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MAY 22 '26 PM 12:25
CITY OF KEY WEST
KEY WEST, FLORIDA

Via Hand Delivery

May 22, 2026

Keri O'Brien, MMC
City Clerk
City of Key West
1300 White Street
Key West, FL 33040

Re: Notice of Appeal of the City of Key West Notice of Revocation of Certificate of Occupancy dated May 19, 2026, concerning 2827 Harris Avenue, Key West, Florida.

Dear Ms. O'Brien:

My firm represents Mr. Rajindhar M. Ramsingh and Mrs. Deborah F. Ramsingh ("Appellants"), who own the property located at 2827 Harris Avenue, Key West, Florida 33040. This correspondence serves as a Notice of Appeal, pursuant to Sections 90-426, 90-430, and 90-431 of the City of Key West Code of Ordinances, of the Acting Chief Building Official's May 19, 2026, notice of revocation of Certificate of Occupancy. Pursuant to Section 90-431(1)(b), the appeal deadline is ten (10) days from the date of the decision by the Chief Building Official. This notice of appeal was timely submitted. A copy of the May 19, 2026, Acting Chief Building Official's revocation notice is attached as **Exhibit "A"**. A check in the amount of \$2,680.19 is enclosed for payment of the fee for the appeal to the Board of Adjustment.

The revocation notice purportedly revoked the Certificate of Occupancy issued February 15, 2023, effective May 19, 2026, citing FBC [A]111.4, alleged lack of required permits under City Code § 14-37, and alleged lack of required inspections under FBC

[A]110.3. Appellants dispute the legal and factual basis for the revocation and are entitled to a stay pending appeal pursuant to section 90-431(6), of the City Code.

The revocation notice did not identify the specific work allegedly performed without permits, the dates of such work, the specific permits allegedly required, the inspections allegedly missing, or the factual basis for concluding that revocation of the CO was required. The notice also did not identify an imminent life-safety hazard justifying immediate revocation or continued prohibition of occupancy before a hearing. An immediate revocation without prior hearing, or without an automatic stay pending appeal, violates procedural due process and fundamental fairness unless the City can show a genuine emergency, imminent danger, or specific life-safety condition requiring immediate action.

Appellants request reversal or rescission of the purported revocation. Appellants reserve all rights to supplement this appeal after receiving the City's complete building, permitting, inspection, enforcement, code compliance, and certificate of occupancy file for the property.

Pursuant to section 90-431(2), hearings of appeals by the board of adjustment shall be held at the next regularly scheduled meeting of the board of adjustment.

Sincerely,

A handwritten signature in black ink, appearing to read "Van D. Fischer", with a long horizontal flourish extending to the right.

Van D. Fischer, Esq.

Exhibits (1)



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3943

May 19, 2026

VIA HAND POSTING

Rajindhar M Ramsingh
Deborah F Ramsingh
2827 Harris Avenue
Key West, FL 33040

RE: NOTICE OF REVOCATION OF CERTIFICATE OF OCCUPANCY

To Whom it May Concern,

This letter serves as a formal notification that the Certificate of Occupancy (CO) issued for the above-referenced property on February 15, 2023, is hereby revoked, effective May 19, 2026, pursuant to the authority granted by Florida Building Code (FBC) [A]111.4.

The Certificate of Occupancy is hereby revoked due to the following:

- **Lack of Required Permits.** Work was performed on the subject property without first obtaining the required building permits as required by Section 14-37 of the City of Key West Code of Ordinances.
- **Lack of Required Inspections and Approvals.** The City does not have a record of the required inspections outlined in Florida Building Code [A] 110.3.

This action is taken under FBC [A]111.4 which authorizes the Building Official to revoke a Certificate of Occupancy if a building is found to be in violation of applicable regulations or poses a risk to public health and safety. As such, the property may not be lawfully occupied or used until a new Certificate of Occupancy is obtained. Continued occupancy or use of the premises after the effective date of revocation may result in enforcement actions, including fines, penalties, and legal proceedings.

You have the right to appeal this decision within ten (10) days from the date of this notice. Appeals must be submitted in writing to:

Office of the City Clerk
1300 White Street
Key West, Florida 33040

Should you have any questions regarding this notice or wish to discuss corrective actions necessary for reinstatement, please contact Chief Building Official Ronald Wampler. The City of Key West is committed to facilitating the full compliance of this property in a structured and timely manner.

HAND POSTED ON: 5/20/26

BY: R. Wampler, CBO

Ronald Wampler, CBO

5/19/26
Date