



THE CITY OF KEY WEST

Building Department

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

NOTICE OF HEARING

Date: January 13, 2023

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

License # RB29003530
kwtriminc@gmail.com
(305) 928-9197

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 11/01/2022 While conducting a building inspection with City of Key West Chief Building Official Ramsingh, and Code Compliance Officer Leo Slection observed and photographed non-permitted, over scope work at the subject address. No work was being performed during our inspection however there were four workers onsite that said they were employed by Key West Trim Works. They indicated that they performed the over scope and non-permitted work to CBO Ramsingh. Owner of record is KWRH LLC 817 Duval St Key West, FL. BLD2022-2048. I secured a Stop Work Order to the front entry area and left a copy of Ordinance 102-158. Photos have been placed in File Bound and Body Cam video has been placed in Evidence.

Count 2: Sec. 18.117 Acts declared unlawful.

It shall be unlawful for any contractor, as defined in [section 18-116](#), operating anywhere within the city, licensed individually or as a firm contractor, or any officers, directors or qualified representatives of a firm contractor to commit any one or more of the acts or omissions set forth in this section. It shall also be unlawful for any property owner to commit any one or more of the acts or omissions set forth in this section as it may pertain to a property owner who directly employs others to perform construction work at a property. Violations of this section by a property owner shall be subject to the authority of the special master

Location of Violation(s):
1328 Duncan St.
Key West FL 33040

Phone (305) 809-3956

YOU ARE REQUESTED TO APPEAR before the Contractors Examining Board on February 1st , **2023 at 3:30p.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