



# THE CITY OF KEY WEST

## Code Compliance Division

### TIME LINE

**3601 Northside Dr.**

**Code Case #11-1233**

- Oct. 3, 2011 Code received an anonymous complaint alleging that extensive construction work had been done without permits.
- Oct. 10, 2011 I met with the tenant and took photos of the kitchen which was gutted and remodeled, a bathroom which was partially demolished, electrical wires of unfinished electrical work including the installation of a ceiling fan, outdoor lighting fixtures, and outlets in the kitchen and bedroom. The tenant also furnished lists of projects to be completed by the unlicensed contractor that started the work. The investigation also revealed that the owner had no business tax receipt to rent the property. Our records indicate that the owner had been found in violation of subdividing the house into four units without building permits and renting without a business tax receipt on Sept. 3, 2010. The house is still divided into two units but rented to a single family.
- Dec. 1, 2011 Sent NOCV-NOH for **Count 1 - 5** - Sec. 14-37. - Building permits; professional plans; display of permits. **TO WIT:** On October 1, 2010, a bathroom, kitchen, and drywall in one room of the house were demolished and a new kitchen with new plumbing was installed. Drywall was installed and finished in hall and future a/c closet on June 10, 2011. On February 11, 2011, concrete was added to a bedroom floor after tiles were removed. **Count 6** - Sec. 14-256. - Required. (Electrical permits) **TO WIT:** Electrical wiring and fixtures were installed in the kitchen, at exterior flood lights, bedroom ceiling fan and outlets on or around June 10, 2011 without electrical permits. **Count 7** - Sec. 66-87. - Business tax receipt required for all holding themselves out to be engaged in business. **TO WIT:** Property has been rented without a business tax receipt since Dec. 2010. **Count 8** - Sec. 18-117. - Acts declared unlawful. **TO WIT:** All work performed was by friends and family, Jay (last name unknown), Thomas Straga (brother of the President of the property owner), per witness, Kim Welch, and per notes to Mary Jane (last name unknown) for work to be done. No licensed contractor was hired for work performed prior to Code Compliance inspection of October 11, 2011.
- Dec. 7, 2011 Good Service of NOCV-NOH by Nicole Garcia

Dotty Austin, Code Compliance Officer