



THE CITY OF KEY WEST

Building Department

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

NOTICE OF HEARING

Date: November 2, 2021

Luigi Vaccaro, III
Key West Trim Works, Inc.
1700 Patricia St.
Key West, FL. 33040

License # RB29003530
Certified Mail # 70210350000127008648

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 The City of Key West Code Compliance received a complaint from Gary Hernandez regarding unpermitted work. On 9/27/2021 Code Officer Paul Navaro spoke with to the owner (Mr. Esteban Andrade) and he provided the contractor's phone number (478-737-5529, Mr. Robert Gued), which works for Key West Trim Works, and the owner (Luigi Vaccaro) of the company confirmed. Mr. Andrade (owner, 2108 Forgarty) admitted that Key West Trim Works was doing the unpermitted work. Key West Trim Work (Luigi Vaccaro) admitted that they worked before permits.

Location of Violation(s):
2108 Forgarty Ave.
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
CC2021-01602

Description: Unpermitted work.		Status: ACTIVE	
Type: BUILDING ORDINANCE		Subtype:	
Opened: 9/24/2021	Closed:	Last Action: 10/20/2021	File Up: 9/27/2021
Site Address: 2108 FOGARTY AVE KEY WEST, FL 33040			
Site APN: 00049140-000000		Officer: LEO SLECTON	
Details: I received a phone from Gary Hernandez at 2112 Fogarty Ave 305-906-0169 regarding at 2108 Fogarty Ave unpermitted work going on in neighbors backyard.			

Case Summary

		<div><div>CASE OPEN</div><div>OPEN</div><div>COMPLETED</div></div>
DAYS	39	
{1} INSPECTIONS	1	
{1} VIOLATIONS	1	
{5} ACTIONS	5	

ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOTICE OF VIOLATION	Igor Timus	9/27/2021		
PERSONAL CONTACT	Ashley Dixon	10/14/2021		Amy Andrade came into City Hall to talk with Director Jim, but he was out of the office at the moment. Amy wanted information about the permits and what was going on with the red tag on her house. The code officer was out of the building at the time as well. Marybeth from building spoke to Amy about Luigi and the building permits. Amy feels as though she has been lied to from Luigi about the permits. Amy asked Marybeth about the process of changing the contractors and after that Amy decided she didn't need to talk to Jim anymore.
PHONE CALL	Leo Slecton	10/7/2021		I spoke to Luigi Vaccaro owner of Key West Trim Works. He informed me that he will come to City Hall the week of 10/5 - 10/8 and begin the after fact permit process.



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PHONE CALL	Leo Slection	10/20/2021	10/19/2021 I received a call for Gary Hernandez 2112 Fogarty, the complainant and neighbor of the subject address. Gary asked for an update and also for a print out of the code case file for a 2020 case against him. I explained to Mr. Hernandez that I would find the file and provide him a copy.
PHONE CALL	Leo Slection	10/22/2021	10/22/2021 I had a follow up phone call with Key West Trim owner Luigi and he informed me that he finally had engineering drawing complete and that he would come to City Hall no later than 10/26 to begin permit process.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ANDRADE ESTEBAN	2108 Fogarty Ave Key West, FL 33040			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	IG	9/27/2021	9/27/2021			To wit: On 9/27/21 I went to the subject property and I spoke to owner(Mr. Esteban Andrade), and he provide me the contractor phone number(478 737-5529, Mr. Robert Gued), which woks for KEY WEST TRIM WORKS, and the owner(Luigi Vaccaro) of the company confirm that. I also spoked to the contractor about the situation at that property, and he assured me he was working on the permits. I allowed him 48 hours to acquire permits and instructed him no work on this time.



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INITIAL INSPECTION	IG	9/27/2021	9/27/2021			On the same day officer Navarro, officer Slection and I went to the complainant address to talk to them, and we had permission to take some pictures from their backyard, unpermitted work done at the rear back on the subject property. Mr. Andrade(owner, 2108 Fogarty) admitted that Key West Trim Works was doing the unpermitted work. Key West Trim Work(Luigi Vaccaro) admitted that they work before permits.
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						<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.</p> <p>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</p>



