MONROE COUNTY CODE ENFORCEMENT

SPECIAL MAGISTRATE AGENDA

FEBRUARY 28TH 2008

10:00 A.M.

##### MARATHON GOVERNMENT REGIONAL CENTER

##### SPECIAL MAGISTRATE, LARRY J. SARTIN, PRESIDING

# A.CALL TO ORDER 10:00 A.M.

# B.PLEDGE OF ALLEGIANCE

# C.PURSUANT TO FLORIDA STATUTES SECTION 286.0105, BE ADVISED THAT, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT TODAY’S HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED 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.

# D.PURSUANT TO FLORIDA STATUTE SECTION 162.07, IF THE COUNTY PREVAILS IN PROSECUTING A CASE BEFORE THE SPECIAL MAGISTRATE, THE COUNTY SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE SPECIAL MAGISTRATE AND SUCH COSTS MAY BE INCLUDED IN THE LIEN AUTHORIZED UNDER SECTION 162.09(3), FLORIDA STATUTES

# E.SWEARING IN OF WITNESSES TO TESTIFY

**NEW CASES INSPECTOR LAKE:**

**1. CE07080101CHARLES, ROBERT L.**

SUBJECT:**Section 9.5-317(b)(1)d** – Limited Storage

Section 9.5-317(b)(1)d (viii) - The area enclosed below the base

flood elevation shall not be used for human habitation.

Section 12.1-1 – Business tax required

Section 19-129(c) - habitation of trailer is not allowed in this

district.

Section 9.5-111(1) – An after the fact permit and inspections required for addition, lower enclosure, pool, deck fencing.

Section 9.5-242(a)(3)b – Duplex is not permitted in an IS district

LOCATION:BK 15, LT 4, & N ½ LT 3, CUTTHROAT HARBOR EST. CUDJOE KEY

RE#00179450-000000

ACTION:Continued for service

2. CE07090061ELDINE B. SANDS REV. LIVING TRUST

SUBJECT:Section 6-4(a)(c) -Unsafe buildings- roof compromised, declared uninhabitable by the Property Appraiser on 2007 tax roll, abandoned home. (THIS IS AN ALLEGED REPEAT VIOLATION)

Section 9.5-111(1) – an after the fact permit and inspections are

required for installation of metal roof, replacement of fascia, column supports constructed on porch.

LOCATION:LT 9, PEREZ SUBDIVISION, SUGARLOAF KEY, PB3-147

RE#00171750-000000

3. CE07120004EDWARD J. WEDGE

SUBJECT:Section 6-4(a)(c) – Unsafe Buildings: Habitation without the benefit of electric or water.

LOCATION:BIG COPPITT KEY, PT LOTS 2 & 3, (LOT 65)

RE#00121490-000000

**REVIEW CASES INSPECTOR LAKE:**

**4. CE06110153JOHN GRODZINSKI, JR. & MONICA GRODZINSKI**

SUBJECT:Section 9.5-111(1)– an after the fact permit and inspections

are required for the placement of a propane tank.

LOCATION:BK 2, LT 9, CUDJOE OCEAN SHORES, PB5-107, CUDJOE

KEY

RE#:00187390-000000

ACTION:January 31st 2008, Finding of Violation, Fines $50.00 per day as of January 31st 2008, $100.00 costs. Review 02/28/08

**5. CE06080208WALTER G. GAGE, JR. & NORMA GAGE**

SUBJECT:**Section 9.5-111(1)–** an after the fact permit and inspections are required for remodel, drywall, electric, plumbing, tile, kitchen remodel, bathroom plumbing, cabinetry, ceiling, doors and windows.

LOCATION:LT 19, SUGARLOAF SHORES, SUGARLOAF KEY

RE#00163380-000000

ACTION:May 31, 2007 – Finding of Violation , fines imposed $200.00

per count per day, plus costs at $100.00. June 28th 2007- Fines stayed to September 27th 2007. September 27th 2007, fines

reinstated. Compliant – Fines due $35,600.00 plus $100.00 Costs.

**6. CE07040176JAMES S. HASKELL**

SUBJECT:**Section 6-21(b)**  Work is undertaken outside the scope or contrary to the conditions of the building permit;

LOCATION:BK LT 75, REV PLAT OF SUGARLOAF SHORES, SEC D,

EXTENSION PB6-10, SUGARLOAF KEY

RE#:00166973-007500

ACTION:November 29th 2007, Finding of Violation. $100.00 costs

imposed. January 31st 2008, fines imposed, $50.00 per day,

review.

**7. CE07040047GARY RANDOLPH & LINDA RANDOLPH**

SUBJECT: **Section 6-4(a)(c)** Unsafe buildings – banisters have been

removeAPPLICATION FOR INCLUSION OF A PROPERTY IN THE U.S. WORLD HERITAGE TENTATIVE LIST "French Creole properties of the Mid-Mississippi Valley Corridor"Prerequisites for U.S. World Heritage NominationsPrerequisite 1 - Legal Requirements:A. National Significance:Has the property been formally determined to be nationally significant for its cultural values, natural values, or both (in other words, has it been formally designated as a National Historic Landmark, a National Natural Landmark, or as a Federal reserve of national importance, such as a National Park, National Monument, or National Wildlife Refuge)? If not, are there on-going processes to achieve any of the above designations and what is their status? (Listing in the National Register of Historic Places is not equivalent to National Historic Landmark status.)YES: \_\_\_x\_\_\_\_\_\_NO: \_\_\_\_\_\_\_\_Comment:\_\_All of the properties included in the application are National Historic Landmarks. B. Owner Concurrence:Are all the property owners aware of this proposal for the inclusion of the property in the U.S. Tentative List and do all of the property owners agree that it should be considered? If any agreement is uncertain or tentative, or if the ownership situation is disputed, otherwise complicated, or unclear, please explain the issues briefly.YES: \_\_\_x\_\_\_\_\_\_NO: \_\_\_\_\_\_\_\_Comment:\_\_\_The owners of all of the properties included in the application are aware that their properties are included , and agree that their properties should be included in the application.C. Willingness to Discuss Protective Measures:If the property is nominated to the World Heritage List, it will be necessary for all of the property owners to work with the Department of the Interior to document fully existing measures to protect the property and possibly to devise such additional measures as may be necessary to protect the property in perpetuity. Are all the property owners willing to enter into such discussions?YES: \_\_x\_\_\_\_\_\_\_NO: \_\_\_\_\_\_\_\_Comment: All of the owners are willing to enter into discussions to improve protection. D. Scheduling:If you wish a property to be nominated to the World Heritage List in a particular year during the period 2009-2019, please indicate the reason(s) why and the earliest year in which you feel it will be possible to meet all requirements for nominationPreferred Year: \_\_\_\_No preferred year.\_\_\_\_\_\_\_\_x\_\_\_\_\_\_\_\_\_\_\_\_Reasons: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Prerequisite 2 - Specific Requirements for Nomination of Certain Types of Properties:E. Serial (multi-component) Properties:If you are proposing a nomination that includes separate components that could be submitted separately over several years, do you believe that the first property propd

**Section 9.5-111(1)** – an after the fact permit is required for exterior repair, spalling repair, electric, and replacement of banisters.

LOCATION:LT 35, SUGARLOAF SHORES, SUGARLOAF KEY

RE#00163540-000000

ACTION:May 31st 2007, Finding of Violation $100.00 costs imposed,

reserved on fines. Continued.

