



# **THE CITY OF KEY WEST**

**Building Department**

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

## **NOTICE OF HEARING**

Date: November 2, 2021

Dar Ann Castillo  
Affiliated Design & Construction Managers LLC  
1503 Washington St.  
Key West, FL 33040

License # GCC1515977  
Certified Mail # 70210350000127008662

### **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 -Work performed beyond the scop of the issued permits

On 10/01/2021 During an area canvas Officer Slection and Officer Timus of the City of Key West Code Compliance Department observed and photographed construction going on at 1423 Von Phister St. They met Mr. Willaim Beagle (supervisor for Affility Design and Construction) and he confirmed that they were working over the scope of permitted work. (demolish and replacing roof). Officers also met with Mr. Ted Stewart (owner of property) who hired the Affiliated Design and Construction company to do all the work. A Stop Work Order was placed until the correct permits were obtained.

**Location of Violation(s):**  
**1423 Von Phister 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](mailto:Building@cityofkeywest-fl.gov)

Phone (305) 809-3956



## Case Details - No Attachments

City of Key West

Case Number  
**CC2021-01628**

Description: Affiliated Design and Construction roofing work w/o permit		Status: CASE CLOSED	
Type: BUILDING ORDINANCE		Subtype:	
Opened: 10/1/2021	Closed: 10/8/2021	Last Action: 10/8/2021	File Up: 10/8/2021
Site Address: 1423 VON PHISTER ST KEY WEST, FL 33040			
Site APN: 00040980-000000		Officer: IGOR TIMUS	
Details: I was called by Officer Timus to open a case for this address. Construction on the roof with out the benefit of a permit by construction company Affiliated Design & Construction.			

### Case Summary

	<div>CASE OPEN</div> <div>OPEN</div> <div>COMPLETED</div>
DAYS	7
[2] INSPECTIONS	2
[1] VIOLATIONS	1
[2] ACTIONS	2

### ADDITIONAL SITES

### LINKED CASES

### CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFICATE OF COMPLIANCE	Igor Timus	10/8/2021		
NOTICE OF VIOLATION	Igor Timus	10/1/2021		

### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	STEWART TED EARL JR	1423 Von Phister St Key West, FL 33040			
PREVIOUS OWNER	SCHOFIELD DAVID WESLEY	1423 Von Phister St Key West, FL 33040			

### FINANCIAL INFORMATION

### INSPECTIONS



## Case Details - No Attachments

City of Key West

Case Number  
**CC2021-01628**

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	IG	10/8/2021	10/8/2021			On 10/7/21 the Affiliated Design and Construction received the appropriate building permit, and the stop work order was removed from the property.
INITIAL INSPECTION	IG	10/1/2021	10/1/2021			To wit: During an area canvas on 10/012021 Officer Slection and I observed and photographed a construction going on at 1423 Von Phister St. We met Mr. William Beagle (supervisor at the Affiliated Design and Construction), and he confirmed that they are working over scope of permit(demolish and replace roof). Also we met Mr. Ted Stewart (owner of the property, 904-614-8595) who hired the Affiliated Design and Construction company to do all the work, and we explained to him that we have to do a stop work order because they didn't have the required building permits, and all further work stopped.

### VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						(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.



## Case Details - No Attachments

City of Key West

Case Number  
**CC2021-01628**

Sec. 14-37  
Building permits;  
professional  
plans; display of  
permits; address;  
exceptions

Igor Timus

10/1/2021

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.

Any new plumbing fixtures or piping will require a permit.

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.

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.



## Case Details - No Attachments

City of Key West

Case Number  
**CC2021-01628**

					<p>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: (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. (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. (3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.</p>
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Oct 1, 2021 at 09:38:52  
Von Phister St, United States



***AFFILIATED***  
***DESIGN AND CONSTRUCTION***  
***MANAGERS LLC***  
***(305) 296-6021***

*Florida License CGC1515977*  
*[www.AffiliatedDesign-Construction.com](http://www.AffiliatedDesign-Construction.com)*



Oct 1, 2021 10:09:32.18  
Von Phister St. United States



**CITY OF KEY WEST  
BUILDING DEPARTMENT**  
350 White Street  
Key West, FL 33040

**STOP WORK ORDER**

Address of building: **1423 Von Phister**

Owner or Individual Performing Work: **Affiliated Design and Construction**

**Reason for Notice:**

☒ **BUILDING PERMIT REQUIRED**  
Work is being performed without a valid building permit.

