

10-22-2026 Proposed Changes – Regular Meeting

Under Item 5 – Committee & Department Reports

5e.2. Request for an 8-month permit extension for the property located at 1000 W. Ocean Drive

Under Item 7 – Discussion/Action Items

7b.3. Approval of the Utility Board's Recommendation to Award ITB 2026-04 for the Sewer Line Camera & Clean Project to Enviro Waste Services for \$91,006.20

A new Item 7g. Discussion/Approval of Commission direction to the City Attorney to initiate appropriate legal action against the owner of 680 11th Street to force the owner to comply with Orders issued by the Magistrate to bring the property into compliance with regulations.

In addition, the Planning & Zoning Board recommended approving Ordinances 2026-516, 2026-517, and 2026-518, which are on today's agenda for a first reading.

September 30, 2026

Tony Loreno, Building Official
City of Key Colony Beach
Buildingofficial@keycolonybeach.net

Re: Eight-Month Permit Extension Request
Property: 1000 W. Ocean Drive
Permit No.: B25-000195

Dear Mr. Loreno:

Please accept this letter as our formal request for an eight-month extension of the above-referenced New Construction permit, from its current expiration date of December 16, 2026, through **August 16, 2027**.

Construction began on **September 16, 2025**, and the project is currently approximately **40% complete**. Our estimated completion date is August 16, 2027.

Additional time is needed to complete the remaining construction, required inspections, and final approvals. The upcoming holiday season is also expected to slow progress due to holiday closures and reduced availability of contractors, subcontractors, and suppliers, as well as potential delays in scheduling inspections.

We respectfully request approval of this eight-month extension to provide sufficient time to complete the project. We remain committed to advancing construction and completing all work within the requested extension period.

Please advise of any applicable extension fees, additional documentation, or City Commission requirements needed to process this request.

Thank you for your consideration and assistance.

Sincerely,

CHINA BEACH USA LLC/ HAZAN, NIKOL
Owner

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



Date: October 16, 2026

Re: Permit Extension Recommendation – Permit No. B25-000195

Property Address: 1000 West Ocean Drive

The contractor has submitted a request for an additional eight (8) month extension for Permit No. B25-000195 to complete construction at 1000 West Ocean Drive.

The project has remained active with consistent construction progress and a satisfactory inspection history. An earlier erosion control issue was addressed, and the site is currently being maintained in an orderly manner.

The contractor and owner have been provided with the City's extension requirements and are aware of the applicable extension fees.

Based on the continued progress of the project and overall compliance with permit requirements, I recommend approval of the requested eight (8) month permit extension.

Recommendation: Approve the requested permit extension.

Tony Loreno
Building Department
City of Key Colony Beach



PERMIT PROJECT
FILE #: 25-000242
1000 W OCEAN DR KEY COLONY BEACH FL 33051
THERE IS AN OPEN CODE VIOLATION FOR THIS PROPERTY
NEW CONTSTRUCTION AS PER PLANS



PERMIT #: B25-000195

Permit Type
Building Permit

Subtype
New Construction (**New Development Only**)

Work Description:
NEW CONTSTRUCTION AS PER PLANS

Applicant
Fortress Contracting And Roofing - Moshe Vakneen

Status
Issued

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees	0.00
Permit Fees	11,187.50
Total Amount	11,187.50
Amount Paid	10,937.50
Balance Due	250.00

☐ Non-Billable



PERMIT DATES

Application Date
05/15/2025

Approval Date
09/16/2025

Issue Date:
09/16/2025

Expiration Date:
12/16/2026

Close Date

Last Inspection

Are you the property owner?
No

Property Owner Name
CHINA BEACH USA LLC

Property Owner Address
3401 N Country Club Dr #114 AVENTURA, FL 33180

Property Owner Phone Number
3054844075

Property Owner Email
VAKNEENGROUP@gmail.com

PROJECT INFORMATION

Type of Structure
Duplex

Intended Use (Specify Residential or Business)
RESIDENTIAL

Total Square Footage
4,594

Stories
2

Height
29'6"

Type of Construction (Specify concrete block, frame, etc.)

Cost of Construction
\$500,000.00

Will you be using a Private Provider
Yes

click here for private provider packet.
NTBO - 1000 W Ocean.pdf

Private Provider

SUBMITTAL REQUIREMENTS

Please upload all supporting documents here
1000 W OCEAN DR.pdf

Florida Product Approval or NOA
Florida Product Approval or NOA search Click this Link
Upload Installation Instructions

As of 3/1/2024 the new notice of commencement will be required.

