



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, December 16, 2015

1:30 PM

Old City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting to Order

Code Violations

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Case # 15-415

Robert H & Pamela Edmonds

410 Virginia Street

Sec. 14-40 Permits in historic districts

Sec. 14-37 Building permits, professional plans; display of permits;
address; exceptions

Officer Bonnita Badgett

Certified Service: 11-28-2015

Initial Hearing: 12-16-2015

Continuance granted to January 27, 2016

Count 1: For failure to obtain a certificate of appropriateness to enclose the carport, install 3 new windows and install lattice on the exterior of the building. **Count 2:** For failure to obtain a building permit to enclose the carport, install 3 new windows and install lattice on the exterior of the building.

2**Case # 15-837**

Fred V & Eileen A Redmond
3314 Northside Drive 16
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 90-365 Violations and penalties
Officer Bonnita Badgett
Certified Service: 12-10-2015
Initial Hearing: 12-16-2015

Continuance granted to January 27, 2016

Count 1: Each rental unit requires a business tax receipt to rent non-transiently. **Count 2:** The second unit needs to be legalized as a residential unit.

3**Case # 15-1238**

Douglas C Leohr Trust 12/13/2002
3800 Duck Avenue
Sec. 14-261 Failure to obtain
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 18-117 Acts declared unlawful (8)
Officer Bonnita Badgett
Certified Service:
Initial Hearing: 12-16-2015

New Case

Count 1: For failure to obtain an electrical permit. **Count 2:** For failure to obtain a permit for the deck prior to commencement. **Count 3:** For aiding and abetting an unlicensed contractor.

4**Case # 15-602**

820 Center Street LLC
Donald Whitehead
820 Center Street
Sec. 66-102 Date due and delinquent; penalties
Sec. 66-103 Transfer of license
Officer Peg Corbett
Certified Service: 11-20-2015
Initial Hearing: 12-16-2015

In compliance November 25, 2015, request dismissal

Count 1: The business tax receipt is delinquent. **Count 2:** The business tax receipt needs to be transferred into the new owners name.

5**Case # 15-863**

Angela Petronia LLC
Charles Krumel, R/A
607 Petronia Street
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 14-40 Permits in historic districts. Modified
Officer Peg Corbett
Certified Service: 10-3-2015
Initial Hearing: 10-21-2015

In compliance December 10, 2015, request dismissal

Count 1: For building a deck without benefit of a permit. Wardlow Construction applied for the permits, but they remain in callback. **Count 2:** A certificate of appropriateness is required prior to building a deck.

Legislative History

10/21/15	Code Compliance Hearing	Continuance
11/18/15	Code Compliance Hearing	Continuance

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Case # 15-1077

Hotspur LLC (Flaming Buoy Filet Co)

Richard S Forste

1100 Packer Street

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Peg Corbett

Certified Service: 11-7-2015

Initial Hearing: 12-16-2015

New Case**Count 1:** For failure to pay the fee of \$50 for the fire inspection

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Case # 15-1437

Debra Flynn

3405 Flagler Avenue

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - Counts 1 - 4

Sec. 14-262 Request for inspection - Counts 5 - 6

Sec. 90-363 Certificate of occupancy - required - Counts 7 - 11

Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business - Count 12

Sec. 122-237 Prohibited uses - Count 13

Officer Peg Corbett

Certified Service: 11-2-2015

Initial Hearing: 11-18-2015

In compliance December 11, 2015, request dismissal

Count 1: For failure to obtain a building permit to build a wall between the living room and kitchen. **Count 2:** For failure to obtain a building permit for the wood deck in the rear of the property. **Count 3:** For failure to obtain a building permit for the PVC and electrical lines for a Jacuzzi which was installed and placed on the wood deck. **Count 4:** For failure to obtain a permit to install a window A/C (including electric lines from the house) in the tin shed on the south side of the home. **Count 5:** For failure to obtain a plumbing inspection. **Count 6:** For failure to obtain an electrical inspection. **Count 7 through 11:** For failure to obtain a certificate of occupancy for each of the five separate living units. **Count 12:** For failure to obtain a business tax receipt to rent for four extra units. **Count 13:** Current renovations and use of the subject property is a prohibited use as defined by the zoning regulations for single family zone.

Legislative History

11/18/15 Code Compliance Hearing Continuance

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Case # 15-1537

Hayes Robertson Group Inc.

C. W. Dement - R/A

SK Land Company

William Spottswood - R/A

227 Duval Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 18-117 Acts declared unlawful

Officer Peg Corbett

Certified Service: 11-23-2015 - C.W. Dement

Certified Service: 11-30-2015 - William Spottswood

Initial Hearing: 12-16-2015

New Case

Count 1: For failure to obtain building permits for the renovations to the second the third floors of 227 Duval Street. **Count 2:** For aiding and abetting an unlicensed contractor.