**8. CE05120015PHILLIP MCGANN & TERRY MCGANN**

SUBJECT:**Section 9.5-317(b)(1)d(v)** The interior portion of an enclosed

area below an elevated building may not be partitioned and must be void of utilities that would service the enclosure and cannot be temperature controlled.

**Section 9.5-317(b)(5)i** - Walls and partitions

Section 9.5-317(b)(7) –Lower enclosure below base flood shall be constructed or equipped for uses such as kitchen, dining room, family room, recreation room, office, bedroom, bathroom or workshop..

LOCATION:BK 3, LT 48, CUDJOE GARDENS, 2ND ADDN,

CUDJOE KEY

RE#00173910-000000

ACTION:September 27th 2007, stipulation agreement accepted, finding of

violation $100.00 costs levied, reserved on fines.

**9. CE06100027ORLANDO E. RAMOS, SR.**

SUBJECT:**Section 9.5-122.1(j)(3) - Application procedures for residential ROGO.**  Revisions to applications and awards: Cistern which was used for ROGO points has been removed.

LOCATION:LT 5, VACATION HARBOUR, SUGARLOAF KEY

RE#00172061-000500

ACTION:On February 22nd 2007, Finding of violation, compliance by March 22nd 2007, or $150.00 per day thereafter. Costs levied $100.00. March 29th 2007, lien imposed. May 8th 2007, lien recorded. To be moved forward for collections.

**10. CE07030259ANA MARIA DELGADO & PEDRO DELGADO**

SUBJECT:**Section 8-17(b) – Premises to be cleaned and mowed.**

LOCATION:LT 12, SUGARLOAF SHORES, SEC D, SUGARLOAF KEY

RE#00164040-000000

ACTION:October 25th 2007, Finding of Violation, $100.00 costs, Fines $150.00 per day as of October 25th 2007. Review

**NEW CASES INSPECTOR DOWLING:**

**11. CE05020391S & W OF KEY WEST, INC./SHERRI SMALLWOOD, R/A**

SUBJECT:**Section 15.5-21(a) *Connection of existing on-site sewage***

***treatment and disposals systems to central sewerage system****.*

LOCATION:6531 MALONEY AVE., STOCK ISLAND

RE#00125740-000000

ACTION:Continued

**12. CE07040154MICHAEL HAGGERTY & JUANA M. HAGGERTY**

SUBJECT:**Section 9.5-317(b)(1)d –** Lower enclosure/improvements: Enclosure exceeds scope of work allowed by permit #05102109: habitation, finishes, drywall, electric, plumbing, partition walls, tile.

**Section 16-18 –** Un-permitted use of the County Right of Way. Pavers

Section 9.5-111(1) - an after the fact permit and inspections are

required for fence, pavers, addition to front porch, stairs, railings, second lower enclosure, vinyl siding.

LOCATION:BK D, LT 21, LINCOLN GARDENS, #2, PB5-90, STOCK

ISLAND

RE#00128880-000000

**13. CE07110069PETER A. HARRIGAN**

SUBJECT:**Section 12.1-1 –** Occupational Tax Structure

**Section 6-4(a)(c)-**  Unsafe Buildings: work done without benefit of permit or inspections. Thatch roof awnings, addition to rear porch or deck new pool pump/heater, lean to constructed over pump.

**Section 9.5-111(1)-** An after the fact permit and all inspections are required for the following: Thatch roof awnings, addition to rear porch or deck new pool pump/heater, lean to constructed over pump.

LOCATION:BK 5, LOTS 10 & 11, KEY HAVEN TENTH ADDITION,

RE#00140730-000000

**REVIEW CASES INSPECTOR DOWLING:**

**14. CE06060208PETER HARRIGAN (formerly cited as Interloc, Inc,/Peter**

**Harrigan (D)**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:*  Lack of railings around tiki.

Section 9.5-111(1)– after the fact permits are required for the

construction of a tiki and the installation of electrical.

LOCATION:KEY HAVEN TENTH ADDITION, PB5-114, RACCOON KEY

LOTS 10 & 11, BK 5

RE#00140730000000

ACTION:July 27th 2007- Finding of violation $100.00 costs, fines

reserved. Fines imposed $100.00 per count, per day. New owner, re-noticed.

**15. CE05020371HARVEY CAPPS INTER VIVOS TR**

SUBJECT:**Section 15.5-21(a)(b)*Connection of existing on-site sewage***

***treatment and disposals systems to central sewerage system.***

LOCATION:STOCK ISLAND, MALONEY SUB, PB1-55, STOCK

ISLAND, PT W ½, SQR 51

RE#:00126500-000000

ACTION:Stipulation agreement signed. Violation $100.00 costs, $25.00

per day if not compliant by January 25th 2008. Continued

**16. CE05030257 RAIN K. TOWNSEND & PHILLIP H. TOWNSEND**

SUBJECT:**Section 15.5-21(a) *Connection of existing on-site sewage treatment and disposals systems to central sewerage system.***

LOCATION:6621 MALONEY AVENUE, STOCK ISLAND

RE#00125770-000000

ACTION:September 29th 2005, Finding of Violation, $100.00 Costs imposed, reserved on fines. December 1st 2005, fines $100.00 per day imposed, lien imposed. Deferred recording.

**17. CE06060085MILE MARKER 10, LLC/HERBERT L. UNDERWOOD, JR.**

SUBJECT:**Section 6-4(a)(c)** Unsafe Buildings: Floating structures and all buildings on this parcel have been deemed unsafe structures.

Section 9.5-111(1) – Floating structures have been repaired without benefit of permit or inspections.

LOCATION:1211 OVERSEAS HIGHWAY, BIG COPPITT KEY

RE#00121060-000000

ACTION:December 15th 2006, Finding of Violation, January 31st 2008,

fines imposed on Unsafe charge $50.00 per day. Review

**18. CE06050165MILE MARKER 10, LLC/ HERBERT L. UNDERWOOD JR.**

SUBJECT:**Section 6-4(a)(c)** Unsafe Buildings: Floating structures and all buildings on this parcel have been deemed unsafe structures.

LOCATION:1211 OVERSEAS HIGHWAY, BIG COPPITT KEY

RE#00121050-000000

ACTION:December 15th 2006, Finding of Violation, January 31st 2008,

fines imposed on Unsafe charge $50.00 per day. Review

**19. CE07010221WILLIAM B. BRADEN**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings – railings on second floor

removed.

**Section 9.5-111(1) –** An after the fact permit and all inspections are required for the replacement of windows, doors and railings.

LOCATION:SNUG HARBOR ADDITION #1, SUMMERLAND KEY LT 5

& S’LY 10’ LT 6, BK 1

RE#00195480-000000

ACTION:May 31st 2007, Finding of Violation, $100.00 costs imposed,

reserved on fines.

**20. CE06020182RIMACO INTERAMERICAN,INC/**

**RICARDO ALVEREZ, SR (D)**

ECT:SUBJECT:Section 9.5-111(1)– an after the fact permit and inspections are

required for land clear and fill.

**Section 9.5-73 Amendments to permits for conditional uses.**

LOCATION:22500 PIECES OF EIGHT RD, CUDJOE KEY

RE#00178050-000000

**ACTION:**March 29th 2007, Finding of Violation $100.00 costs imposed,

reserved on fines. October 25th 2007, fines imposed $150.00

per count per day. January 31st 2008, vacated order imposing fines, Finding of Fact with costs remains in place. Compliance February 20th 2008 must be compliant, or fines in the amount of $100.00 per count per day will begin to accrue on February 21st 2008.