Notice of Commencement

download here

Document 1 (22).pdf



☒ NOC Checked

Private Provider Notice Form

download here

Private Provider Form



Owner Builder Disclosure Statement

download here

Owner Builder Disclosure Form



Contractor Registration Form

download here

Contractor Registration Form



Cargo Lift Safety Affidavit

download here

Cargo Lift Safety Affidavit



Substantial Improvement/Substantial Damage Worksheet

download here

Substantial Improvement/Substantial Damage Worksheet



A Notice of Commencement is required prior to scheduling inspections. Please download and complete the Notice of Commencement document. This form needs to be recorded with the Monroe County Clerk of Court and filed with our office.

CONTACTS

Contractor

Fortress Contracting And Roofing - Moshe Vakneen



Bonding Company Name/Address



Architect/Engineer Name/Address



LIST ALL SUBCONTRACTORS, COUNTY & STATE LICENSE NUMBER AND COST

Starting March 1, 2024, the new sub-contractor letter of intent needs to be uploaded for each sub-contractor on the job before any permit will be issued.

Electrical Subcontractor Form

SUBCONTRACTOR ELECTRICAL.pdf



Electrical

ABBA Electric Construction Corp - Raymond Sands



Plumbing Subcontractor Form

SUBCONTRACTOR REGISTRATION PLUMBING.pdf



Plumbing

A Class Remodeling & Plumbing - Pablo Arnaud



Mechanical Subcontractor Form

Mechanical Subcontractor.pdf



Mechanical

CONWELL & ASSOCIATES CONSULTING COMPANY - Kenneth Conwell



Concrete/Masonry Subcontractor Form



Concrete/Masonry



Carpentry Subcontractor Form



Carpentry



Roofing Subcontractor Form



Roofing



Swimming Pool Subcontractor Form



Swimming Pool



OTHER SUBCONTRACTORS

OTHER SUBCONTRACTOR FORM	OTHER	
JLU Enterprises - sub sign on.pdf  	JLU Enterprises, Inc - JOAQUIN LOPEZ-URGELL  	
	 	
		

ACKNOWLEDGEMENT

Once you click submit you will be directed to our secure payment processor. Failure to pay the application fees will result in a delay in permit review.

OFFICIAL USE

☐ After the fact

Charge Fire Safety Fees

Single Family 

Charge Clean Up Bond Fees

Single Family 

☐ Charge Type of Structure Fee

FEES



FEE 	DESCRIPTION 	QUANTITY	AMOUNT	TOTAL	
Permit Fee - New Development				6,500.00	
Building Surcharge Fee				162.50	
Fire Safety - Single Family Home				125.00	
Clean Up Bond				1,000.00	

		QUANTITY	AMOUNT	TOTAL	
Planning and Zoning Fee		1.0	500.0000	500.00	
Sewer Tie In		1.0	150.0000	150.00	
KCB Development		2000.0	1.0000	2,000.00	
Final Inspection Fee		1.0	500.0000	500.00	
Misc Fee	Violation 04/15/26 - Silt Fence Down - Notified 4/9	250.0	1.0000	250.00	
Plan Check Fees				0.00	
Permit Fees				11,187.50	
Total Fees				11,187.50	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
07/21/2025	Other	Credit from I	\$3,228	489		3,228.75	 
09/15/2025	Credit	trn_bffee09e	B25-01	960	Fortress Co	7,708.75	 
Amount Paid						10,937.50	
Balance Due						250.00	

	<p align="center">CITY OF KEY COLONY BEACH BUILDING DEPARTMENT 305-289-1212 EXT 3</p>	
<p>WORKING HOURS: 7:30-PM. - 6:00 P.M. MONDAY SATURDAY "NO SUNDAYS OR HOLIDAYS</p>	<h1>BUILDING PERMIT</h1>	<p>ALL WORK TO COMPLY WITH FBC AND KCB REGULATIONS</p> <p>Moshe Vakneen / Fortress Contracting And Roofing</p> <p><i>Work Description:</i> NEW CONSTRUCTION AS PER PLANS</p> <p>Permit for new construction is approved with condition that a party wall must exist to comply with KCB code and Comp plan. No work can commence until mutual party wall agreement is satisfied and in place with neighboring duplex shared wall.</p> <p>Parcel ID: 00076170-000100 Cost of Construction: \$500,000.00</p>
<p>Notice of Commencement: A copy of this NOC must be submitted to the Building Department prior to the first inspection and be posted on site. Your failure to record a notice of commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.</p> <p>Code of Ordinances 6-6 Subsection (9) Permits display: The Building permit shall be permanently displayed at the site to which it is pertinent from the start of construction until the completion of construction. Failure to post on site shall be subject to subject to a maximum fine of \$250.00 per day.</p> <p>For Inspections, please call 305-289-1212 ext. 3 or email inspection requests to buildingassistant@keycolonybeach.net Please note all inspections must be emailed or called in no later than 2pm for next day inspections.</p>		<p>Lot: PT LOT 1 Block: 11</p> <p>Street Address: <u>1000 W OCEAN Dr</u></p> <p>Subdivision: KEY COLONY BEACH 1ST ADD</p> <p>Property Owner: <u>CHINA BEACH USA LLC</u></p> <p>Date Issued: <u>09/16/2025</u></p>



