



THE CITY OF KEY WEST

Building Department

P.O.Box 1409, Key West, FL 33040

NOTICE OF HEARING

Date: November 2, 2021

Yandro Martinez
Elite Development & Mechanical Corp.
4230 SW 99 Ave.
Miami, Florida 33165

License # CMC1250794
Certified Mail # 70210350000127008655

City Municipal Code Section 2-322(a)(1)

The Contractors Examining Board shall have the power to determine if a license or certificate of competency of any contractor should be suspended for any violation of chapter 14, article III of chapter 18 and article II of chapter 34 and fix the length of time for such suspension.

YOU ARE HEREBY NOTIFIED of your alleged violation of the City of Key West Code of Ordinances.

Factual basis for the charge:

Count 1: Sec. 14-37 -Building without a permit

On 09/24/2021 Building Inspector Leggett, emailed The Ocean Key Resort regarding Mechanical units that appeared to have been installed at 0 Duval St. without the benefit of the required permits. On 10/01/2021 The City of Key West Code Compliance Officer Paul Navaro spoke with the General Manager (Johan Amneus) of the subject property and was told that Elite Development and Mechanical installed the HVAC units and that he would provide the invoices and contracts.

Location of Violation(s):

**Ocean Key Resort
Zero Duval St
Key West FL 33040**

YOU ARE REQUESTED TO APPEAR before the Contractors Examining Board on December 8th, **2021 at 3:00p.m.** at **1300 White Street** to show cause why your permit privileges should not be suspended or revoked and / or show cause why Department of Business and Professional Regulations (DBPR) should not receive a recommendation for disciplinary action.

YOUR RIGHTS, POSSIBLE BOARD DECISIONS, AND THE APPEAL PROCESS are all detailed in Section 2-324 of the City of Key West Code of Ordinances (attached). Be advised that if you decided to appeal any decision of the Board, you shall be responsible to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Raj Ramsingh
Building Department
Building@cityofkeywest-fl.gov

Phone (305) 809-3956

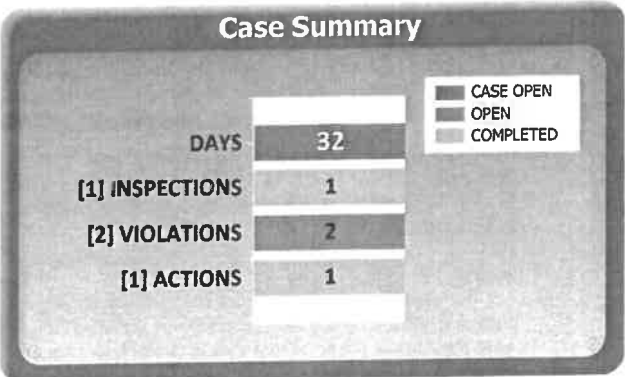


Case Details - No Attachments

City of Key West

Case Number
CC2021-01630

Description: installed mechanical units w/o permit		Status: ACTIVE	
Type: BUILDING ORDINANCE		Subtype:	
Opened: 10/1/2021	Closed:	Last Action: 10/1/2021	File Up: 10/1/2021
Site Address: ZERO DUVAL ST KEY WEST, FL 33040			
Site APN: 00000120-018800		Officer: Paul A. Navarro	
Details: I open this case per Director Jim Young. The email I received reads as follows: Good Morning again ?? The contractor is Elite Development and Mechanical. They have or are in the process of contacting the building department to file the needed papers. We have reached out to them again today to get a status update. The work performed was a replacement unit. Like for like. Replaced an older unit with a new unit. Johan Amneus General Manager (o) 305-295-7022 From: Jim J. Young <jjyoung@cityofkeywest-fl.gov> Sent: Friday, October 1, 2021 12:05 PM To: Gerald Leggett <gleggett@cityofkeywest-fl.gov>; Johan Amneus <jamneus@oceankey.com> Cc: Ashley Dixon <ashley.dixon@cityofkeywest-fl.gov> Subject: RE: Zero Duval			





Case Details - No Attachments
City of Key West

Case Number
CC2021-01630

Ashley,

Please open a code case.

JY

From: Gerald Leggett <gleggett@cityofkeywest-fl.gov>
Sent: Friday, October 1, 2021 11:31 AM
To: Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Jamneus@oceankey.com
Subject: FW: Zero Duval

Good Morning Jim,

I am attempting to locate the contractor responsible for installing the above photographed mechanical units at zero Duval. I reached out to the General Manager last week also listed in this email regarding the units. I have not heard back from anyone at Ocean Key.


Could we initiate a code case and notify the property owners of the violation to gain compliance? This is easily corrected with minimal cooperation.

From: Gerald Leggett
Sent: Friday, September 24, 2021 2:52 PM
To: Jamneus@oceankey.com; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>
Cc: Brandon Celli <brandon.celli@cityofkeywest-fl.gov>; Martha Arencibia <marencibia@cityofkeywest-fl.gov>
Subject: Zero Duval

Good Afternoon,

I appreciate you taking my phone call today regarding the mechanical units which appear to have been installed at Zero Duval without the benefit of the required permits. We would appreciate your assistance with pointing us in the direction of the responsible party for the installation. As you are aware this type of work requires the benefit of building permits and inspections required to ensure safety, public health and general welfare. The correction for this is a simple process for the qualifier to come into the city of key west and apply for after the fact permit, upon issuance of a permit an inspection will be performed to ensure the installation meets the minimum Florida Building Code requirements. Again, your assistance and cooperation is greatly appreciated in resolving this matter.





Case Details - No Attachments

City of Key West

Case Number
CC2021-01630

305-809-3829
FL Licensed
Sr. Plans Examiner
Commercial Building Inspector

ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOTICE OF VIOLATION	Paul A. Navarro	10/1/2021	10/1/2021	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	REFLECTIONS ON KEY WEST CONDOMINIUM ASSOC INC	C/O NOBLE HOUSE HOTELS & RESORTS ATTN JANETTE AMENT Kirkland, WA 98033			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	PN	10/1/2021	10/1/2021			To wit: Responding tot his complaint on 10/01/2021 I spoke with the General manager (Johan Amneus 305-295-7022) of the subject property business and he stated that Elite Development and Mechanical installed the HVAC units and he will be providing me with a invoices and contracts. Violation was admitted and NOCV will be sent.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
----------------	-----------	---------------	----------------	----------	---------	-------

SEC. 14-325 PERMITS REQUIRED	Paul A. Navarro	10/1/2021				
SEC. 14-327 INSPECTION	Paul A. Navarro	10/1/2021				

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$ 7.33

Sent by
Yandro Martinez
Street and Apt. No., or P.O. Box No.
4230 SW 99 Ave
City, State, ZIP+4[®]
Miami, FL 33165

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Yandro Martinez
4230 SW 99 Ave
Miami, FL 33165



9590 9402 6768 1074 2243 51

2. Article Number (Transfer from service label)
7021 0350 0001 2700 8655

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X DDCLP Agent ☒ Addressed ☐
B. Received by (Printed Name)
ADOLF 6532 C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
☐ Priority Mail Express[®]
☐ Registered MailTM
☐ Registered Mail Restricted Delivery
☐ Signature ConfirmationTM
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt