



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Contractors Examining Board

Wednesday, September 7, 2022

3:30 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order - 3:42 P.M.

Roll Call

Absent 2 - Mr. Balbuena Sr, and Chairman Castellanos

Present 5 - Mr. Chinnis, Mr. Millesi, Ms. Norris, Mr. Vazquez, and Mr. Waite

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as presented.

Approval of Minutes

1 June 1, 2022

Attachments: [Minutes](#)

A motion was made by Mr. Waite, seconded by Ms. Norris, that the Minutes be Approved. The motion passed by unanimous vote.

Action Items

2 FY 2022-2023 CEB Proposed Meeting Dates

Attachments: [FY2022-2023 CEB PRO MT DATES](#)

A motion was made by Ms. Norris, seconded by Mr. Waite, that the Action Item be Approved. The motion passed by unanimous vote.

3

(Hearing)

Case: CC2022-01077

Address: 2815 Flagler Ave.

Contractor: Southernmost Contracting, LLC
(Kevin David Pickett)

Code Officer: Paul A. Navarro

Date of Violation(s) 7/6/2022

Case: CC2022-01077 (Building Ordinance)

Code Violation:**Count 1: Sec. 14-37 - Work performed without a permit**

Address: 2815 Flagler Ave.

On 7/06/2022, during an area canvassing City of Key West Code Compliance Officer Paul Navarro observed work taking place at 2815 Flagler Ave. Mr. Navarro was allowed in by a worker from Southernmost Contracting, LLC. There were some permits on record but not posted at the subject property. The unpermitted interior renovation work was observed and photographed and was also admitted to by the contractor doing the unpermitted work. It consisted of new beams on the foundation, demolition of plumbing, electrical, bathroom and kitchen renovations. A site visit by the Building Official was requested to determine if more permits were required. The owner, who is also the contractor, was advised to stop all further work until proper permits were obtained.

Sponsor: Mr. Ramsingh**Attachments:**[Case Detail 2815 Flagler](#)[NOH CERT LT](#)[Photos 2815 Flagler Ave](#)[Timeline 2815 Flagler Ave](#)

A motion was made by Ms. Norris, seconded by Mr. Vazquez, that the board

does find a violation of one count by Mr. Pickett of Southernmost Contracting, LLC, and that there be a letter of reprimand with a \$100.00 administrative court cost. The motion carried by the following vote:

Absent: 2 - Balbuena Sr, and Chairman Castellanos

Yes: 5 - Mr. Chinnis, Mr. Millelli, Ms. Norris, Mr. Vazquez, and Mr. Waite

4

(Hearing)

Case: CC2022-01142

Address: 212 Angela St.

Contractor: TUT Builders, LLC
(John Tutlewski)

Code Officer: Roman Stenko

Date of Violation(s) 7/27/2022

Case: CC2022-01142 (Building Ordinance)

Code Violation:

Count 1: Sec. 14-37 - Work performed without a permit

Address: 212 Angela St.

On 7/27/2022, during an area canvassing, City of Key West Code Compliance Officer Roman Stenko observed and photographed a large hole that had been excavated without the benefit of a permit at 212 Angela St. TUT Builders, LLC (John Tutlewski) had applied for Permit BLD2022-1833 (Pool); however, information was required and it had not been approved or paid for. A Stop Work Order was placed until permits were obtained.

Sponsor: Mr. Ramsingh

Attachments: [CASE DETAIL CC2022-01142](#)
[NOH CERT LT JT](#)
[Photos 212 Angela](#)

A motion was made by Ms. Norris, seconded by Mr. Chinnis, that the board does find a violation of one count by Mr. Tutlewski of TUT Builders, LLC, and that there be a letter of reprimand with a \$100.00 administrative court cost. The motion carried by the following vote:

Absent: 2 - Balbuena Sr, and Chairman Castellanos

Yes: 5 - Mr. Chinnis, Mr. Millelli, Ms. Norris, Mr. Vazquez, and Mr. Waite

5

(Hearing)

Case: CC2022-00668

Address: 3608 Sunrise Dr.

Contractor: Envy Pools, LLC
(Heather Tidwell)

Code Officer: Leo Slection

Date of Violation(s) 4/7/2022

Case: CC2022-00668 (Building Ordinance)

Code Violation:**Count 1: Sec. 14-37 - Work performed without a permit**

Address: 3608 Sunrise Dr.

On 4/07/2022, Officer Leo Slection of the City of Key West Code Compliance Department was on an owner application permit inspection for 3608 Sunrise Dr. Key West, FL when he observed and photographed non-permitted work that had already been performed (digging of a pool). No one was onsite actively working on this project, but Mr. Slection was able to determine that ASAP Pools performed the work as a sub-contractor for the permit qualifier Envy Pools, without the benefit of the required permits. Building Permit BLD2022-0405 (Pool) had been applied for but was at information required status and had not been paid for nor posted. Owner of record are Wacker Michael Frederick and Peila John Christopher, P.O. Box 398, Miles City MT 59301.

Sponsor: Mr. Ramsingh**Attachments:**[Case Detail 3608 Sunrise](#)[Photos 3608 SUNRISE](#)[NOH Cert. It. H.T. Envy Pools](#)[History H.T. Envy Pool](#)

A motion was made by Ms. Norris, seconded by Mr. Waite, that the Board does

find a violation of one count by Ms. Tidwell of Envy Pools, LLC, and that there be a \$250.00 fine with a \$100.00 administrative court cost. The motion carried by the following vote:

No: 1 - Mr. Vazquez

Absent: 2 - Balbuena Sr, and Chairman Castellanos

Yes: 4 - Mr. Chinnis, Mr. Millelli, Ms. Norris, and Mr. Waite

Adjournment - 4:19 P.M.