**21. CE04030133FRED ROTH**

SUBJECT:**Section 9.5-111(a)** - Stairs, electrical, storage sheds and porch without the benefit of permit or inspections

**Section 9.5-2(a) - *General applicability***

LOCATION:US 1, BIG COPPITT

RE#00150860-00000

ACTION:December 2nd 2004- Finding of violation, reserved on fines and

costs. June 30th 2005, dismissed §16-18 and § 9.5-281 as

compliant. Costs $100.00 imposed. Fines - $100.00 per count, per day. January 26th 2006 – lien imposed. September 28th 2006-

Deferred recording of lien. .

**22. CE04030144FRED ROTH**

SUBJECT:**Section 9.5-111(a)** - An after the fact permit is required for

stairs, electrical, storage sheds and porch.

**Section 9.5-2(a)** - ***General applicability:***

LOCATION:US 1, Big Coppitt Key

RE#00150840-000000

December 2nd 2004- Finding of violation, reserved on fines &

costs. June 23rd 2005 dismissed §16-18, §9.5-281 as complaint

December 1st 2005, Dismissed §19-129(a) and §19-95 were

dismissed as complaint. Costs $100.00 imposed. Fines - $100.00

per count, per day. January 26th 2006 – lien imposed. September

28th 2006- Deferred recording of lien.

**23. CE07080193CANDACE ANDRUS**

SUBJECT:**Section 6-4(a)(c) Unsafe buildings**.(a) *Abatement Required:*  The structure has been rebuilt without benefit of permits or inspections.

Section 9.5-111(1)– structure has been rebuilt without benefit of

permits or inspections.

LOCATION:SUGARLOAF KEY, LT 20, RESUB OF GOV LOT 1

RE#00119180-000000

ACTION:November 29th 2007, Finding of Violation, $100.00 costs levied.

Reserved on fines.

**24. CE05120138KATHERINE BRYAN C/O DOUGLAS BRYAN**

SUBJECT:Section 9.5-111(1)– an after the fact permit and inspections are required for land clear.

LOCATION:BK 19, LT 65, BREEZESWEPT BEACH ESTATES, RAMROD

KEY

RE#00206510-000000

ACTION:September 28th 2006, Finding of Violation, $100.00 costs levied. Ordered to correct violation by October 12th 2006, or pay fines in the amount of $250.00 per day thereafter. October 19th 2006, Compliance extended to December 15th 2006. February 22nd 2007, compliant, must remain open 3 years.

**25. CE06010245DONALD BROWN & GLENDS RENTZ**

SUBJECT:**Section 6-34 Required Inspections.** The building official, upon notification from the permit holder or his agent shall make inspections required by the Florida Building Code and this chapter and shall either release that portion of construction or shall notify the permit holder or his agent of any violations which must be corrected to comply with the Florida Building Code. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. A final inspection has not been obtained for fence.

**Section 9.5-111(1) –** A building permit is required prior to the following: (1)Any work specified in chapter 6.0; An after the fact permit is required for change of use. **\* This is alleged to be a repeat violation\***

**Section 9.5-2(a)*General applicability:*** …. No Development shall be undertaken without prior approval and issuance of a development permit under the provisions of this chapter and other applicable laws and regulations. Use of property as storage requires planning approval. \* This is alleged to be a repeat violation\*

LOCATION:BK 11, LT 10, BIG COPPITT KEY

RE#00150970-000000

INSPECTOR:DOWLING

ACTION:May 25th 2006 the Special Magistrate found the respondent(s) in violation as cited (AS A REPEAT) and ordered the respondent to correct the violation(s) by July 20th 2006, or pay fines in the amount of $500.00 per count, per day thereafter. **On September 7th 2006, the case became compliant, leaving fines in the amount of $76,100.00 owing**. On October 19th 2006, the Special Magistrate agreed to mitigate fines to the amount of $11,415.00, to be paid within 30 days. June 28th 2007, lien imposed in full amount due. August 17th 2007, lien recorded. To be moved forward for collections.

**26. CE06010246DONALD BROWN & GLENDS RENTZ**

SUBJECT:**Section 6-34 Required Inspections** A final inspection has not been obtained for fence.

**Section 9.5-111(1) –** An after the fact permit is required for change of use. **\* This is alleged to be a repeat violation\***

**Section 9.5-2(a)*General applicability:***…. Use of property as storage requires planning approval. \* This is alleged to be a repeat violation\*

LOCATION:BK 11, LT 9, BIG COPPITT KEY

RE#00150960-000000

ACTION:May 25th 2006 the Special Magistrate found the respondent(s) in violation as cited (AS A REPEAT) and ordered the respondent to correct the violation(s) by July 20th 2006, or pay fines in the amount of $500.00 per count, per day thereafter. $100.00 costs levied. **On September 7th 2006, the case became compliant, leaving fines in the amount of $76,100.00 owing.** On October 19th 2006, the Special Magistrate agreed to mitigate fines to the amount of $19,025.00 to be paid within 30 days. June 28th 2007, lien imposed in full amount due. August 17th 2007, lien recorded. To be moved forward for collections.

**NEW CASES INSPECTOR LINK:**

**27. CE06110242EDWARD J. AMADOR & CLARA ELIANA AMADOR**

SUBJECT:Section 9.5-111(1)– an after the fact permit and all inspections

are required for the placement of pavers.

LOCATION:LT 2, SUNSET ACRES, RESUB, KEY LARGO

RE#00490321-000200

ACTION:Continued

**REVIEW CASES INSPECTOR LINK:**

**28. CE07050120OLD KEYS TAVERN, LLC**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. Chickee roof attachments, tile bar, wood decking, enclosure of stairwell, all installed without benefit of permit or inspections.

Section 9.5-111(1)– an after the fact permit and inspections are

required for decking, tile bar, chickee roof attachments, stair well,

and signage.

Section 9.5-403(b) inclusive. Prohibited Signs

LOCATION:NE ¼ OF NW ¼ KEY LARGO

RE#00083790-000100

ACTION:June 28th 2007, Finding of Violation $100.00 costs levied,

reserved on fines. No Occupancy ordered. Continued

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**29. CE07060184JOSE ALVAREZ & MARIANELLA ALVAREZ**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. Construction of handrail with electric attached, shade structure attached to shed, without benefit of permit or inspections.

**Section 9.5-111(1)** – an after the fact permit and inspections are required for walkway handrail, wooden planks replaced, electric installed on post in front of walkway, re-thatching of chickee hut and construction of shade structure without benefit of permit or inspections.

LOCATION:AMD. PLAT OF BERMUDA SHORES, PB7-11, LT 53, KEY LARGO

RE#00551007-001700

ACTION: August 30th 2007, Finding of violation, $100.00 cost levied, reserved on fines.

**30. CE07020284PENNIE D. MAY**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings: Mobile home has been deemed unsafe by the Building Official.

LOCATION:BK 12, LT 14, KEY LARGO TRAILER VILLAGE, FIRST

ADD.,KEY LARGO

RE#00460610-000000

ACTION:March 29th 2007, Finding of violation, $100.00 were levied for the cost of prosecution. Fines $100.00 per count per day as of April 20th 2007. May 31st 2007, fines stayed to June 28th 2007. July 27th 2007 the abatement of the fines was lifted and fines again began accruing as of July 28th 2007.

**31. CE07040213OCEAN ACRES RECYCLING, LLC/ CARL LINDBACK**

**(MGRM) & DEPT. OF ENVIRONMENTAL PROTECTION**

SUBJECT:Section 9.5-111(1)– land clear and commercial expansion without

benefit of permit and inspections.