ITB 2026-04 Sewer Line Clean & Camera Recommendations

The City of Key Colony Beach received nine bids for ITB 2026-04 – the Sewer Line Camera & Clean for the City's Sewer Gravity Main Line. All nine bids were deemed responsive and responsible. Here are the bidders:

- 1) Enviro Waste Services Group: \$91,006.20**
- 2) GPH Services: \$104,240.00**
- 3) Insituform: \$107,750.00**
- 4) GCU LLC (Gulf Coast Underground): \$197,600.00**
- 5) USA Services of Florida: \$132,899.00**
- 6) Atlantic Pipe Services: \$95,000.00**
- 7) Southeast Services of the Treasure Coast: \$169,000.00**
- 8) LMK Pipe Renewal: \$150,300.00**
- 9) Rowland/All Clear Underground: \$103,400.00**

As all bids received were deemed responsive and responsible, Florida Statutes dictate: *"The contract shall be awarded to the responsible and responsive vendor who submits the lowest responsive bid."*

Enviro Waste Services submitted the lowest price bid. Additionally, their bid was comprehensive and complete and left no doubt that they are qualified to bid. Staff recommends that the Utility Board approve forwarding the recommendation of Enviro Waste Services Group's bid of \$91,006.20 to the City Commission.

- John Bartus, City Administrator

MEMORANDUM

EXEMPT FROM PUBLIC RECORDS PURSUANT TO SECTION 119.071(1)(d)(1), F.S.

Exempt Work Product - Not to be Distributed Outside of Transmittal List

To: Mayor Freddie Foster, City Administrator John Bartus, City Clerk Silvia Roussin, Building Official Tony Loreno, & Code Officer Martha Dreyer

Bcc: City Commissioners Doug Colonell, Tom Harding, Tom DiFransico, and Kirk Diehl

From: Jimmie B. Hicks, Jr., Esq.

Re: 680 11th Street/Richard Harper

Date: February 11, 2026

Introduction:

We are providing this Memorandum as an analysis of the status at the Property, and to provide the Commission with potential options.

For additional information and context, we have been advised that after an inspection of the Property by KCB staff, there are no structural or other life safety concerns with the Property. Nor did it appear to staff that additional work has been undertaken at the Property after the prior Code Enforcement Orders were entered.

Although the Commission is fully aware of the issues, progression, and outcomes of the previous Code Enforcement hearing, the following is a helpful summary:

1. Prior building permit expired with incomplete work.

This issue arose due to Harper's failure complete work at the Property and adjudication before the Special Magistrate. Mr. Harper was to be found in violation of the Code, and was assessed a fine of \$25.00 per day, starting May 11, 2002, and which is still accruing. As of this date, the fines are \$34,300; as well as costs of prosecution not to exceed \$3,000, which remain undetermined by the Special Magistrate.

2. Work without a building permit.

Harper was found to have worked without a building permit for a period of 38 days. He was assessed a set fine amount, plus costs of prosecution, in the amount of \$9,938, which remains unpaid.

3. Work after a Stop-Work Order was issued.

Harper was found to have continued work after the issuance of a Stop-Work order for a period of 38 days. He was assessed a set fine amount, plus costs of prosecution, in the amount of \$9,938, which remains unpaid.

4. Certificate of Occupancy violations.

Harper was found to have illegally resided at the Property without a Certificate of Occupancy for one (1) day. He was assessed a set fine amount, plus costs of prosecution, in the amount of \$588, which appears to have been paid.

Analysis of Current Status of Prior Violations:

1. Prior building permit expired with incomplete work.

This matter was fully adjudicated and an Order entered. This is an on-going violation, and the Property is being assessed a fine of \$25 per day. Consequently, there is no further action that KCB may take regarding this violation, as there is a current Order still in effect regarding the same.

