



THE CITY OF KEY WEST

Building Department

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

NOTICE OF HEARING

Date: February 8, 2024

Certified Mail #7020 1290 0001 4218 4409

Luigi Vaccaro, III
Key West Trim Works, Inc.
17130 Amberjack Ln.
Summerland Key, FL 33042
33040

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

OFFICE COPY

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 permits; Failure to apply and obtain the appropriate permits.

On 11/21/2022 Code Officer Roman Stenko, in response to a complaint regarding unpermitted work at the subject address 10 Lowes Lane. Officer Stenko along with Building Inspector Tarin Wright conducted an inspection where they observed and photographed work that was performed over the scope of permits that had been issued to the property (BLD 22-3106 and BLD 22-3108). The contractor of record is Key West Trim Works. A Stop Work Order was placed. Mr. Darek Lyzwinski is the property owner of record and stated to work for Key West Trim Works. They agreed to apply for an after the fact permit for Electrical Demo.

Count 2: Sec. 14-40 Permits in historic districts; Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

Count 3: 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):
10 Lowes Lane
Key West FL 33040

YOU ARE REQUESTED TO APPEAR before the Contractors Examining Board on March **6th, 2024 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

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 Street and Apt. No., or PO Box No.: **604 Whitehead St.**
 City, State, Zip+4: **Key West FL 33040**

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Sent To: **Mr. Vaggaro, III KWTM Works**
 Street and Apt. No., or PO Box No.: **13130 Amberjack Ln.**
 City, State, Zip+4: **Summerland Key FL 33042**

Extra Services & Fees (check box, add fee as appropriate)

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SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Cara Higgins Law
Cara Higgins
604 Whitehead St.
Key West, FL 33040

2. Article Number (Transfer from service label)
7020 1290 0001 4218 4416

PS Form 3811, July 2020 PSN 7530-02-000-9053

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