☐ **NEED PERMIT REQUIRED**  
Work is being performed without a valid building permit.

☒ **WORKING WITHOUT A VALID PERMIT**  
Work is being performed without a valid building permit.

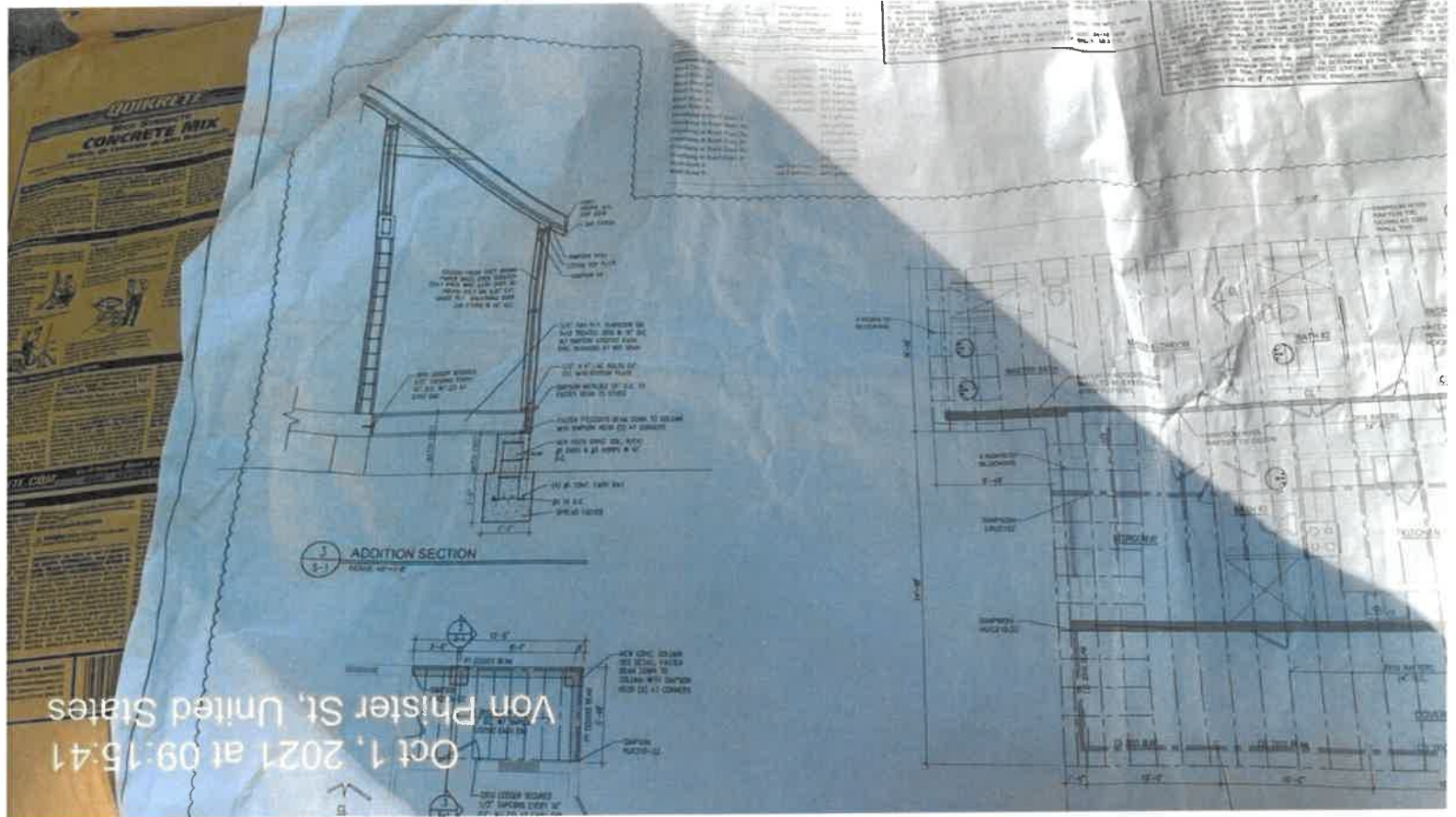
Inspector: **IT**  
Time: **9:30**

