



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.

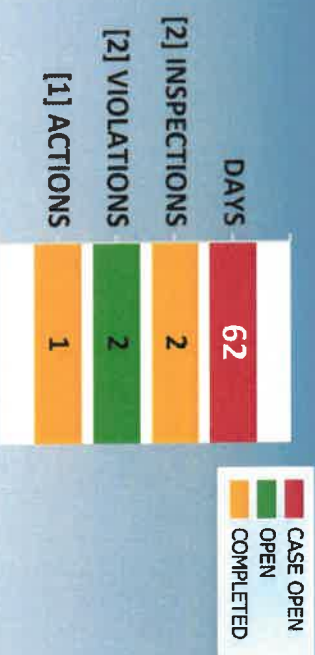
We have reached out to them again today to get a status update.

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 Summary





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 <marenclbia@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
FOLLOW UP	PN	11/8/2021	11/8/2021			On 11/08/2021 ELITE DEVELOPMENT & MECHANICAL CORP (MECH) applied for all after the fact permits (BLD2021-3142) for the unpermitted work.



Case Details - No Attachments

City of Key West

Case Number
CC2021-01630

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				

