



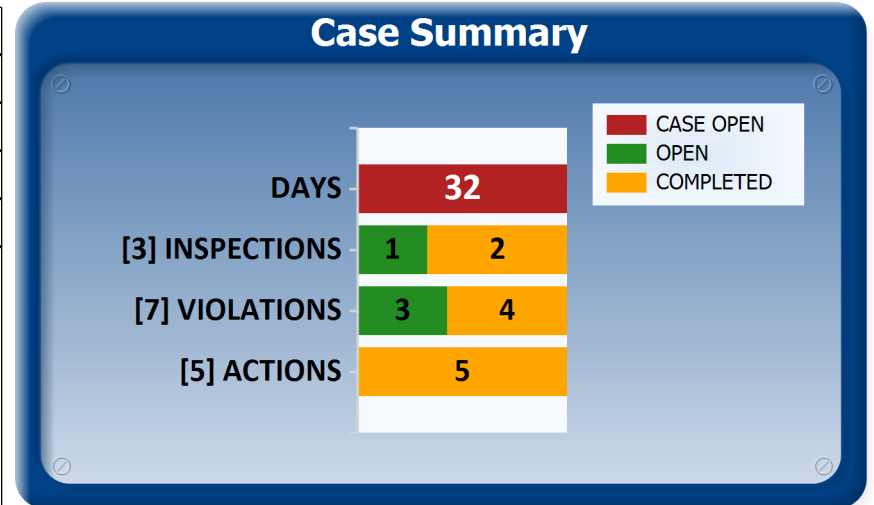
Case Details

City of Key West

Case Number
CC2023-01172

Description: Eden House Hotel Unlicensed Contractor		Status: ACTIVE	
Type: BUILDING ORDINANCE		Subtype: COMPLAINT DRIVIN	
Opened: 10/17/2023	Closed:	Last Action: 11/16/2023	Flw Up: 11/9/2023
Site Address: 1015 FLEMING ST KEY WEST, FL 33040			
Site APN: 00005380-000000		Officer: Ashton Gentry	

Details: On the morning of October 12th, 2023, During field inspections, I observed and photographed workers and work materials in the parking lot adjacent to 1015 Fleming (Eden House). I approached the worker on-site who identified himself as Shawn Hollman of STH CARPENTRY out of Sarasota, FL. Shawn stated he was building stairways and decks on the property. Shawn stated he was not a licensed contractor and did not have permits for the work. The property 1015 Fleming (Eden House) has an active permit for Pool resurfacing only. The work documented on site included extensive demolition of old decks and stairways and framing of new stairways and decks. The general manager of the property (Eden House) informed Inspector Tarin Wright, Officer Slection, and myself that they were having daily plumbing issues being resolved by Patti the plumber and the pool area also had a new concrete foundation that was included in the work of a pool resurfacing permit (BLD2023-2218). The general manager also gave us background information on the work crews, scope of the demolition, and scope of ongoing work at the site. The manager also informed us that Tomkins Electric LLC had added or replaced 5 new electrical service units. The General manager informed us that Shawn and STH carpentry were hired by the owner of the hotel to oversee the construction and most of the labor was being performed by the hotel maintenance staff at the direction of the owner. All parties were informed to cease all work and secure the construction areas until all licensing and permitting issues had been resolved. A stop work order was posted on the front of the building, a code case has been opened, evidence photos stored and body cam video stored on the Code Share Drive>1LeoS>Body Cam Footage.



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMINISTRATIVE HEARING	Ashton Gentry	11/16/2023		
ADMINISTRATIVE HEARING	Ashton Gentry	10/19/2023	10/19/2023	





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CERTIFIED MAIL RECEIPT	Ashton Gentry	11/6/2023	11/6/2023	Tomkins Electric LLC (James Tomkins)
CERTIFIED MAIL RECEIPT	Ashton Gentry	11/9/2023	11/9/2023	STH Carpentry LLC Shawn Hollman
CERTIFIED MAIL RECEIPT	Ashton Gentry	11/15/2023	11/15/2023	Prime Vacations LLC
EMAIL	Ashton Gentry	11/6/2023	11/6/2023	
NOTICE OF HEARING	Ashton Gentry	10/19/2023	10/19/2023	
NOTICE OF VIOLATION	Ashton Gentry	10/23/2023	10/23/2023	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	1015 FLEMING ST LLC	1401 8th Ave Bradenton, FL 34205			
PREVIOUS OWNER	EDEN HARRY M	1015 Fleming St Key West, FL 33040			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	AG	10/25/2023	10/25/2023			After the fact renovation exterior permit issued on 10/23/2023 for all decking and exterior stairs. After the fact electrical permit approved 10/13/2023 still requires inspection. After the fact plumbing permit approved and issued 10/18/2023.
FOLLOW UP	AG	11/9/2023				Phone call from Shawn Hollman seeking more information on current violations for unlicensed work. I advised that the work that was stopped has been properly permitted now and has a GC on it. I explained that going forward if he is found with the same violation the matter is sent to hearing.