2. Work without a building permit.

This matter was fully adjudicated and an Order entered. This was a violation for a defined period of time, and a specific fine amount was assessed. As there has been no additional work since the Order was entered, there is no further action that KCB may take regarding this violation.

3. Work after a Stop-Work Order was issued.

This matter was fully adjudicated and an Order entered. This was a violation for a defined period of time, and a specific fine amount was assessed. As there has been no additional work since the Order was entered, there is no further action that KCB may take at this time regarding this violation.

4. Certificate of Occupancy violations.

This matter was adjudicated, and Harper was found to have illegally resided at the Property without a Certificate of Occupancy for a fixed period of one (1) day. However, unlike Violations 1 through 3 above, it appears that Harper is currently in violation of the requirement to have a Certificate of Occupancy ("CO"). Consequently, KCB may pursue an action related to the lack of a CO.

Although it is undetermined if Harper is "occupying" the Property in the context of "residing" or sleeping there, the requirements of the Florida Building Code (which is incorporated by reference into KCB's Code) requires a CO for any "use." During the inspection, video and other photographic evidence clearly show:

1. Computer work stations are present, with desks, chairs, printers, papers and other items, all of which currently appear to be actively and frequently utilized.

2. The laundry room appears to be actively in use.
3. Multiple appliances, including refrigerators, microwave ovens, toaster ovens, etc. are present, and all of which appear to be in use.
4. Harper has been observed frequently and for long periods of time within the Property, including at night. Since no work is permitted within the Property requiring his presence for that purpose, and since his presence exceeds what would be necessary to check on or otherwise take care of the Property, it may be further inferred that he is “using” the Property.

Options:

As Harper is using the Property without a required CO, KCB may seek to enforce this requirement. Potential options to do so are as follows:

1. Seek Settlement and Resolution Directly with Harper.

Prior to any enforcement action, KCB could attempt to mutually settle and resolve all matters directly with Harper. This would require a detailed and exhaustive list of all matters that Harper would need to satisfy at and with the Property, an outline of how to achieve resolution, and a timeline and deadline for performance. This approach has been used by KCB on other occasions to either defer an enforcement action, or to defer imposition and potential waiver of fines under an Order.

The details of such a resolution should be established by the Building Official. However, should the Commission wish to discuss the potential of negotiating or otherwise reducing the current fines, the Commission would need to give explicit directions regarding the same. KCB may negotiate the fines downward, but not less than its costs of prosecution. If this is something the Commission would consider, it should so advise before discussions commence with Harper.

2. File a Code Enforcement Action with the Special Magistrate.

KCB can file a Code Enforcement Violation against Harper with the Special Magistrate, as it did with Violation Number 4 discussed above. In such an event, KCB could seek fines at the minimum amount of \$250 per day. KCB could also request that Harper be deemed a repeat offender due to his prior violation, which could potentially increase the fine to \$500 per day.

However, there are two drawbacks with this approach. First, Harper could – again – stop using the Property temporarily, ending the accrual of fines under the new Special Magistrate’s Order. Then, later, he could begin using the Property which would necessitate a third enforcement action. This could occur repeatedly.

Second, the Special Magistrate has no power to issue any relief other than fines, including injunctive relief and other remedies.

3. File a Code Enforcement Action in Circuit Court.

This approach is like Option 2 above. The major difference and benefit are that the Circuit Court has the authority to issue relief other than just fines, including injunctive relief. The importance of this fact is that if Harper stops using the Property to comply and stop the fines, and thereafter resumes use, KCB could motion the Circuit Court to issue other relief such as injunctions and show-cause orders as to why Harper should not be held in contempt of court for resumption of use. This option negates the potential of Harper repeatedly using the Property.

Unlike a Special Magistrate hearing, this option would be an actual lawsuit. Consequently, the time to resolve this issue would take much longer, and legal fees would be substantially higher. However, it is the option most likely to result in KCB's desire to see this matter fully and completely resolved once and for all. Naturally, Harper could quit using the Property and still not finish the work the Property.

Final Note(s):

1. Although this Memorandum is not a public record, the Commission would be required to discuss it and to take any related action in open session. In that event, we suggest that any discussions be as general as possible, and without reference to any of the details in this Memorandum other than as is necessary for the Commission to make an informed decision.
2. The Property is currently subject to a Homestead Exemption. Until such exemption is removed, KCB may not enforce any of its liens.