SECTION 14-10, Code Ordinance 14-10, Chapter 14-10, City of Key West, Florida, requires that all construction work be performed in accordance with section 14-10, Chapter 14-10, City of Key West, Florida.

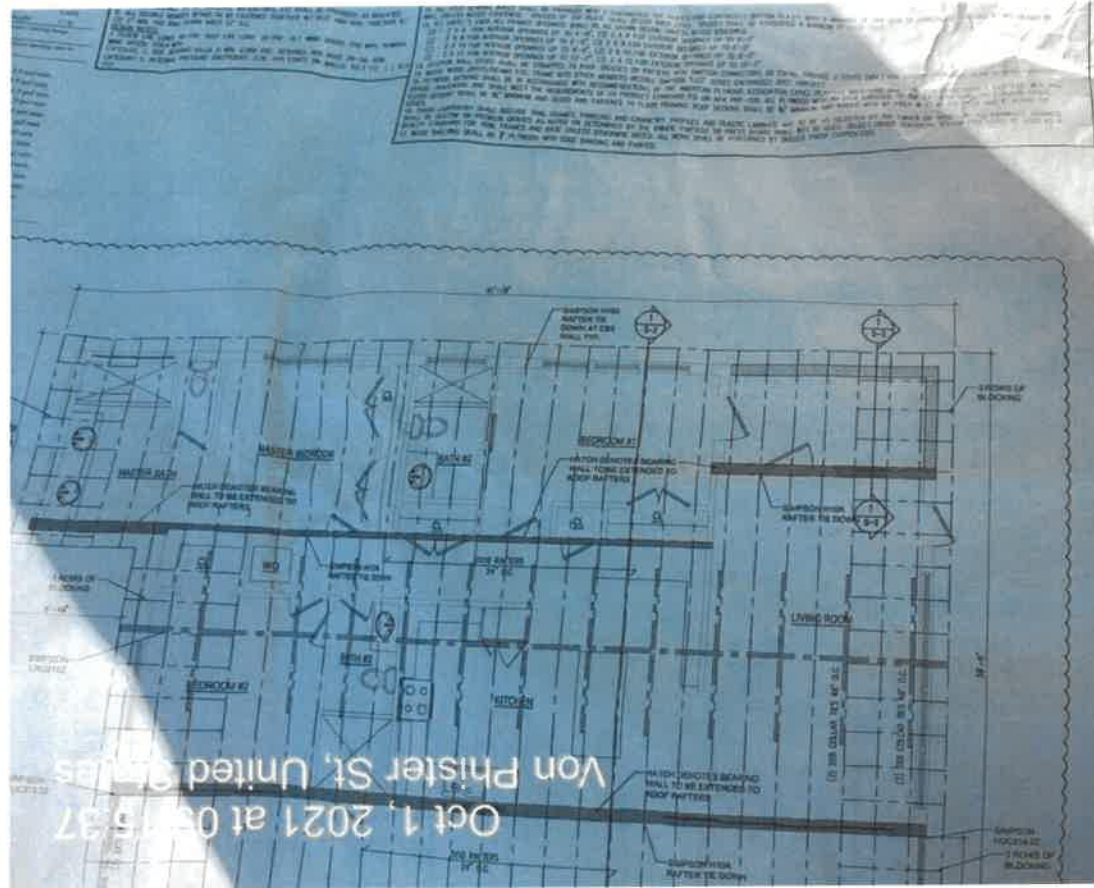
THIS STOP WORK ORDER IS hereby issued to the owner of the building.