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Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions	Igor Timus	9/27/2021			<p>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> <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</p>
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					<p>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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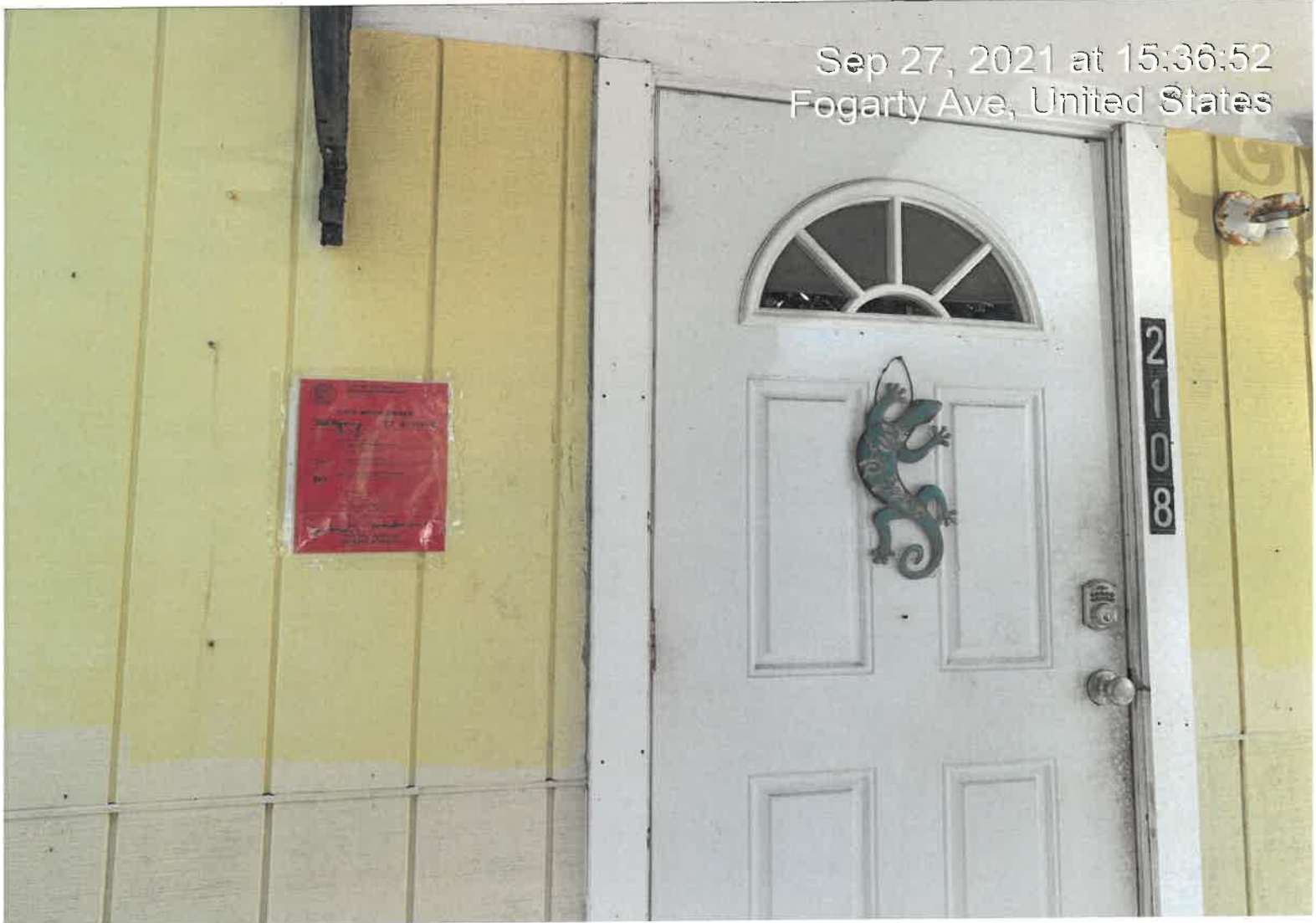
Sep 27, 2021 at 3:07:16 PM
Key West



Sep 27, 2021 at 15:37:46
Fogarty Ave, United States



Sep 27, 2021 at 15:36:52
Fogarty Ave, United States



Sep 27, 2021 at 15:36:40
Fogarty Ave, United States



CITY OF KEY WEST
BUILDING DEPARTMENT
1300 White Street
Key West, FL 33040

STOP WORK ORDER

Address of Infraction:

200 Fogarty

CC 21-01802

Contractor or Individual Performing Violation:

N/A

Permit #:

Reason for Notice:

☐ BUILDING PERMIT REQUIRED

Code of Ordinances, Section 14-37 -- No work shall be performed without benefit of a permit.

Inspector:

17

☐ HARC PERMIT REQUIRED

Code of Ordinances, Section 14-61 -- No work shall be performed without benefit of a Certificate of Harassment.

TR #:

373

☒ WORKING OVER SCOPE OF PERMIT

Code of Ordinances, Section 14-97 -- No work shall be performed unless a proper permit is obtained.

OTHER:

SECTION 14-133, Unauthorized removal of complaints, notices or orders.
No person without permission of the Building Official shall remove or destroy the removal notice in accordance with sections 14-130 and 14-139.

THIS STOP WORK ORDER is hereby issued upon authority of the Office of the Building Official.

POSTED and ORDERED this

23

September 2021

by

Ignatius

Chief Building Official

DO NOT REMOVE

Sep 27, 2021 at 3:07:02 PM
Key West



Sep 27, 2021 at 3:07:10 PM
Key West

