

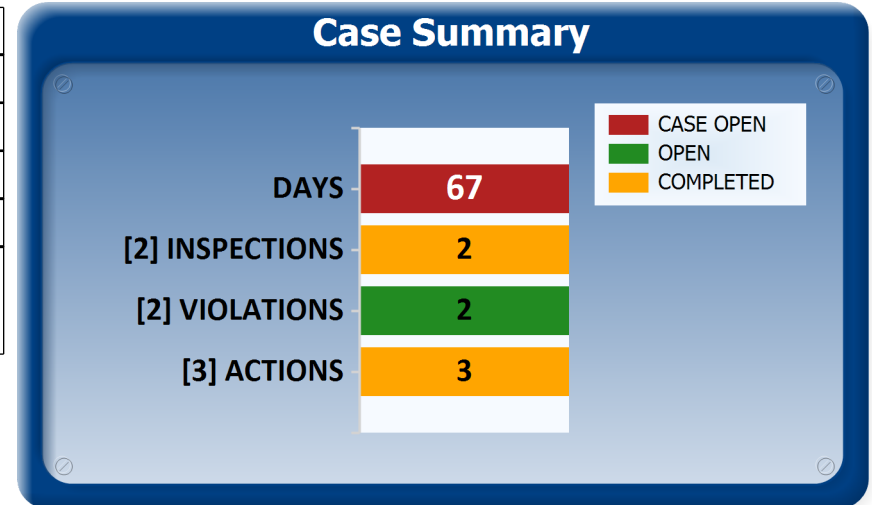


Case Details

City of Key West

Case Number
CC2023-01105

Description: Moore Builders; over scope demo		Status: ACTIVE	
Type: BUILDING ORDINANCE		Subtype: COMPLAINT DRIVIN	
Opened: 9/12/2023	Closed:	Last Action: 10/19/2023	Flw Up: 9/12/2023
Site Address: 718 SOUTHARD ST KEY WEST, FL 33040			
Site APN: 00011740-000000		Officer: KEENAN MELLENDORF	
Details: I am opening this case per the Chief Building Official 1300 White Street. The subject address has gone over scope and demoed the home with just window permits. Raj would like a site visit with the code officer.			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMINISTRATIVE HEARING	Keenan Mellendorf	10/19/2023	10/19/2023	The Code Officer was Keenan Mellendorf. The Respondent Alicia Manfroy was present. Officer Mellendorf stated that the City would like to dismiss the counts against the property owner Alicia Manfroy due to an admission by the contractor who signed a settlement agreement with the City. The Special Magistrate granted the dismissal of the counts against the property owner. This case had a settlement agreement between the City and Gary Moore of \$250.00 Administrative Cost and a fine of \$5,000.00 with a suspended fine of \$5,000.00. The settlement agreement was signed by all parties and the Special Magistrate executed the agreement.
NOTICE OF VIOLATION W/HEARING	Keenan Mellendorf	9/15/2023	9/15/2023	
STOP WORK ORDER	Keenan Mellendorf	9/12/2023	9/12/2023	





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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MANFROY ALICIA ANN SEP PROPERTY TRUST 11/15/2017	29115 Guava Ln Big Pine Key, FL 33043			
PREVIOUS OWNER	PHILLIPS MICHAEL J	718 Southard St Key West, FL 33040			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	KXM	10/6/2023	10/6/2023			To Wit: On Friday 10/6/2023 I supplied Gary Moore with a settlement agreement and he informed me that he would be getting it notarized and signed this week. Will update when he submits the settlement agreement back to us.
INITIAL INSPECTION	KXM	9/12/2023	9/12/2023			To Wit: On 9/12/2023 I accompanied CBO Raj Ramsingh to the subject address for an inspection after learning that the house had been demoed without permits or HARC approval. When we arrived we observed and photographed the house had been almost completely demoed. Most, if not all historic elements of the house are gone. The roofing, flooring, electrical, and interior structural supports have all been removed. The contractor responsible is Moore Builders INC. Moore Builders pulled a permit for windows, wall Petition, framing for interior doors, mill work, new columns in the rear structure, pool decking repair, pool storage area, and art stucco in April of 2022. A stop work order was placed on the front door.

VIOLATIONS





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VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
<p>Sec. 14-37 Building permits;</p>						<p>(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted. Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.</p> <p>Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes. Any new electrical circuits or wiring will require a permit.</p>





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<p>professional plans; display of permits; address; exceptions</p>	<p>Keenan Mellendorf</p>	<p>9/12/2023</p>				<p>Any new plumbing fixtures or piping will require a permit.</p> <p>Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.</p> <p>Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.</p> <p>(b) Professional plans required. Professional plans shall be required as follows:</p> <p>(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.</p> <p>(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.</p> <p>(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.</p>
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<p>Sec. 14-40 Permits in historic districts</p>	<p>Keenan Mellendorf</p>	<p>9/12/2023</p>		<p>(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.</p> <p>(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.</p> <p>(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.</p> <p>(d) Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:</p> <p>(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or</p> <p>(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.</p> <p>Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.</p>
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Sec. 14-40 Permits in historic districts	Keenan Mellendorf	9/12/2023				<p>To Wit: On 9/12/2023 I accompanied CBO Raj Ramsingh to the subject address for an inspection after learning that the house had been demoed without permits or HARC approval. When we arrived we observed and photographed the house had been almost completely demoed. Most, if not all historic elements of the house are gone. The roofing, flooring, electrical, and interior structural supports have all been removed. The contractor responsible is Moore Builders INC. Moore Builders pulled a permit for windows, wall Petition, framing for interior doors, mill work, new columns in the rear structure, pool decking repair, pool storage area, and art stucco in April of 2022. A stop work order was placed on the front door.</p>
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ATTACHMENTS