ISSUED AND ORDERED BY: **1st October 2021**  
**Jgor Timms**  
Chief Building Official  
**DO NOT REMOVE**

Office Depot







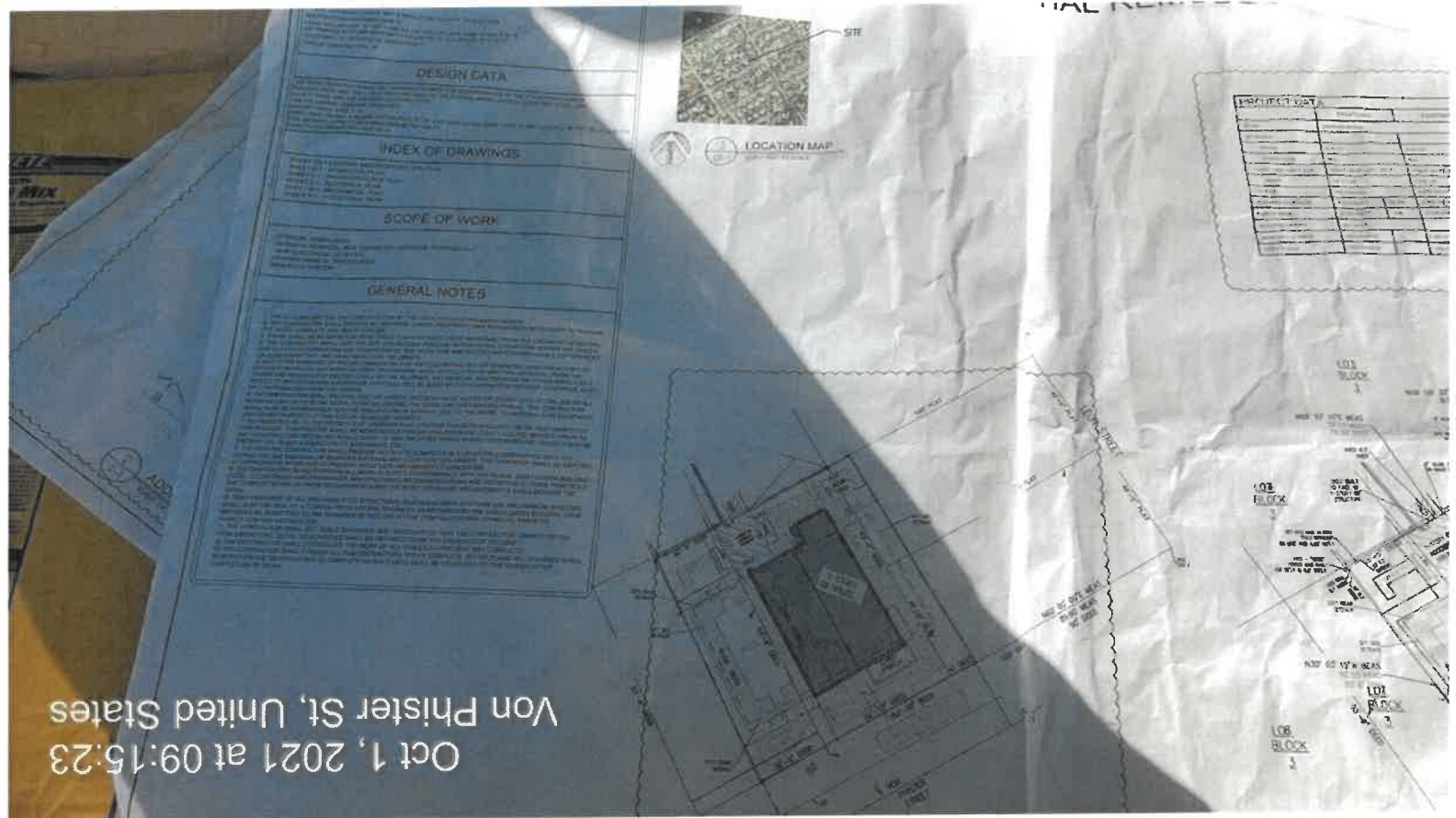
Reynolds Engineering Services  
 P.E. C.A. No. 26597  
 24275 Highway  
 Sunnyside Key, FL 32542  
 305-384-5981  
 Jim@Reynoldsengr.com

