 2015 Officer Hernandez issued a stop work order at 920 Caroline Street. Contractor All Weather Air Conditioning & Refrigeration Inc.

(Michael Gibbons, qualifier).

Officer Hernandez wrote on 7-7-15 "Joe's Place located at 920 Caroline Street has installed a 5 ton exterior AC unit in violation of Sec. 14.37. At arrival All Weather Air Conditioner, the contractor retained for these permits, was maintaining the unit which they admitted to have installed over a month ago. I issued and posted a stop work order and advised them to provide our FEMA coordinator with the required re-configuration for reinstallation and to comply with FEMA standards/regulations. "

**PERMIT APPLICATION RECEIVED 7-13-15**

15-2863

REPLACE EXISTING A/C SYSTEM FRONT  
PORTION OF BLDG. 5-TON CONDESING UNIT  
MOUNTED ON EXISTING STAND ON ROOF. NEW  
AIR HANDLER TO BE HUNG HORIZ. ATTACHED  
TO EXISTING DUCTWORK. GH  
HARC #15-01-1081-HSA-7/14/15-KP.  
If railings are needed, they need HARC  
approval.(KP)\*\*

**PERMIT PAID AND PICKED UP 7-27-15.**

**INSPECTION HISTORY:** No inspections have been scheduled as of agenda preparation date.

**LICENSING:**

All Weather Air Conditioning & Refrigeration Inc. is a Registered Air Conditioning Contractor with a valid state and local license.

**HISTORY:** No previous violations.

**Attachments:**     [15-0000874 920 Caroline St pics](#)  
                              [15-0000874 920 Caroline St emails](#)  
                              [All Weather Ac docs](#)  
                              [All Weather Air Cond apps](#)

**A motion was made by Member Milelli, seconded by Member Acevedo, that a written reprimand and \$100.00 administrative fee be imposed. The motion carried by the following vote:**

**Absent:** 2 - Mr. Balbuena Sr, and Mr. Marotte

**Yes:** 5 - Mr. Acevedo, Chairman Castellanos, Mr. Millelli, Mr. Sands, and Mr. Wood

## **Reports**

## **Discussion Items**

Brief discussion regarding electrical member vacancy: Carolyn advised members that Mayor Cates would be accepting resumes until the end of September.

## **Adjournment**

2:54 p.m.