LOCATION:OCEAN ACRES KEY LARGO, LOTS 35-36 &45

RE#00454120-000000

ACTION:July 27th 2007, Finding of Violation, $100.00 cost levied, Fines $250.00 per day as of August 24th 2007. January 31st 2008, lien imposed. Placed back on the agenda for discussion.

**32. CE05090032ELBA CAREAGA**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings: Seawall has been deemed to be unsafe

LOCATION:36 AVENUE E, KEY LARGO TRAILER VILLAGE

RE#00459770-000000

ACTION:April 26th 2007,Finding of violation, $100.00 levied for the cost of prosecution, reserved on fines.

**33. CE07010213PACIFICA KEY LARGO, LP & DOUBLE TREE RESORT, KEY LARGO**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. Enclosure of chickee without benefit of permit or inspections, deemed unsafe by the Building Official.

Section 9.5-111(1)– Enclosure of chickee hut, plumbing, electric, mechanical, gas line, and water heater installation without the benefit of permit or inspections.

LOCATION:2nd AMD & REV PLAT OF LEE SHORES PB2, 97, KEY LARGO

RE#00543080-000000

ACTION: June 28th 2007, Finding of violation, $100.00 were levied for the cost of prosecution, reserved on fines. NO OCCUPANCY until further order.

**34. CE05110056OLIVE B ADAMS TRUST c/o GEORGE LUCAS, PA. (formerly cited as James Creel Trustee (Olive Adams)) &**

**MARIE STONER & BRIAN STONER**

SUBJECT:**Section 9.5-242(a)-** Within the IS Land Use District – Accessory uses is a use not as of right without principle use and/or planning approval. Placement of sheds, fence, screen enclosure & concrete slab are accessory uses without a principal use.

LOCATION:TWIN LAKES, PB3-160 (PRIVATE PARKS & PRIVATE

DOCKINGS) PROB NO 11-61, KEY LARGO

RE#00550731-000000

ACTION:September 27th 2007, Finding of Violation, $100.00 levied of for

cost of prosecution, reserved on fines. Shed is to be removed, portion of fence which extends beyond property line to be removed. October 29th 2007, Notice of Appeal received.

**35. CE06090166AURORA LOAN SERVICES, LLC (formerly cited as Francisco Moc & Lucia Moc)**

SUBJECT:**Section 9.5-111(1)** – an after the fact permit and inspections are required for screen porch and overhang on front porch.

LOCATION:BK 9, LTS 36-37 AMD PLAT, KEY LARGO

RE#00525420-000000

ACTION:April 26th 2007, Finding of Violation $100.00 levied for cost,

ordered to correct by May 24th2007 or pay fines in the amount of

$150.00 per day. June 28th 2007, the Special Magistrate finding

this case not in compliance imposed the lien. New owner

appeared October 25th 2007, case continued to February 28th

2008.

**NEW CASES INSPECTOR CORCORAN:**

**36. CE06090066JAMES HARDIMAN & MARIE T. HARDIMAN**

SUBJECT:**Section 19-95**- Abandoned vehicles

**Section 9.5-111(1)**– enclosure of front area of home, installation of windows and doors, new span of wooden fence without benefit of permit or inspections.

LOCATION:BK 1, LT 6, AMD PLAT THE LADIES ACRE, LITTLE TORCH KEY

RE#00222800-000000

**37. CE07020306NEAL RODEWOLT**

SUBJECT: **Section 9.5-111(1)**– enclosure of carport and installation of electric without benefit of permit or inspections.

LOCATION:LOTS 5,6,7,8, 9 & PT RESERVED FOR PROPOSED LAKE IMPROVEMENT & PT PRIVATE RD. BK 3, TORCHWOOD PB2-133 LITTLE TORCH KEY

RE#00214840-000000

**38. CE07050060LEON A. BANDROWICZ**

SUBJECT:**Section 9.5-111(1) –** Concrete pads, dock and seawalls without benefit of permit or inspections.

LOCATION:BK 2, LT 1, TORCHWOOD WEST, UNIT TWO, BIG TORCH KEY

RE#00243622-001400

**39. CE07070033DRG PROPERTIES, INC./ RICHARD GROH (V)**

SUBJECT:**Section 9.5-111(1) -**  placement of fill and land clear for driveway without benefit of permit or inspections

LOCATION:PARCEL E, TORCHWOOD SHORES, PB7-61, BIG TORCH

RE#00243623-000200

**40. CE06100262 GARABET KHATCHIKIAN (OWNER) &**

**MARCIA TURNER (TENANT)**

SUBJECT:**Section 9.5-111(1)** – an after the fact permit and inspections are

required for the installation of air conditioner and duct work.

LOCATION:LONG KEY OCEAN BAY COLONY,SEC 1, LONG KEY,

LOT 19

RE#00386540-000000

ACTION:Continued

**41. CE07010062MARCIA TURNER**

**\* THIS IS AN ALLEDGED REPEAT VIOLATION\***

SUBJECT:**Section 9.5-242(b)** – Vacation rental use is prohibited in all IS Districts and Subdistricts, except in (i) IS-T

**Section 9.5-534(k)(1)Vacation rental uses.** ***Prohibitions, enforcement, and penalties*.** It shall be unlawful for any landlord, tenant, agent or other representative of a landowner to rent, lease, advertise or hold out for rent any dwelling unit for vacation rental use in any district where a vacation rental use is prohibited, except as otherwise exempted under this section.

**Section 9.5-534(k)(5) Vacation rental uses. *Prohibitions,***

***enforcement, and penalties*.** (ii) advertising or holding out a dwelling unit for vacation rental use, (iii) reservations, booking arrangements or more than one signed lease…

LOCATION:LONG KEY OCEAN B AY COLONY, SEC 1, PB3-130,

LONG KEY LOT 19

RE#00386540-000000

ACTION: continued

**REVIEW CASES INSPECTOR CORCORAN:**

**42. CE06120166 GARABET KHATCHIKIAN (OWNER) &**

**MARCIA TURNER (TENANT)**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:*  Building Official has deemed this structure unsafe.

LOCATION:65890 OVERSEAS HIGHWAY, LONG KEY

RE#00386450-000000

ACTION:February 22nd 2007 – finding of violation costs $50.00 for owner,

$50.00 for tenant. No Occupancy ordered. March 29th 2007,

Fine imposed $500.00 per day for tenant. No Occupancy remains

in place.

**43. CE06110203 ROBERT BERGER**

SUBJECT:**Section 6-4(a)(c)** Unsafe Buildings: This structure has been deemed unsafe by the Building Official.

LOCATION:46 JUDY PLACE, KEY LARGO

RE#00456190-000000

ACTION:March 29th 2007, Finding of Violation, $100.00 levied for costs,

reserved on fines.

**44. CE05060229 ARIEL IZQUIERDO & JUANA IZQUIERDO**

SUBJECT:Section 9.5-111(1)– an after the fact permit and all inspections are required for wood deck.

LOCATION:827 BONITO LANE, KEY LARGO

RE#00483830-000000

ACTION:December 15th 2006, finding of violation. $100.00 costs levied,

fines $100.00 if not compliant by January 18th 2007. Extended

compliance to April 19th 2007. Fines began on April 20th 2007.

**45. CE06060032 DELAINE NICHOLSON**

SUBJECT:Section 9.5-111(1) – an after the fact permit and inspections are required for storage container.

