



**THE CITY OF KEY WEST**  
**Code Compliance Division**

P.O. BOX 1409  
KEY WEST, FL 33041  
**(305) 809-3740**

**NOTICE OF CODE VIOLATION**

DATE: April 23, 2013  
RE: CASE NUMBER 13-00000541

**HAND SERVED**

To:  
Armando & Mercedes Parra  
2922 Flagler Avenue  
Key West, Florida 33040

Subject Address:  
2922 Flagler Avenue  
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 1-11**

**Sec. 18-157. - Employment of unlicensed persons prohibited.**

(a)

No licensed person shall employ any person required to be certified pursuant to this article to work unless the person has in his possession a certificate of competency as provided for in section 18-150

(b)

No person shall do work of any character which requires a license outside, inside or attached to buildings or premises, whether for permanent or temporary work, in the city unless he is employed by and works under the direct supervision of a licensed person who is duly certified as provided for in this Code.

**Count 2-11**

**Sec. 90-356. - Building permits required.**

(a)

gts

**Sec. 122-238. - Dimensional requirements.**

The dimensional requirements in the single-family residential district (SF) are as follows:

(1)

Maximum density: eight dwelling units per acre (8 du/acre).

(2)

Maximum floor area ratio: not applicable.

(3)

Maximum height: 25 feet plus an additional five feet for no habitable purposes if the structure has a pitched roof.

(4)

Maximum lot coverage:

a.

Maximum building coverage: 35 percent, except that in the following areas the maximum building coverage shall be 30 percent:

1.

The Venetian Subdivision located south of the Riviera Canal; and

2.

The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.

b.

Maximum impervious surface ratio:

1.

Single-family: 50 percent.

2.

Community facilities: 60 percent.

(5)

Minimum lot size:

a.

Single-family and two-family units: 6,000 square feet, except that in the following areas the minimum lot area shall be 8,000 square feet:

1.

The Venetian Subdivision located south of the Riviera Canal; and

2.

The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.

b.

Two-family dwelling units (duplexes) are permitted as a conditional use in all portions of the SF district, excepting the area defined below, but only if the land area comprised a minimum area of 10,890 square feet in order to satisfy minimum density requirements. Two-family dwellings shall not be allowed within the areas described in subsections (5)a.1 and (5)a.2 of this section.

c.

The minimum lot size for educational institutions and community facilities, including places of worship areas, follows:

1.

Community facilities including places of worship: one-half acre; and

2.

Educational institutions: 1 acre.

d.

Minimum width: 50 feet.

person installing the wiring, and failure to request such inspection constitutes a violation of this Code.

**Count 9-11**

**Sec. 14-258. - Plans and specifications.**

(a)

Plans and specifications with complete descriptions of all proposed electrical work shall be submitted to the building department at the same time application is made for a building permit. The plans must be legibly drawn or printed to a definite scale by a registered architect, registered engineer, general contractor, electrical contractor or owner-occupant, two floor plans being sufficient provided they show all the proposed electrical work. The plans shall show the outline of the total floor area, the square feet of the building under consideration, the point at which the service connection is to be made with the public utility or isolated plant or with another building, the size of service and subfeeder wires, the location of service switches and center of distribution, and the arrangement of circuits showing the number of outlets connected thereto. The plans must be stamped "approved" by the building official before the building permit or the electrical permit can be obtained and before any electrical work can be started. All blueprints or drawings of this nature are filed in the office of the building official for safekeeping and future reference.

(b)

The installation of the wiring, apparatus or equipment for light, heat or power within or attached to any building or premises, whether for private or public use, must be done in accordance with the plans and specifications submitted, as described in this section. Any changes or omissions in the wiring system shown on the plans must be made by the owner-occupant in the form of revised plans setting forth the changes and accepting the responsibilities for the changes. The revised plans must be addressed to the building official and shall be filed in his office.

**Count 10-11**

**Sec. 14-362. - Connection to public sewer.**

Where a public sewer becomes available to an abutting property on which has been constructed a septic tank, leaching field, cesspool, leaching well or other method of sewage disposal, such septic tank, leaching field, cesspool, leaching well, etc., shall be emptied of its entire contents and filled with earth or suitable fill, and the waste, drainage, etc., of such premises shall be connected with the public sewer in accordance with this Code. Where such transfer from an outmoded disposal system is made to the public sewer, the building official shall first examine all plumbing facilities of such place and ascertain that it is in such condition so as to be in conformity with this Code and that it is safe and dependable to connect with the public sewer. If finding it not to conform to this Code, the building official shall require such owner-occupant, agent, tenant or other person occupying such premises to immediately provide such alterations as shall be necessary to comply with this Code.

**Count 11-11**

**Sec. 14-358. - Amendments to Florida Plumbing Code.**

(5)

Fire control system, including standpipe and siamese connections, each .....10.00

(a)

Each standpipe .....12.00

(b)

Each hose rack .....12.00

(c)

Each sprinkler head .....0.50

(6)

Solar water heater installations, per system .....30.00

(E)

**Mechanical permit fees:**

(1)

Minimum fee .....50.00

(2)

**Air conditioning systems:**

(a)

2-ton or less capacity .....50.00

(b)

2-ton to 5-ton .....75.00

(c)

5-ton to 10-ton .....100.00

(d)

10-ton to 25-ton .....115.00

(F)

Manholes, each .....50.00

(G)

Sewage treatment plant:

For each \$1,000.00 of cost or fractional part thereof for collection system and disposal well .....65.00

(H)

Water mains and distribution lines:

For each \$1,000.00 of cost or fractional parts thereof .....50.00

(I)

Swimming pool:

(1)

Hook-up and site work (residential) .....50.00

(2)

Commercial .....100.00

(J)

Wells (where applicable), each .....25.00

(K)

Repairs/remodeling:

Same fee structure as applicable to new work as specified herein

(L)

Miscellaneous:

(1)

For each \$1,000.00 of cost or fractional part thereof .....25.00

(2)

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.**



Leonardo Hernandez  
Code Compliance Officer  
City of Key West  
Desk (305) 809-3730  
Cell (305) 797-8701

Hand Served this 24<sup>th</sup> day of April, 2013

**RECEIVED BY:** 

**SERVED BY:** Leonardo Hernandez