

## Jim J. Young

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**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Tuesday, August 3, 2021 4:47 PM  
**To:** Jim J. Young  
**Subject:** [EXTERNAL] FW: Case No. 18-00000280 (1205 11th Street)

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Hi Jim,  
Is there someone else I should be attempting to communicate with regarding this code case?  
Thanks.  
Owen

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
305-293-8983

**From:** Owen Trepanier  
**Sent:** Wednesday, July 21, 2021 12:55 PM  
**To:** Jim J. Young <jjyoung@cityofkeywest-fl.gov>  
**Subject:** FW: Case No. 18-00000280 (1205 11th Street)

Hi Jim,  
Following up on the email below. Do you have a moment to speak with me?  
Thanks.  
Owen

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**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
305-293-8983

**From:** Owen Trepanier  
**Sent:** Wednesday, July 7, 2021 10:16 AM  
**To:** Jim J. Young <jjyoung@cityofkeywest-fl.gov>  
**Subject:** Case No. 18-00000280 (1205 11th Street)

Hi Jim,

Our client was cited for unrecognized dwelling units and unpermitted renovations on 05/16/18. The property owner immediately ceased work and began the pursuing compliance as required by the NOV.

The property owner retained us on 07/27/18 to seek a unit recognition and building permits. We filed the application for unit recognition on 08/26/18. The City recognized the units as lawfully established on 03/05/19. We then began seeking building permits for the renovations. The Chief Building Official, at the time, refused to process the permit applications and the Special Master found the property owner in violation based on a lack of permits. The subsequent Chief Building Official accepted the applications and after a very long permit review process (which included COVID) the last of the necessary permits were issued on 01/04/21.

May we request the case be found in compliance and any running fines be stopped as of 01/04/21.

Count	Corrective Action	Status				
		Permit No.	Description	Structure	Comments	Statu
1. Sec. 14-37.- Building permits; professional plans; display of permits; address; exceptions.	All work to cease until after the fact permits are issued.	BLD2019- 1675	Plumbing	Main House	Issued 05/13/19	Comple
		BLD2019- 1675	Electrical Demo	Tiki	Issued 05/13/19	Comple
		BLD2019- 1675	Plumbing Demo	Shed	Issued 05/13/19	Comple
		BLD2019- 4586	Demo as needed, new footings, framing, roofing, interior, exterior, doors, windows, plumbing, electrical, and AC	Tiki	Issued 01/04/21	Open
		BLD2020- 0977	Flood vents, remove dry wall below BFE	Shed	Issued 05/27/20	Comple
2 Sec. 14-262. - Request for inspection.	All work to cease until after the fact permits are issued.	See All Above				
3. FBC P2503.1 INSPECTIONS:	All work to cease until after the fact permits are issued.					
4. FBC 1612.4 Flood Hazard Construction	The new rear room in the main house, the tiki hut and shed shall comply to this ordinance, [sic]					
5. Sec. 18-117.- Acts declared unlawful.	Cease using unlicensed contractors.					

Thank you.  
Owen

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