**Section 9.5-281 Minimum Yards (Setbacks).** Storage container is in the side yard setback.

LOCATION:BK 5, LT 18 BAHIA MAR EST, PB4-79, KEY LARGO

RE#00544270-000000

ACTION:May 31st 2007, Finding of Violation, $100.00 costs levied,

reserved on fines. July 27th 2007, fines imposed $100.00 per count per day as of July 27th 2007. .

**46. CE05110391 MIGUEL GOMEZ**

SUBJECT:**Section 9.5-111(1)**– an after the fact permit and all inspections

are required for the addition

LOCATION:KEY LARGO KAMPGROUND & MARINA A

CONDOMINIUM UNIT 170 & 1/171 INT IN COMMON

ELEMENTS, KEY LARGO

RE#000867900-017000

ACTION:October 19th 2006, Finding of Violation, $100.00 levied for cost,

reserved on fines.

**47. CE05080151CHARLES D. O’CONNOR & PATRICIA R. O’CONNOR**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. Addition and roof over

existing mobile home without benefit of permit or inspections.

LOCATION:LARGO GARDENS, KEY LARGO, LOTS 1 & 2, BK 3

RE#00456030-000000

ACTION:February 22nd 2007, Finding of Violation, reserved on costs and fines.

**48. CE06050173RAUL LIZASO & BEATRIZ LIZASO**

SUBJECT:**Section 9.5-111(1)–** an after the fact permit and inspections are

required for wooden dock.

LOCATION:BK 14, LT 10, KEY LARGO BEACH ADDN, KEY LARGO

RE#00503610-000000

ACTION:July 27th 2007, Finding of Violation, $100.00 levied for costs,

reserved on fines.

**49. CE06090268 DENISE LEARY**

SUBJECT:**Section 6-4(a)(c)-** Unsafe buildings. No certificate of occupancy.

**Section 6-41(b)   *Issuance of Certificate of Occupancy:*** A certificate of occupancy is required.

LOCATION:BK 2, LT 21, AMD PLAT THE LADIES ACRE,

LITTLE TORCH

RE#00223050-000000

ACTION: July 27th 2007, Finding of violation, Costs in the amount of

$100.00 levied, reserved on fines.

**50. CE07030062WILLIAM E. WALSH, JR**

SUBJECT:Section 9.5-111(1)– A building permit is required prior to the

following: (1)Any work specified in chapter 6.0; addition and deck constructed without benefit of permit or inspections.

LOCATION:BK 4,LT 10, THE LADIES ACRE, 1ST ADDN,

LITTLE TORCH

RE#00223400-000000

ACTION:August 30th 2007, Finding of Violation $100.00 per day as of August 30th 2007, $100.00 in cost levied.

**51. CE07040178 CATHY ROGERS & DANIEL ROGERS &**

**JAMES ROGERS**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings- No certificate of occupancy.

**Section 6-41(b)   *Issuance of Certificate of Occupancy:***  a certificate of occupancy is required

LOCATION:MIDDLE TORCH KEY, PT LOT 3

RE#00112990-000201

ACTION:July 27th 2007, Finding of Violation. The Special Magistrate reserved on costs and fines.

**52. CE07030085GMQ INVESTMENT GROUP, INC./MAVY QUINTANA(P)**

SUBJECT:**Section 6-4(a)(c) Unsafe buildings**.Unsafe dock.

LOCATION:UNIT 6-4, MANATEE COVE, A CONDO, KEY LARGO

RE#00572851-002100

ACTION:April 26th 2007, Finding of violation, costs in the amount of

$100.00 levied, reserved on fines.

**53. CE04040049 JOHN J. ALLETTO**

SUBJECT:**Section 9.5-111(a)**  an after the fact permit and inspections are

required for a dock.

LOCATION:617 LA PALOMA ROAD, WINSTON WATERWAY,

KEY LARGO

RE#00546880-000000

ACTION:September 27th 2007, Finding of Violation, costs in the amount of $100.00 levied. Reserved on fines

**54. CE06090025 ROBERT E. SANTOS**

SUBJECT:Section 9.5-111(1)– land clear without benefit of permit or

inspections.

**Section 9.5-365** Except for those species identified in section

9.5-364(f), removal or major pruning of any tree six (6) inches \dbh shall require a development permit.

LOCATION:BK 1, LT 9, BURTONS YACHT BASIN, KEY LARGO

RE#00479590-000000

ACTION:December 15th 2006, finding of violation , costs in the amount of $100.00 levied, reserved on fines.

**55. CE06060128KEY LARGO OCEAN RESORTS/ PEDRO SALVA (P) &**

**ALEX FERNANDEZ & LOURDES FERNANDEZ**

SUBJECT:**Section 9.5-111(1)**– floating dock

placed without benefit of permit or inspections

LOCATION:SOUTHCLIFF ESTS., KEY LARGO, PT TR 9-10-11, PT LINE

RD, PT NE ¼ OF SE ¼ PT GOV LT 3 & ADJ BAY BTM

(UNIT 218)

RE#00483400-000000

ACTION:April 26th 2007, Finding of Violation, reserved on fines, costs in the amount of $100.00 levied. July 27th 2007, fines imposed $100.00 per day as of July 27th 2007. Compliant as of January 25th 2008. Fines due $18,200.00 Costs paid.

**56. CE06110002 DEAN PARKINSON**

SUBJECT:**Section 9.5-111(1)–** land clear or pruning of native trees

without benefit of permit or inspections.

LOCATION:BK 2, LT 26, OCEAN ISLE, KEY LARGO

RE#00538560-000000

ACTION:August 30th 2007, Finding of Violation, costs levied in the

amount of $100.00, reserved on fines.

**57. CE06100057FRAN K. KOMYATHY**

SUBJECT:**Section 9.5-111(1)–** an after the fact permit and all inspections are required for concrete/structural work on top of roof, installation of a/c, and temporary electric.

LOCATION:ANGLERS PARK, KEY LARGO, LT 8 & PT POMPANO DR.

SQR. 10

RE#00552680-000000

ACTION:March 29th 2007 Finding of Violation, $100.00 costs levied.

Reserved on fines. June 28th 2007 fines in the amount of $250.00

per day imposed. This order was vacated July 17th 2007.

Finding of Fact & costs remain in place.

**58. CE06050196 JAMES THOMAS JEANGUENAT & PATTI RUSSELL**

SUBJECT:**Section 9.5-111(1) –**  an after the fact permit and inspections are required for roof repair.

LOCATION:LT 51, PORT LARGO, KEY LARGO

RE#00451820-000000

ACTION:March 29th 2007, Finding of Violation, costs in the amount of $100.00 levied, fines $100.00 per day if not compliant by April 19th 2007. April 20th 2007, fines began to accrue. Lien imposed on June 28th 2007. Lien recorded on August 17th 2007. Fines still accruing. To be moved forward for collections.

**NEW CASES INSPECTOR WINDSOR:**

**59. CE07060110ROBBIE S. RITCHEY**

SUBJECT:**Section 6-4(a)(c) Unsafe Buildings:** Elevator placed without benefit of permit or inspections

**Section 9.5-111(1)** Elevator placed without benefit of permit or inspections

LOCATION:BK 12, LT 12, EDEN PINES COLONY, 2ND ADD, BIG PINE KEY

RE#00270520-000000

**60. CE07030383ROBERT J. MORAITIS**

SUBJECT:**Section 9.5-111(1) –** French doors, windows, downstairs enclosure, additional porch and concrete work, outdoor sink and lighting, installation of boat lift without the benefit of permits or inspections.