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Case # 13-1418

Carolyn Sprogell

907 Frances Street

Sec. 14-37 Building permits, professional plans; display of permits

Sec. 14-40 Permits in historic district

Sec. 62-2 Obstructions

Officer Leonardo Hernandez

Certified Service: 10-5-2014

Initial Hearing: 11-14-2014

Continuance granted to March 30, 2016

Count 1: For building a eight foot fence without benefit of a permit.

Count 2: For building a eight foot fence without benefit of HARC approval. **Count 3:** The fence is on the City's right of way.

Legislative History

11/14/14 Code Compliance Hearing Continuance

1/28/15 Code Compliance Hearing Continuance

2/25/15 Code Compliance Hearing Continuance

3/20/15 Code Compliance Hearing Continuance

8/26/15 Code Compliance Hearing Continuance

10/21/15 Code Compliance Hearing Continuance

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Case # 14-1248

Kenneth Dooley
Peter Bek-Gran
1410 Albury Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Leonardo Hernandez
Posted: 9-25-2015
Initial Hearing: 8-26-2015

Continued from October 21, 2015

Count 1: For failure to obtain a building permit for installation of brick pavers around the pool, rear, front and side property. **Count 2:** For failure to obtain a certificate of appropriateness for installation of brick pavers around the pool, rear, front and side property.

Legislative History

8/26/15	Code Compliance Hearing	Continuance
9/30/15	Code Compliance Hearing	Continuance
10/21/15	Code Compliance Hearing	Continuance

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Case # 15-828

Karen & Delmar Lewis - property owner
704 Caroline Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Leonardo Hernandez
Certified Service: 8-12-2015 - property owner
Initial Hearing: 8-26-2015

Continued from November 18, 2015 for compliance

Count 1: For failure to obtain a building permit prior to the removal of a wooden deck. **Count 2:** For failure to obtain a certificate of appropriateness prior to the removal of a wooden deck.

Legislative History

11/18/15	Code Compliance Hearing	Continuance
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Case # 15-838

Thomas Mustakas
903 Frances Street
Sec. 62.2 Obstructions
Sec. 122-1078 Restrictions on buildings and structures; including
entryways
Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business
Officer Leonardo Hernandez
Certified Service:
Initial Hearing: 11-18-2015

Continued from November 18, 2015

Count 1: For encroaching on the city right of way with a fence and
foliage. **Count 2:** For failure to obtain an easement for the
encroachments onto city right of way. **Count 3:** A business tax receipt is
required to rent this property.

Legislative History

11/18/15 Code Compliance Hearing Continuance

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Case # 15-1030

Rockwell Property Inc.
Gregory Farrelly - R/A
Richard Hoy - business owner
Equator Resort
2 Scheppens Lane
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Leonardo Hernandez
Certified Service: 11-20-2015 - R/A
Certified Service: 11-21-2015 - business owner
Initial Hearing: 12-16-2015

New Case

Count 1: For failure to obtain a building permit prior to the installation of
the awning. **Count 2:** For failure to obtain a certificate of
appropriateness for the awning prior to installation.

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Case # 15-877

Judy Ann Kook - property owner
JKH Group, Inc.
Eric Geen, VP
Jacqueline Herbst, R/A
908 Frances Street A
Sec. 18-146 License required
Sec. 18-150 Certificate of competency required
Sec. 18-160 Certificate number; state certified number
Officer Barbara Meizis
Certified Service:12-2-2015 - property owner
Initial Hearing: 12-16-2015

New Case

Count 1: Every person engaged in business or capacity of a contractor shall obtain a license. **Count 2:** Every person engaged in business or capacity of a contractor shall obtain a certificate of competency. **Count 3:** Every person engaged in business or capacity of a contractor shall obtain a certificate number; state certified number.

Liens

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Case # 14-1238

Richard Watherwax Photography
Richard Watherwax
719 Windsor Lane A
Certified Service:

Continue to January 27, 2016 for service

16**Case # 15-606**

Glenn Tanner - registered agent
KWHS Inc.
Bianca DiGennaro - business owner
James T Hendrick - registered agent
Angela Richardson - employee
516 Fleming Street 101
Certified Service: 10-31-2015 - business owner

Continued from November 18, 2015 for payment

17**Case # 15-760**

KWHS Inc.
Bianca DiGennaro - business owner
James Hendricks - registered agent
516 Fleming Street 101
Certified Service: 10-31-2015 - business owner

Continued from November 18, 2015 for payment

Adjournment