



THE CITY OF KEY WEST

Building Department

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

NOTICE OF HEARING

Date: January 13, 2023

Ireneusz Stanislaw Pluscinski
Project MGMT & Const Development LLC
3217 Harriet Ave.
Key West, FL 33040

License #CGC1531165
IRSON@HOTMAIL.ES
(305) 240-7068

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 12/08/2022 During an area canvas, City of Key West Compliance Officers Paul Navarro and Sean Davis observed and photographed non-permitted work being done at 628 Grinnell Street. The individuals conducting the work are employees of Project MGMT & Const Development LLC. The above contractor does have a permit for exterior renovations (siding patch repair (10 boards) and painting - BLD2022-3441) however upon investigation it was determined the work being done was over the scope and required additional permits. Three rain gutters were removed with new ones ready for installation, as well as a concrete beam removed from the foundation of the house that will require replacement. We spoke to the owner's wife and informed her of the violations and the Stop Work Order. I was later contacted by the contractor (Ireneusz Pluscinski) who stated he will apply for the proper permits tomorrow (December 08, 2022). A Stop Work Order was secured to the front window. Evidence photos were placed in File Bound.

Location of Violation(s):
628 Grinnell St.
Key West FL 33040

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