**Section 9.5-395-** Cutoff lights

LOCATION:BK 6, LT 8, PINE CHANNEL EST. SEC TWO, BIG PINE KEY

RE#00249370-000000

**61. CE07100175JOHN SIMON & CAROLINE COX**

SUBJECT:**Section 6-4(a)(c)-**  Unsafe buildings – Garage has been converted to living space without the benefit of permits or inspections.

**Section 6-41(a) –** Certificate of Occupancy is required

**Section 9.5-111(1) -** Garage has been converted to living space without the benefit of permits or inspections.

LOCATION:PUNTA BRISA, PB2-157, BIG PINE KEY, LOT 8, BK 1 & PT TRACTS A & B

RE#00308910-000000

**62. CE07080100RAY W. SCOTT, JR.**

SUBJECT:**Section 6-4(a)(c) –** Unsafe buildings. Abandoned mobile home, compromised integrity

**Section 8-17(b) –** premises to be mowed

**Section 8-86(f) – Unsanitary nuisance**

**Section 9.5-144(e)(1) –** mobile home is a non conforming structure

**Section 9.5-144(e)(2)a –** mobile home has deteriorated more than 50% of its fair market value

LOCATION:BIG PINE KEY, PT E ½ OF NE ¼

RE#00111340-000000

**63. CE06030264BIG PINE KEY LODGE NO 1585, LOYAL ORDER OF MOOSE, INC/ROGER THOMAS (D)**

SUBJECT:**Section 6-20(b) -**  Permit time limitation

**Section 9.5-111(1) –** land clear without benefit of permit or inspections

LOCATION:BIG PINE KEY ACRES, TRACT CJ & PT RD (RES NO 164-1991) CW

RE#00111070-088000

**64. CE06020057TOLBADO FERNANDEZ & BARBARA RADTKE**

SUBJECT:**Section 19-129(a) –** vehicle exceeds 1 ton

LOCATION:SANDS SUB, PB1-65, BIG PINE KEY, LOTS 15 & 16, BK 29

RE#00303850-000000

**65. CE07110079KEYS ENVIRONMENTAL LAND TR. C/O MONTALONGO, F. TRUSTEE**

SUBJECT:**Section 6-4(a)(c)** – unsafe building – this property has been deemed unsafe by the Building Official due to damage by fire.

LOCATION:CONCH KEY, PT2-130 A SUB IN FRACTIONAL SECS A/K/A 92 N. CONCH AVE.

RE#00385860-000000

**66. CE07040233RICHARD ROBERTS**

SUBJECT:**Section 6-4(a)(c)-** Unsafe Building- lack of Certificate of Occupancy for residential habitation

**Section 6-41(a) –**  a Certificate of Occupancy is required

**Section 9.5-111(1)-** conversion from warehouse to residence, construction of fence, kitchen facilities, electrical, plumbing, mechanical, interior finishes without benefit of permit or inspections.

LOCATION:BK 7, LT 7, BIG PINE SHORES, PB5-20

RE#00316460-000000

**67. CE07060052JOYCE RUNYON**

SUBJECT:**Section 8-17(a)** Premises to be cleaned

**Section 9.5-144(e)(2)b-** non conforming structure damaged

**Section 9.5-231(a) -**  authorized uses

LOCATION:BIG PINEKEY, PINE KEY ACRES TRACT AD

RE#00111070-030000

**68. CE07020097DUNCAN W. DAWKINS & LEE M. DAWKINS**

SUBJECT:**Section 6-4(a)(c)** Unsafe Buildings: Un-permitted cage lift, and un-permitted construction of deck/porch and railings

**Section 9.5-111(1)** Cage lift elevator, deck/porch, and railings constructed without benefit of permit or inspections.

**Section 9.5-317(b)(1)d(v) –** lower enclosure is temperature controlled.

LOCATION:BK 10, LT 17, CAHILL PINES & PALMS, BIG PINE KEY

RE#00245980-000000

**69. CE06080268LORETTA L. WANAT & GRADY SULLIVAN**

SUBJECT:**Section 12.1-1-** Occupational license is required

**Section 19-129(a)-**Trucks, Trailers/Travel Trailer

**Section 19-95 -**  abandoned vehicles

**Section 6-39(g)(1)(2) –** final inspections are required

**Section 8-17(a) –** premises to be cleaned

**Section 9.5-111(1) –** a permit is required for the removal of invasive exotics and vegetative debris.

**Section 9.5-231(a)** Accessory use such as storage is not permitted.

**Section 9.5-247(1)(c)** Use not permitted as of right in this district.

LOCATION:BIG PINE SHORES, PB5-20, BIG PINE KEY, TRACT B

RE#00316670-000000

**REVIEW CASES INSPECTOR WINDSOR:**

**70. CE07090071JOHN MAREK**

SUBJECT:**Section 8-17(a) -**  Debris

**Section 8-17(b) –** Lot is required to be mowed

**Section 9.5-309 –** Fence is required to be maintained

LOCATION:SANDS SUB, BIG PINE KEY, LOTS 9 & 10, BK 44

RE#00306250-000000

ACTION:January 31st 2008 Finding of Violation, Fines imposed $50.00 per count per day as of January 31st 2008. Costs levied $100.00. Review

**71. CE07080081FRANK T. YOWONSKE**

SUBJECT:**Section 6-39(g)(1)(2)** – Final inspection is required

**Section 8-18(b)** Debris

LOCATION:EDEN PINES COLONY, BIG PINE KEY, LOTS 2 & 3, BK 11

RE#00267070-000000

ACTION:January 31st 2008, Finding of Violation $20.00 per count per day if not compliant by February 12th 2008. Costs levied $100.00.

**72. CE07110039JOSEPH STAZZONE & BARBARA STAZZONE**

SUBJECT:**Section 6-39(g)(1)(2)** – Final inspection is required for pool

**Section 6-4(a)(c)**  Unsafe Buildings: the Building Official has deemed this structure unsafe due to lack of inspections

LOCATION:BK 2, LT 15, DUCK KEY, PLATATION ISLAND, SEC 3, PT 2, TOMS HARBOR

RE#00382800-000000

ACTION:January 31st 2008, Finding of Violation, $100.00 costs levied, Reserved on fines.

**73. CE06100060 KATHLEEN W. RICH**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings- The Building Official has deemed the structure unsafe due to excessive spalling and the expansion of your deck without benefit of permit and inspections.

**Section 9.5-111(1)–** an after the fact permit is required for spalling repairs, the expansion of the deck and the handicap ramp.

LOCATION:BIG PINE KEY ACRES, BIG PINE KEY, TRACT SH

RE#00111075-007000

ACTION:January 25th 2007, Finding of Violation, $100.00 levied for

costs. Reserved on fines. Directed by the Special Magistrate to

obtain permit and have inspections.

**74. CE06060139 ROBERT B. CARPENTER**

SUBJECT:**Section 9.5-317(a)(8)** No building permit for proposed construction within an area of special flood hazard shall be granted unless the proposed construction is in compliance with the standards set forth in this division.

**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:*  Deemed unsafe by the building official, lack of Certificate of Occupancy, lack of properly installed utilities, non-complaint building materials.

**Section 6.6-6 (a) - Fire safety codes adopted**.

Section 9.5-111(1)– an after the fact permit is required for dock.

