

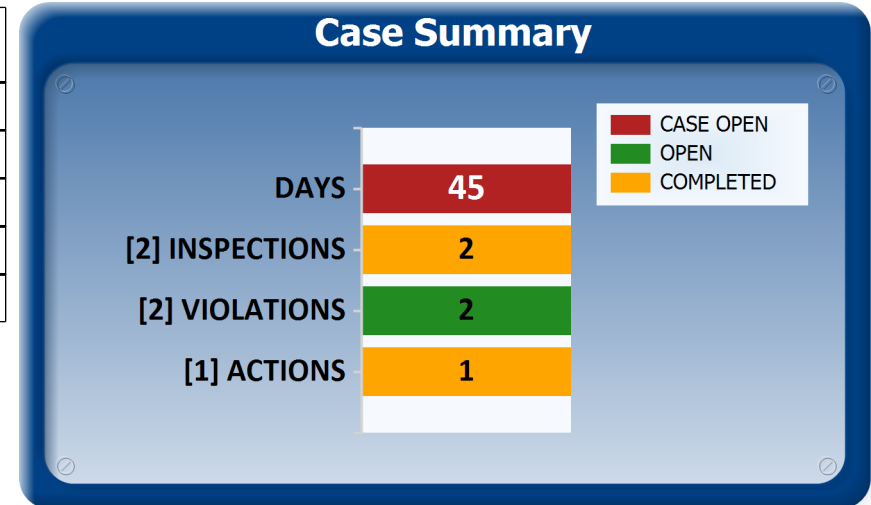


Case Details

City of Key West

Case Number
CC2022-01451

Description: Non-Permitted Construction / Over Scope Key West Trim Works			Status: IN COMPLIANCE
Type: BUILDING ORDINANCE		Subtype:	
Opened: 11/1/2022	Closed: 12/16/2022	Last Action: 12/15/2022	Flw Up: 12/15/2022
Site Address: 1328 DUNCAN ST KEY WEST, FL 33040			
Site APN: 00035410-000000		Officer: LEO SLECTON	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
				<p>From: Greg Oropeza <greg@oropezastonescardenas.com> Sent: Wednesday, December 14, 2022 8:35 AM To: Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov> Cc: Brandon Dimando <brandon.dimando@cityofkeywest-fl.gov>; Leo Slecton <leo.slecton@cityofkeywest-fl.gov> Subject: [EXTERNAL] Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 1328 Duncan</p> <p>CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p> <p>Hi Raj,</p> <p>Are we good on this one in terms of lifting the red tag? Let me know if you need anything else to move forward.</p>



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Thanks, Greg
Gregory S. Oropeza, Esq.

Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
Oropezastonescardenas.com

On Dec 12, 2022, at 4:18 PM, Jim J. Young
<jjyoung@cityofkeywest-fl.gov> wrote:

Greg,

Raj has been the lead on reviewing the application, he will
be back in town on Wednesday.

JY

From: Greg Oropeza <greg@oropezastonescardenas.com>
Sent: Monday, December 12, 2022 4:14 PM
To: Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Brandon
Dimando <brandon.dimando@cityofkeywest-fl.gov>; Leo
Slection <leo.slection@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE:
[EXTERNAL] RE: 1328 Duncan

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Hi Jim,

Sorry to be a pest, but any update on this one? Trying to get
the guys back to work.



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Thanks, Greg

Gregory S. Oropeza, Esq.

221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
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Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.



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EMAIL	Leo Slection	12/15/2022	12/15/2022	<p>From: Jim J. Young <jjyoung@cityofkeywest-fl.gov> Sent: Thursday, December 8, 2022 10:53 AM To: Greg Oropeza <greg@oropezastonescardenas.com>; Brandon Dimando <brandon.dimando@cityofkeywest-fl.gov>; Leo Slection <leo.slection@cityofkeywest-fl.gov> Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 1328 Duncan</p> <p>Greg,</p> <p>Raj Ramsingh is verifying the information with the two payroll company's, once that is completed the red tag will be removed.</p> <p>JY</p> <p>From: Greg Oropeza <greg@oropezastonescardenas.com> Sent: Wednesday, December 7, 2022 1:06 PM To: Brandon Dimando <brandon.dimando@cityofkeywest-fl.gov>; Leo Slection <leo.slection@cityofkeywest-fl.gov>; Jim J. Young <jjyoung@cityofkeywest-fl.gov> Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: 1328 Duncan</p> <p>CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p> <p>Hi Jim,</p> <p>Does the City need anything additional to release the red tag and after the fact permit on this one?</p> <p>Thanks, Greg</p> <p>Gregory S. Oropeza, Esq.</p>
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221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
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From: Brandon Dimando <brandon.dimando@cityofkeywest-fl.gov>

Sent: Monday, November 21, 2022 4:47 PM

To: Greg Oropeza <greg@oropezastonescardenas.com>; Leo



Case Details

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Case Number
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Slection <leo.slection@cityofkeywest-fl.gov>; Jim J. Young
<jjyoung@cityofkeywest-fl.gov>
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: 1328 Duncan

Greg-

I've got court all morning but in after 130 for the afternoon
Tuesday and most of the day Wednesday.

Leo and Jim take the lead on prosecutorial decisions if you
want to take a run at them first. I've copied them for good
measure. Happy to discuss though. Thanks

Brandon

Cell 3053041620

Sent from my iPhone

On Nov 21, 2022, at 4:34 PM, Greg Oropeza
<greg@oropezastonescardenas.com> wrote:

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organization. Do not click links or open attachments unless
you recognize the sender and know the content is safe.

Hi Brandon,

Do you have any time tomorrow for a quick call on this one?

Thanks, Greg

Gregory S. Oropeza, Esq.

221 Simonton Street



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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	KWRH LLC	817 Duval St Key West, FL 33040			
PREVIOUS OWNER	PARKS JOHN G	7 Allamanda Ter Key West, FL 33040			

FINANCIAL INFORMATION



Case Details

City of Key West

Case Number
CC2022-01451

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	LS1	12/15/2022	12/15/2022	IN COMPLIANCE		Required after the fact permits have been obtained
INITIAL INSPECTION	LS1	11/1/2022	12/15/2022	VIOLATION FOUND		11/1/2022 While conducting a building inspection with Chief Building Official Ramsingh, I 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. 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.
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



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Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions	Leo Slecton	11/1/2022	ENTIRE PROPERTY	<p>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 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</p>
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						<p>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 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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Sec. 14-40 Permits in historic districts	Leo Slection	11/1/2022	ENTIRE PROPERTY	<p>(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.</p> <p>(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.</p> <p>(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.</p> <p>(d) Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:</p> <p>(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or</p> <p>(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.</p> <p>Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.</p>
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ATTACHMENTS