6.2 kg)

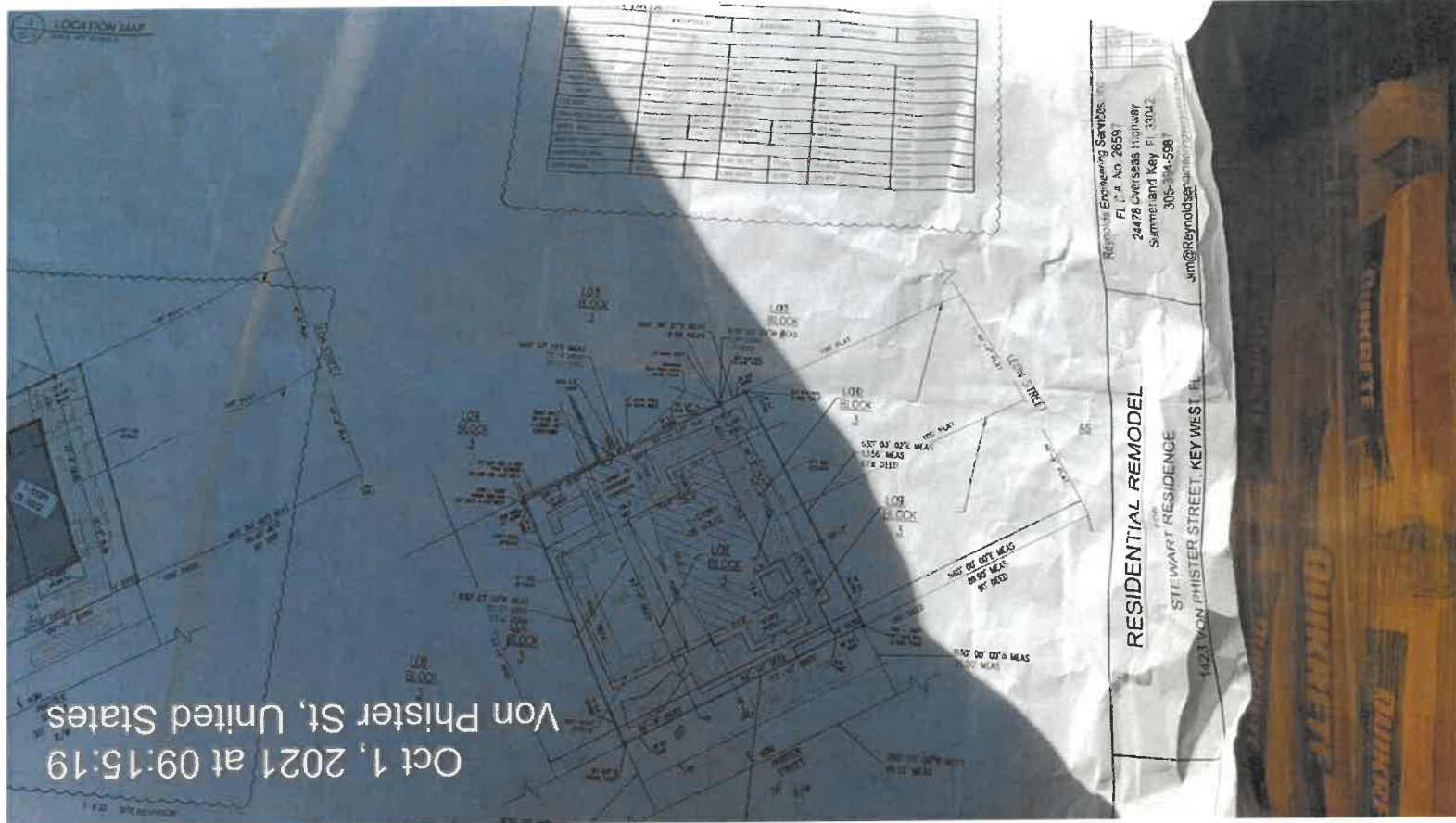
**RESIDENTIAL REMODEL**  
 FOR  
**STEWART RESIDENCE**  
 1423 VON PHISTER STREET, KEY WEST, FL