**Section 6-41(a) formerly cited as Section 9.5-117(a) *Certificate of Occupancy Required:***

LOCATION:VACANT LOT 13, PIRATES ROAD, LITTLE TORCH KEY

RE#00217830-000100

ACTION:December 15th 2006 – Finding of Violation - $100.00 costs, reserved on fines. September 27th 2007- fines imposed - $250.00 per count, per day as of August 24th 2007. November 29th 2007, fines stayed to January 31st 2008.

**75. CE05090228 SOUTH POINT, INC. (formerly cited as JEREMY SHARP)**

**(formerly cited as Ray Sharp, LLC)**

**\*THIS IS AN ALLEDGED REPEAT VIOLATION\***

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:* Structure has been deemed unsafe by the Building Official

Section 9.5-111(1)– an after the fact permit is required for hurricane repair and structural changes.

LOCATION:1287 WEST SHORE DRIVE, BIG PINE KEY

RE#00269880-000000

ACTION:September 28th 2006- finding of violation. $100.00 costs levied,

reserved on fines. January 25th 2007 -fines imposed - $250.00 per day, per count as of January 19th 2007. February 22nd 2007, lien imposed. Lien recorded May 7th 2007. Property purchased by new owner on September 14th 2007. November 29th 2007, fines stayed until January 31st 2008.

**76. CE06100073 SOUTH POINT, INC (formerly cited as JEREMY SHARP)**

**\*THIS IS AN ALLEDGED REPEAT VIOLATION\***

SUBJECT:**Section 9.5-111(1)–** an after the fact permit is required for a

wooden fence.

**Section 9.5-309(g)** *Required Permit:*

LOCATION:BK 7, LT 1, EDEN PINES COLONY, 1ST ADDN, BIG PINE KEY

RE#00269880-000000

ACTION: December 15th 2006- Finding of Violation $100.00 costs,

$250.00 per count per day. February 22nd 2007, fines imposed, Lien imposed. May 7th 2007, lien recorded. September 14th 2007, property purchased by South Point, Inc. Compliant on October 2, 2007. Amount due in fines $291,000.00, plus $100.00 costs, plus $18.50 recordation fees.

**77. CE06120133 RALPH R. LESTER & MARY BROOKS**

SUBJECT:**Section 6-39 (g)(1)(2)** Final Inspections required

**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:* The Building Official has deemed this structure unsafe due to lack of inspections.

**Section 9.5-242(a)(5)**- accessory use without principal use or structure.

LOCATION:TORCHWOOD PB2-133, LITTLE TORCH KEY

RE#00214910-000500

ACTION:July 27th 2007 – Finding of violation – $100.00 costs, reserved

on fines.

**78. CE07040116 EDITH CROCKET & GERHARDT SCHMITZ**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. The building official has

deemed this structure unsafe due to its compromised integrity.

**Section 9.5-111(1)** – a permit and inspections are required to bring this property into compliance

LOCATION:BK 18, LT 3, PALM VILLA, BIG PINE KEY

RE#00281040-000000

ACTION: May 31st 2007, finding of violation, costs in the amount of

$100.00 levied for the costs of prosecution, reserved on fines.

**79. CE06110245JORGE NEWBERY**

SUBJECT:**Section 6-39 (g)(1)(2)**  Final inspection requirements:

**Section 8-17(a)** – Premises to be cleaned and mowed.

**Section 9.5-111(1)**– structure on side of the house constructed without benefit of permit or inspections.

**Section 9.5-281 – Minimum yard setback**

LOCATION:BK 9, LT 3, CAHILL PINES & PALMS, BIG PINE KEY

RE#00245730-000000

ACTION:September 27th 2007 - Finding of Violation $100.00 Costs. Fines reserved. Continued to November 29th 2007. Charges of §12.1-1, §8-18(a),§9.5-349(m)(1) dismissed. November 29th 2007, fines in

the amount of $25.00 per count, per day imposed beginning

November 22nd 2007.

**80. CE06010141CELIA MORRIS**

SUBJECT:**Section 9.5-111(1)** - a permit and inspections are required to bring the structure into compliance.

LOCATION:LT 7, DOLPHIN ESTATES, NO NAME KEY

RE#00319493-000700

ACTION:May 31st 2007- finding of violation, $100.00 costs, reserved on fines.

**81. CE06050189BIG TIME ENTERPRISES, INC/HAROLD GUPPY**

SUBJECT:**Section 8-17(a)** – Premises to be cleaned and mowed.

**Section 9.5-111(1)–** structures, buildings, canopies, signs, antennas, loud speakers and light fixtures placed on site without benefit of permit or inspections.

Section 9.5-111(2) Additional businesses and commercial expansion require approval and permits.

**Section 9.5-235(b)(7)** Any industrial use of this property requires a minor conditional use from the Monroe County Building Department.

**Section 9.5-403(b)(1)*Prohibited signs*:** Off Premise Signs - Signs advertising Bob Lomrance Terrazo, Don & Son Fence, Aluminum Systems, Inc., All Keys Canvas & Tropical Painting, LLC are all off premise signs.

**Section 9.5-403(b)(9) -*Prohibited signs*:** Portable signs

LOCATION:CAHILL PINES & PALMS PB3-94, BIG PINE KEY, PT

TRACT A & PT SE ¼ F NE ¼

RE#:00246132-000100

ACTION:October 25th 2007, Finding of violation, costs in the amount of

$100.00 levied, Fines in the amount of $50.00 per count, per day as of October 25th 2007. Review February 28th 2008.

**82. CE06120117 BOBBIE V. KIEBER**

SUBJECT:**Section 12.1-1 -**Business Tax.

**Section 6-4(a)(c)** Unsafe buildings.(a) *Abatement Required:*  Structure has been deemed unsafe by the Building Official due to lack of permits and inspections.

**Section 6-41(a) *Certificate of Occupancy Required***

**Section 9.5-111(1)** – after the fact permits and inspections are required for additional business (Andy’s Auto Repair), the construction of two staircases and balconies, two residential dwelling units, signage, addition to first floor commercial space, and electrical.

LOCATION:BIG PINE KEY, PT NW ¼ OF SW ¼

RE#00110830-000103

ACTION: May 31st 2007- Finding of Violation; Costs - $100.00 , reserved on fines.

**83. CE06110035 J.T. O’ROCK & SUSAN O’ROCK**

SUBJECT:**Section 6-4(a)(c)** Unsafe buildings. No permits or inspections, no certificate of Occupancy.

**Section 6-41(a)** C*ertificate of Occupancy Required:*

**Section 9.5-111(1)–** an after the fact permit and inspections are required for the structure which was converted from a carport to a single family residence, including plumbing and electrical.

LOCATION:TORCHWOOD, LITTLE TORCH KEY, PT LOT 12 &

PT LOT 13 & ALL LOT 14, BK 3 & PT RESERVED FOR

LAKE IMPROVEMENT

RE#00214890-000000

ACTION:July 27th 2007, Finding of violation, reserved on costs and fines.

**84. CE05110210ALYCE MCCAFFERY**

SUBJECT:**Section 6-20(d) -**  failure to obtain inspections.

**Section 9.5-111(1) -**  stairs, rails, windows, addition with glass,

roof and concrete work without benefit of permit or inspections.

LOCATION:BK 3, LT 24, BIG PINE KEY, INC

RE#00256880-000000

ACTION:March 29th 2007, finding of violation $100.00 costs, $100.00 per

count, per day if not compliant by April 19th 2007. Fines began accruing April 20th 2007. Lien imposed on May 31st 2007. Lien recorded on August 17th 2007. Fines continue to accrue. To be moved forward for collections.

