



CITY OF KEY WEST

1300 White Street
Key West, FL. 33040
Phone: (305) 809-3740

NOTICE OF CODE VIOLATION

DATE: October 23, 2023

RE: CASE NUMBER CC2023-01172

CERTIFIED MAIL RECEIPT NUMBER: 9589 0710 5270 0446 6899 34

To: *Tomkins Electric LLC- Business
Owner
James Tomkins-RA
1665 Narcissus Avenue
Big Pine Key, FL 33043*

Subject Address: *Unpermitted
Work/ Failure to request
inspection @ 1015 Fleming St
Key West, FL. 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: Sec. 14-256 Permit required.

Except as otherwise provided in this division, no person shall install any electrical apparatus or perform any other work coming under this article without first obtaining a written permit from the building department.

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 an electrical permit. The GM informed us that the work had been performed by Tomkins Electric.

Corrective Action: Contact the building department to apply for and obtain all after the fact electrical permits.

Count 2: Sec. 14-262 Request for inspection.

A request for the inspection of electrical work, such as roughing-in, equipment installations, final inspection or electrical work for light, heat or power of any character, must be made at the building department as soon as the job is ready. The request for inspection must be made by the person installing the wiring, and failure to request such inspection constitutes a violation of this Code.

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.

Corrective Action: Contact the building department to schedule all necessary electrical inspections.

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 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, FLORIDA.

Sincerely,

X

Ashton Gentry

Ashton Gentry

City of Key West

ashton.gentry@cityofkeywest-fl.gov

Desk: (305) 809-3784

Reviewed By:

Jag

Oct 12, 2023 at 3:06:50 PM