6.2 kg)

Oct 1, 2021 at 09:15:23  
Von Phister St, United States

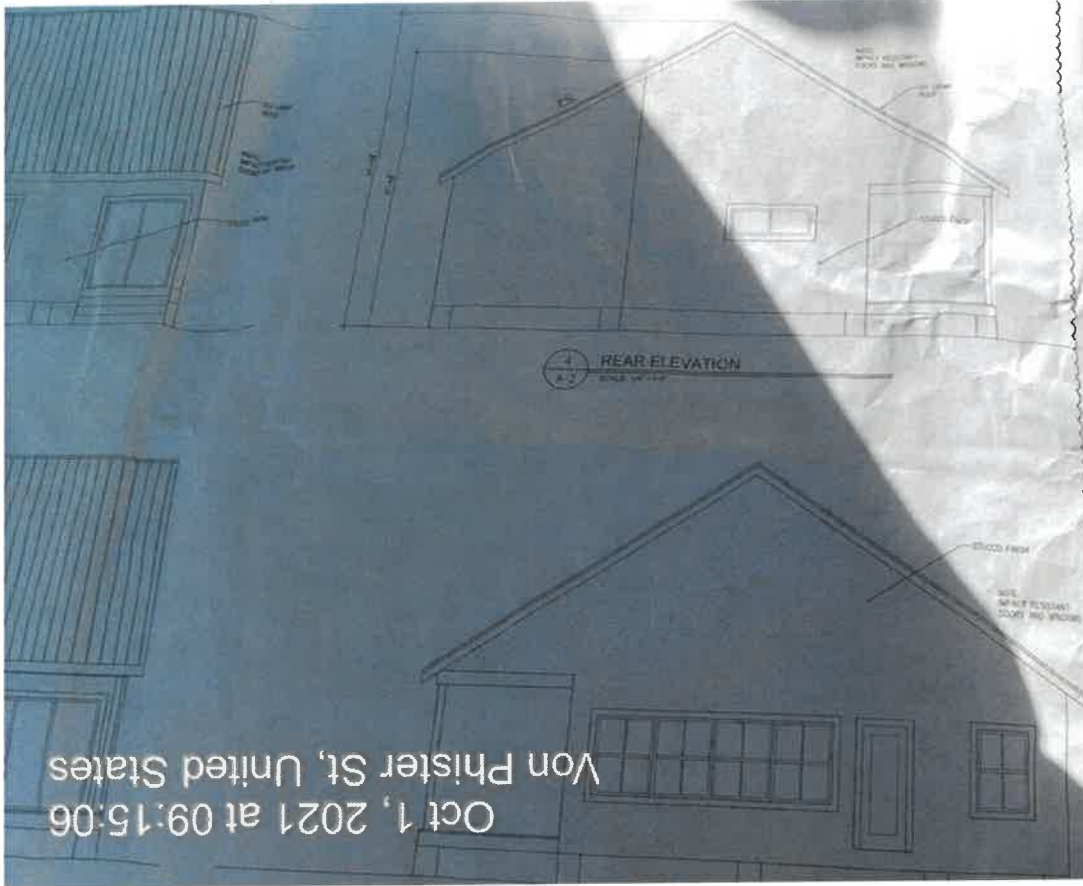


Oct 1, 2021 at 09:15:19  
Von Phister St, United States





Oct 1, 2021 at 09:15:06  
Von Phister St, United States



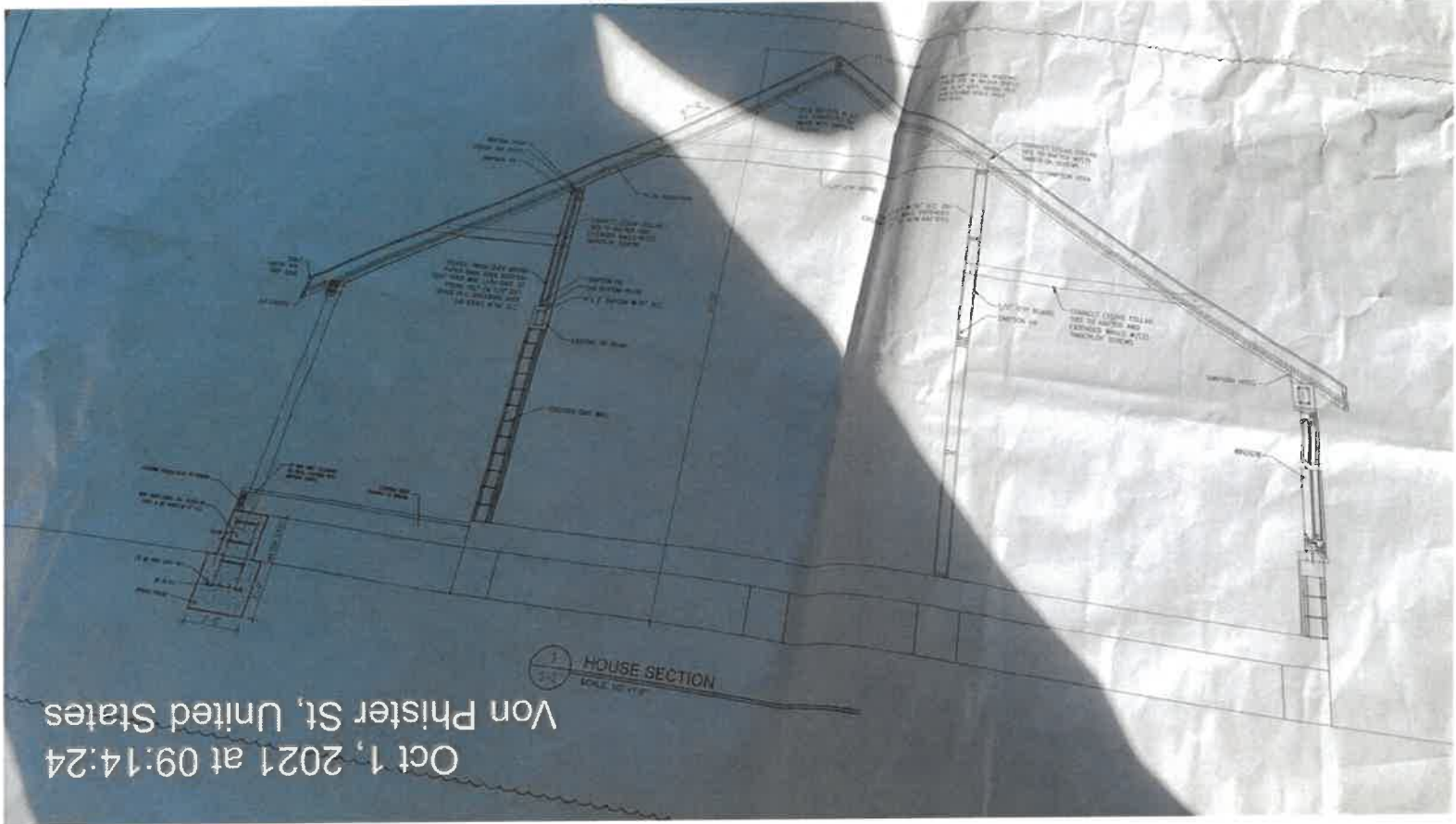
REYNOLDS ENGINEERING SERVICES, LLC  
FL CA NO. 26597  
74478 Overseas Highway  
Sumterland Key FL 33042  
304-304-5987  
JIM@REYNOLDSENGINEERING.COM

RESIDENTIAL REMODEL  
STEWART RESIDENCE  
1423 VON PHISTER STREET KEY WEST FL





Oct 1, 2021 at 09:14:24  
Von Phister St, United States



Oct 1, 2021 at 09:14:09  
Von Phister St, United States

HOUSE SECTION


Residential Remodeling Services, Inc.  
1000 E. 1st St. Suite 100  
St. Petersburg, FL 33701  
Phone: 727-384-8881  
Fax: 727-384-8882  
www.residentialremodeling.com