**NEW CASES DIRECTOR NORMAN:**

**85. CE04060047 GARABET KHATCHIKIAN (OWNER) &**

**MARCIA TURNER (TENANT)**

SUBJECT:**Section 9.5-111(1)–** A building permit is required prior to the

following: (1)Any work specified in chapter 6.0; an after the fact

permit is required for the following: plumbing and electrical, including plumbing and electrical for washer & dryers placed on first & third floors, and plumbing and electrical for spa, placement of a double propane tank, electrical in connection with lighting outside in back (prohibited, turtle beach).

Section 9.5-111(1) (formerly cited as 9.5-111(a) – an after the act

permit is required for removal of native trees and placement of

pavers.

**Section 9.5-391. Outdoor lighting.** Lighting must conform to chapter 13, article IV (Sea Turtle Protection), unless otherwise specified within this chapter.

LOCATION:65890 OVERSEAS HIGHWAY, LONG KEY

RE#00386450-000000

ACTION:Continued

**REVIEW CASES DIRECTOR NORMAN:**

**86. CE05050377 GARABET KHATCHIKIAN (OWNER) &**

**MARCIA TURNER (TENANT)**

SUBJECT:Section 9.5-111(1)– an after the fact permit is required for

installation of a waterfall at the pool, and placement of a shed

greater than 100 sq. feet.

**Section 9.5-281** Minimum Yards (Setbacks)

LOCATION:65890 OVERSEAS HIGHWAY, LONG KEY

RE#00386450-000000

ACTION:March 29th 2007- Finding of violation- reserved on costs and

fines. Continued

**87. CE03070106 ROBIN HODGES**

SUBJECT:**Section 9.5-111(a)** – An after the fact permit and inspections are required for a dock and wood shelter.

LOCATION:3860 Gillott Road, Big Pine Key

R.E.#:00290560-000000

ACTION:October 30th 2003, Finding of Violation, $100.00 levied for costs.

**88. CE04030102 INTERSTATE ENTERPRISE GROUP, INC/**

**DAVID ROY, R/A**

SUBJECT:**Section 9.5-73 Amendments to permits for conditional uses**. Deviation from Minor Conditional Use permit #15-90.

LOCATION:24326 OVERSEAS HIGHWAY, OLD SHERMAN’S BLDG,

SUMMERLAND KEY

RE#00190830-000000

ACTION:July 28th 2005 Finding of violation $100.00 costs, fines $300.00 per day. March 30th 2006 compliant, fines stayed. September 28th 2006, not compliant, fines begin again. Continue for status.

**89. CE03070057 CLARENCE J. KEEL, III**

SUBJECT:**Section 9.5-111(1) –**formerly cited as 9.5-111(a) –

An after the fact building permit is required for concrete drive-way, walkways, slab & dock.

LOCATION:1981 JAMAICA LANE (SUGARLOAF BLVD.)

RE#00166977-000200

ACTION:Continued

**90. CE04030057RICARDO CORRALES & ALICIA CORRALES**

SUBJECT:**Section 9.5-111(a) -** Construction and placement of a kitchen/bar, and a canvas shade structure without benefit of permit or inspections.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(3)b(ii)** -(b) *Additional Standards*  (ii)The use is restricted to limited storage and parking only;

LOCATION:CALUSA CAMPGROUND, LOT #443, KEY LARGO

RE#:00541810-000382

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**91. CE04030049ADOLFO LOPEZ & SILVIA F. LOPEZ**

SUBJECT:**Section 9.5-111(a)** - Enclosure and wood deck without benefit of permit or inspections.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(9)(a)(b)** -(b) *Additional Standards:*  (9) Require that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (a) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (b) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:CALUSA CAMPGROUND, LOT 401, KEY LARGO

RE#:00541810-000340

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**92. CE03070151PEDRO A. OLIVA & SARA OLIVA**

SUBJECT:**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(9)(i)(ii)-(b)** *Additional Standards:* (9) Require

that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (i) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (ii) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:325 CALUSA STREET, UNIT 76, KEY LARGO

RE#00541810-000162

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**93. CE04050161PEDRO A. OLIVA**

SUBJECT:**Section 9.5-111(a) -**  Enclosure with electric without benefit of

permit or inspections.

**Section 9.5-316.2(a)** - The county building official shall require building permits for all proposed construction or other improvements within areas of special flood hazard.

LOCATION:325 Calusa Street, Unit 76, Key Largo

RE#:00541810000162

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**94. CE04040246ALBERT A. DINICOLA & SHERRY A. DINICOLA**

SUBJECT: **Section 9.5-111(a)** - Electrical wiring and plumbing within a storage shed, and placement of washer and dryer within shed.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(3)b(ii)** -(b) *Additional Standards:* (ii)The use is restricted to limited storage and parking only;

**Section 9.5-317(b)(9)(a)(b)** -(b) *Additional Standards:*  (9) Require that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (a) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (b) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:CALUSA CAMPGROUND, UNIT 422, KEY LARGO

RE#:00541810-000361

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**95. CE04030036DALMA PEREZ & ELIAN ROMAN**

SUBJECT:**Section 9.5-111(a)** - Screen room placed without benefit of permit or inspections.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

.**Section 9.5-317(b)(9)(a)(b)** -(b) *Additional Standards:*  (9) Require that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (a) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (b) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:325 CALUSA STREET, UNIT 354, KEY LARGO

RE#:00541810-000299

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**96. CE04030048EDUARDO GARCIA & MIRYAN GARCIA**

SUBJECT:**Section 9.5-111(a)** - Expansion or enlargement of aluminum roof without benefit of permit or inspections.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(9)(a)(b)** -(b) *Additional Standards:*  (9) Require that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (a) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (b) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:CALUSA CAMPGROUND, LOT 80, KEY LARGO

RE#:00541810-000166

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**97. CE04030035JOSE BARRIOS & DELFINA BARRIOS**

SUBJECT:**Section 9.5-111(a) -** Wood deck and canvas awning placed without benefit of permit or inspections.

**Section 9.5-244(a)(1)** – (1) RV spaces are intended for use by traveling recreational vehicles. RV spaces may be leased, rented or occupied by a specific, individual recreational vehicle, for a term of less than twenty–eight (28) days, but placement of a specific, individual recreational vehicle (regardless of vehicle type or size) within a particular RV park for occupancies or tenancies of six (6) months or more is prohibited. Recreational vehicles may be stored but not occupied, for periods of six (6) months or greater only in approved RV storage.

**Section 9.5-317(b)(3)b(ii)** -(b) *Additional Standards:*  (ii)The use is restricted to limited storage and parking only;

**Section 9.5-317(b)(9)(a)(b)** -(b) *Additional Standards:*  (9) Require that recreational vehicles placed on sites within zones A1-30, AH, and AE, V1-30, V and VE on the community FIRM either: (a) Be on the site for fewer than one hundered eighty (180) consecutive days and be fully licensed and ready for highway use; or (b) Meet the permit requirements for subsection 9.5-317(b)(4).

LOCATION:CALUSA CAMPGROUND, CONDO UNIT #367, KEY

LARGO

RE#:00541810-000314

ACTION:August 25th 2004, Finding of Violation. The Special Magistrate

reserved ruling on daily fines and costs at this time.

**98. CE04030040PEDRO GONZALEZ & MEDELEINE GONZALEZ**

SUBJECT:**Section 9.5-111(**