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INITIAL INSPECTION	AG	10/12/2023	10/17/2023	VIOLATION FOUND	<p>On the morning of October 12th, 2023, During field inspections, I observed and photographed workers and work materials in the parking lot adjacent to 1015 Fleming (Eden House). I approached the worker on-site who identified himself as Shawn Hollman of STH CARPENTRY out of Sarasota, FL. Shawn stated he was building stairways and decks on the property. Shawn stated he was not a licensed contractor and did not have permits for the work. The property 1015 Fleming (Eden House) has an active permit for Pool resurfacing only. The work documented on site included extensive demolition of old decks and stairways and framing of new stairways and decks. The general manager of the property (Eden House) informed Inspector Tarin Wright, Officer Slection, and myself that they were having daily plumbing issues being resolved by Patti the plumber and the pool area also had a new concrete foundation that was included in the work of a pool resurfacing permit (BLD2023-2218). The general manager also gave us background information on the work crews, scope of the demolition, and scope of ongoing work at the site. The manager also informed us that Tomkins Electric LLC had added or replaced 5 new electrical service units. The General manager informed us that Shawn and STH carpentry were hired by the owner of the hotel to oversee the construction and most of the labor was being performed by the hotel maintenance staff at the direction of the owner. All parties were informed to cease all work and secure the construction areas until all licensing and permitting issues had been resolved. A stop work order was posted on the front of the building, a code case has been opened, evidence photos stored and body cam video stored on the Code Share Drive>1LeoS>Body Cam Footage.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Sec. 14-256 Permit required	Ashton Gentry	10/12/2023		ENTIRE PROPERTY		<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed electrical services that had been added or replaced without the benefit of a building permit. The GM informed us that the work had been performed by Tomkins Electric.</p> <p>Corrective Action: Contact the building department to apply for and obtain all after the fact building permits.</p> <p>After the fact permit applied for Tomkins Electric LLC. Permit status "CBO Review"</p> <p>Electrical permit has been issued this violation is now in compliance.</p>
Sec. 14-262 Request for inspection	Ashton Gentry	10/18/2023		ENTIRE PROPERTY		<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed electrical services that had been added or replaced without obtaining the proper inspections. The GM informed us that the work had been performed by Tomkins Electric.</p> <p>Corrective Action: Contact the building department to schedule all necessary inspections.</p> <p>After the fact permit awaiting CBO review.</p>





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<p>Sec. 14-359 Permit display</p>	<p>Ashton Gentry</p>	<p>10/12/2023</p>	<p>11/6/2023</p>	<p>ENTIRE PROPERTY</p>	<p>Compliance</p>	<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed new plumbing work had been performed without the benefit of a permit. Corrective Action: Contact the Building Department to apply for and obtain all after the fact permits. Plumbing permit completed for Patti The Plumber LLC. Violation in compliance.</p>
<p>Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions</p>	<p>Ashton Gentry</p>	<p>10/12/2023</p>		<p>ENTIRE PROPERTY</p>		<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed a number of decks and stairways demolished, and framing for the new decks and stairways without the benefit of a building permit. Corrective Action: Contact the Building Department to apply for and obtain all after the fact building permits. Renovation exterior permit applied for with proper qualifiers listed and notes that no construction will take place in the front of the building. Permit "Ready For PickUp".</p>





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<p>Sec. 14-40 Permits in historic districts</p>	<p>Ashton Gentry</p>	<p>10/12/2023</p>	<p>11/6/2023</p>	<p>ENTIRE PROPERTY</p>	<p>Compliance</p>	<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed a number of decks and stairways demolished, and framing for the new decks and stairways without the benefit of HARC approval. Corrective Action: Contact the Building Department to apply for and obtain all after the fact building permits. Exterior renovation permits reflect no construction will be done to the front of the property. No violation.</p>
<p>Sec. 18-117 Acts declared unlawful</p>	<p>Ashton Gentry</p>	<p>10/12/2023</p>	<p>11/6/2023</p>	<p>ENTIRE PROPERTY</p>	<p>Compliance</p>	<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed a stairway being built by an individual who identified himself as Shawn Hollman of STH CARPENTRY out of Sarasota, FL. Shawn stated he was not a general contractor and was contacted by the property owner of Eden House to perform the work. Corrective Action: Cease and desist all work being performed by an unlicensed contractor. Permit for stairway construction reflects new contractor Beach To Bay Investments Inc. Violation now in compliance.</p>





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Sec. 18-150 Certificate of competency required	Ashton Gentry	10/12/2023	11/6/2023	ENTIRE PROPERTY	Compliance	<p>To Wit: On 10/12/2023 I accompanied Building Inspector Tarin Wright and Code Officer Leo Slection to the subject address after observing what appeared to be unpermitted work. While inspecting the subject address we observed a stairway being built by an individual who identified himself as Shawn Hollman of STH CARPENTRY out of Sarasota, FL. Shawn stated he was not a general contractor and was contacted by the property owner of Eden House to perform the work. Corrective Action: Cease and desist all work being performed by an unlicensed contractor.</p> <p>Permit for stairway construction reflects new contractor Beach To Bay Investments Inc. Violation now in compliance.</p>
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ATTACHMENTS