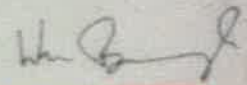
RESIDENTIAL REMODEL  
STEWART RESIDENCE  
1423 VON PHISTER STREET, KEY WEST, FL

RESIDENTIAL REMODEL  
STEWART RESIDENCE  
1423 VON PHISTER STREET, KEY WEST, FL

Oct 1, 2021 at 09:12:01  
Von Phister St, United States

**Florida** FLORIDA STATE  
DRIVER LICENSE CLASS E  
**B240-920-58-083-0**

  
WILLIAM  
BEAGLE  
G1 ROBERTA ST  
KEY WEST, FL 33040-0600  
DOB: 03-03-1958 SEX: M  
ISSUED: 07-23-2015 HGT: 5-07  
EXPIRES: 03-03-2023  
REST.  
ENDORSE  
REPLACED: 06-17-2015

  
**ORGAN DONOR**

Operation of a motor vehicle constitutes consent to any security, safety, or other



Oct 1, 2021 at 09:07:45  
Von Phister St, United States

**GEORGIA**  
DRIVER'S LICENSE

**DL** 

Governor: *B. Perdue*

**DRIVER'S LICENSE**  
*UNDER 21*

Commissioner: *Spencer R. Moore*

*Rafael Vega*

4d DL NO. **061615246**

3 DOB **05/28/2002**

9 CLASS **C**

4b EXP **05/28/2028**

15 SEX **M**

18 EYES **BRO**

16 HGT **5'-09"**

17 WGT **160 lb**

2 **RAFAEL NETRO**

1 **VEGA**

8 **3323 SYLVESTER HWY LOT 13**  
**ALBANY, GA 31705-8400**

**DOUGHERTY**

12 REST **A**

9a END **NONE**

4a ISS **05/28/2020**

5 DD **418937802200032606**



Officer Slection

Timestamp  
Camera

10/01/21 09:05 AM

Key West



Officer Slection



Timestamp  
Camera

10/01/21 09:05 AM

Key West

## Track Another Package +

Tracking Number: 70210350000127008679

Remove X

We attempted to deliver your item at 12:25 pm on November 26, 2021 in KEY WEST, FL 33040 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning November 27, 2021. If this item is unclaimed by December 11, 2021 then it will be returned to sender.

## Notice Left (No Authorized Recipient Available)

November 26, 2021 at 12:25 pm  
KEY WEST, FL 33040

Feedback

## Schedule Redelivery ∨

Text &amp; Email Updates



Schedule Redelivery



Tracking History



## November 26, 2021, 12:25 pm

Notice Left (No Authorized Recipient Available)

KEY WEST, FL 33040

We attempted to deliver your item at 12:25 pm on November 26, 2021 in KEY WEST, FL 33040 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the

notice beginning November 27, 2021. If this item is unclaimed by December 11, 2021 then it will be returned to sender.

**November 25, 2021, 3:42 pm**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**November 24, 2021, 8:58 pm**

Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

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## Product Information

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See Less ^

Feedback

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**



**Track Another Package +****Tracking Number:** 70210350000127008662

Remove X

Your item was picked up at the post office at 1:22 pm on November 19, 2021 in KEY WEST, FL 33040.

**✓ Delivered, Individual Picked Up at Post Office**

November 19, 2021 at 1:22 pm  
KEY WEST, FL 33040

Feedback

**Get Updates** ✓**Text & Email Updates****Tracking History****November 19, 2021, 1:22 pm**

Delivered, Individual Picked Up at Post Office  
KEY WEST, FL 33040

Your item was picked up at the post office at 1:22 pm on November 19, 2021 in KEY WEST, FL 33040.

**November 19, 2021, 12:03 pm**

Available for Pickup  
KEY WEST, FL 33041

**November 18, 2021, 8:32 pm**

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

**November 18, 2021**

In Transit to Next Facility

**November 5, 2021, 9:23 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

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## Product Information

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See Less 

**Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback