



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Contractors Examining Board

---

Wednesday, December 8, 2021

3:00 PM

City Hall

---

**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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**FOR VISUAL PRESENTATIONS:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

**Call Meeting To Order - 3:01 P.M.**

#### Roll Call

**Absent** 2 - Mr. Chinnis, and Chairman Castellanos

**Present** 5 - Mr. Balbuena Sr, Mr. Millelli, Ms. Norris, Mr. Vazquez, and Mr. Waite

#### Pledge of Allegiance to the Flag

**Approval of Agenda - The agenda was unanimously approved as presented.**

#### Approval of Minutes

1 September 22, 2021

A motion was made by Mr. Waite, seconded by Mr. Vazquez, that the Minutes be Approved. The motion passed by unanimous vote.

#### Action Items

2 Approve the Proposed FY 2021/2022 Meeting Dates

A motion was made by Mr. Vazquez, seconded by Ms. Norris, that the Action Item be Approved. The motion passed by unanimous vote.

3 **(Hearing)**

Case: #21-01630

Address: Zero Duval St.  
Contractor: Elite Development & Mechanical Corp.  
(Yandro Martinez)

Code Officer: Paul Navarro

Date of Violation(s): 10/01/2021  
Case: #21-01630 (Building Ordinance)

**Code Violation:**

**Count 1: Sec. 14-37 - Building without a permit**

Address: Zero Duval St.

Factual Allegations for the charges:

On 09/24/2021, Building Inspector Leggett, emailed the Ocean Key Resort regarding mechanical units that appeared to have been installed at 0 Duval St. without the benefit of the required permits. On 10/01/2021, the City of Key West Code Compliance Officer Paul Navarro spoke with the General Manager, (Johan Amneus) of the subject property and was told that Elite Development and Mechanical installed the HVAC units. He stated that he would provide the invoices and contracts.

Sponsor: Mr. Ramsingh

Attachments:

A motion was made by Mr. Waite, seconded by Mr. Vazquez, that the board does find a violation of one count by Mr. Martinez of Elite Development & Mechanical Corp., and that there be a \$250.00 fine with a \$100.00 administrative cost. The board requested a notice of the fine be sent to DBPR for their records. The motion passed by the following vote

**Absent:** 2 - Mr. Chinnis, and Chairman Castellanos

**Yes:** 5 - Balbuena Sr, Mr. Millelli, Ms. Norris, Mr. Vazquez, and Mr. Waite

4

**(Hearing)**

Case: #21-01628

Address: 1423 Von Phister St.

Contractor: Affiliated Design & Construction Management,

LLC

(Dar Ann Castillo)

Code Officer: Leo Slection and Igor Timus

Date of Violation(s) 10/01/2021

Case: #21-01628 - Building Ordinance

Code Violations:

**Count 1: Sec. 14-37 - Work performed beyond the scope of the issued permits**

Address: 1423 Von Phister St.

On 10/01/2021 During an area canvas Officer Paul Navarro and Officer Timus of the City of Key West Code Compliance Department observed an photographed construction going on at 1423 Von Phister St. They met Mr. William Beagle (supervisor for Affiliated Design & Construction Management) and he confirmed that they were working over the scope of permitted work. (demolish and replacing roof). Officers also met with Mr. Ted Stewart (owner of property) who hired the Affiliated Design and Construction company to do all the work. A Stop Work Order was placed until the correct permits were obtained.

sponsor: Mr. Ramsingh

Attachments:

A motion was made by Mr. Vazquez, seconded by Ms. Norris, that the Action Item be Postponed to February 2, 2022. The motion passed by unanimous vote.

5

**(Hearing)**

Case: #21-01602

Address: 2108 Fogarty Ave.

Contractor: Key West Trim Works, Inc.

(Luigi Vaccaro, III)

Code Officers: Paul Navarro and Leo Slection

Date of Violation(s): 10/01/2021

Case: #21-01602 - (Building Ordinance)

Code Violation:

**Count 1: Sec. 14-37 -Work performed beyond the scop  
of the issued Permit**

Address: 2108 Fogarty Ave.

On 09/24/2021, the City of Key West Code Compliance received a complaint from Gary Hernandez regarding unpermitted work. On 9/27/2021, Code Officer Paul Navarro spoke with the property owner (Mr. Esteban Andrade), and he provided him the contractor's phone number (478-737-5529, Mr. Robert Gued), who works for Key West Trim Works, the owner of the company (Luigi Vaccaro) confirmed it. Mr. Andrased (owner of 2108 Fogarty) admitted that Key West Trim Works was doing the unpermitted work. Key West Trim Work (Luigi Vaccaro) admitted that they worked before permits.

Sponsor: Mr. Ramsingh

Attachments:

**A motion was made by Ms. Norris, seconded by Mr. Balbuena, that the board does find a violation of one count by Mr. Vaccaro of Key West Trim Works, Inc., and that there be a letter of reprimand with a \$100.00 administrative cost. The motion passed by the following vote**

**Absent:** 2 - Mr. Chinnis, and Chairman Castellanos

**Yes:** 5 - Balbuena Sr, Mr. Millelli, Ms. Norris, Mr. Vazquez, and Mr. Waite

**Adjournment - 3:28 P.M.**