

8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

2**Case # 18-1937**

Leslye Leeker

1721 Seminary Street

Sec. 58-31 Container and receptacle requirements

Sec. 58-61 Determination and levy of charge

Officer Bonnita Badgett

Certified Mail: 4-2-2019

Initial Hearing: 4-24-2019

In compliance 22 April 2019; Request dismissal

Count 1: Failure to remove garbage bins from the City right-of-way by 8pm on the day of pick up. **Count 2:** There is a past due Utility bill for \$2,969.35.

3**Case # 18-2101**

Gold Empire U.S.A. / Orogold

Zohar Alon

Nir Chen

518 Duval Street

Sec. 18-705 Requirements of permit holder (3) written statement

Sec. 18-705 Requirements of permit holder (2) prices on each item

Officer Bonnita Badgett

Certified Mail: 2-5-16 - Nir Chen

Certified Mail: 2-5-2019 - Zohar Alon

Initial Hearing: 2-27-2019

Continuance granted to 29 May 2019 - Repeat Violations

Count 1: Failure to furnish to the customer a written statement showing the final total cost of the item or service. - Repeat violation reference Code Case#18-1157. **Count 2:** Failure to clearly display each cosmetic item offered for sale with each item bearing a sale price posted directly on the item. - Repeat violation reference Code Case# 18-1994.

Legislative History

2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

4

Case # 19-73

Gold Empire USA, LLC.
 Zohar Alon
 Nir Chen
 518 Duval Street
 Sec. 18-705 (3) Requirements of permit holder
 Officer Bonnita Badgett
 Certified Mail: 2-5-2019 - Zohar Alon
 Certified Mail: 2-5-2019 - Nir Chen
 Initial Hearing: 2-27-2019

Continuance granted to 29 May 2019 - Repeat Violation

Count 1: Failure to furnish to the customer a written statement showing the final cost of the item or service. Repeat violation Case# 18-1157.

Legislative History

2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

5

Case # 19-103

H and S of Key West, LLC
 Hal Schuhmacker
 Christian M. Zuelch - RA
 324 Southard Street
 Sec. 14-40 Permits in the historic districts
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Officer Bonnita Badgett
 Certified Mail: 2-22-2019 - Hal Schuhmacker
 Hand Served: 3-18-2019 - Christian M. Zuelch
 Initial Hearing: 3-27-2019

Continued from 27 March 2019

Count 1: Failure to obtain certificate of appropriateness for exterior work on the roof of the front porch. **Count 2:** Failure to obtain a building permit for exterior work on the roof of the front porch.

Legislative History

3/27/19	Code Compliance Hearing	Continuance
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6

Case # 19-105

Gold Empire USA/Orogold
Zohar Alon, AMBR
Nir Chen, AMBR
518 Duval Street
Sec. 18-705 Requirements of permit holder (3)
Officer Bonnita Badgett
Certified Mail: 2-1-2019 - Nir Chen
Certified Mail: 2-1-2019 - Zohar Alon
Initial Hearing: 2-27-2019

Continuance granted to 29 May 2019 - Repeat Violation

Count 1: Failure to give a written statement showing the final cost of the item or service before applying cream to a customer.

Legislative History

2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

7

Case # 18-245

Michael Baker
Lori Wilder
3325 Eagle Avenue
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Sophia Doctoche
Posted: 4-4-2019
Initial Hearing: 4-24-2019

New Case

Count 1: Failure to follow through with permit #18-1001 to change a wooden fence to a PVC fence since 15 March 2018.

8

Case # 18-759

Como Oil Company of FL
 Randi J. Huseby - RA
 1127 Truman Avenue
 F.B.C. Liquefied petroleum gas storage
 Sec. 14-40 Permits in historic district
 Sec. 14-262 Request for inspection
 Office Sophia Doctoche
 Certified Mail: 2-25-2019
 Initial Hearing: 4-24-2019

In compliance 5 April 2019; Request dismissal

Count 1: Failure to obtain permits for a newly installed propane tank.

Count 2: Failure to obtain a certificate of appropriateness. **Count 3:**

Failure to obtain a final inspection for the installed propane tank.

9

Case # 18-1009

Edward J Mccallum III
 Sharon S Mccallum
 2617 Staples Avenue
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Sec. 14-262 Request for inspection - **Request dismissal**
 Officer Sophia Doctoche
 Posted: 10-29-2018
 Initial Hearing: 11-28-2018

In compliance 15 Mar 2019; Request dismissal

Count 1: Replacement of a roof without the benefit of building permit.

Count 2: Failure to obtain a final inspection.

Legislative History

11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

10

Case # 18-2089

Duval and Caroline, LLC
Joseph Walsh
429 Caroline Street
Sec. 66-109 Schedule of taxes
Sec. 14-40 Permits in historic districts
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 4-24-2019

Request continuance to 29 May 2019 for good service

Count 1: Failure to obtain seating authorization for the seats located at the subject property. **Count 2:** Failure to apply for and obtain an after the fact certificate of appropriateness for the subject property.

11

Case # 19-107

Gold Empire USA, LLC/D'OR 24K
Nir Chen - Registered Agent
407 Front Street C
Sec. 18-705 Requirements of permit holder
Officer Sophia Doctoche
Certified Mail: 2-25-2019
Initial Hearing: 3-27-2019

Continuance granted to 29 May 2019 - Repeat Violation

Count 1: Failure to furnish to the customer a written statement showing the final total cost of the item or service. Previously cited cases - #18-1157, #18-2101, #19-73

Legislative History

3/27/19 Code Compliance Hearing Continuance

12

Case # 19-181

Richard C. Walker

2407 North Roosevelt Boulevard

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

Officer Sophia Doctoche

Certified Mail: 3-19-2019

Initial Hearing: 4-24-2019

Continuance granted to 29 May 2019**Count 1:** Built a ramp without the benefit of a permit.

13

Case # 19-224

Lavenir LED Advertisement, LLC

Emiro A. Pajaro - RA

616 Simonton Street

Sec. 114-103 Prohibited signs

Sec. 114-103 Prohibited signs

Sec. 108-609 Use of parking areas for purposes other than parking
prohibited

Sec. 70-116 Prohibited parking

Officer Sophia Doctoche

Certified Mail: 3-23-2019

Initial Hearing: 4-24-2019

New Case - Irreparable Violations**Count 1:** Vehicle with signage parked at the subject property is prohibited in the Historic District. **Count 2:** Vehicle displaying unpermitted portable and animated signs as defined in 114-101 in the historic district on 3/4/19, 3/22/19, 3/23/19, 3/17/19, 4/2/19, 4/4/19, 4/6/19, 4/12/19 and continuing daily. **Count 3:** All parking areas are to be used for automobile vehicles - no sales activity or services. **Count 4:** Vehicle was parked on a public place displaying advertisement.

14

Case # 19-240

IV's in the Keys
Danette Nelson - RA
531 Whitehead Street
Sec. 14-40 Permits in historic districts
Sec. 114-103 Prohibited signs
Officer Sophia Doctoche
Certified Mail: 3-25-2019
Initial Hearing: 4-24-2019

New Case

Count 1: Failure to obtain a certificate of appropriateness for lattice and signs. Previous case# 18-2028 - cited for sec. 114-103. **Count 2:** Business signs at the subject property have previously been cited case# 18-2028. The signs are prohibited in the historic district and have not been approved by HARC.

15

Case # 19-271

James and Laura Thornbrugh
2016 Roosevelt Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Posted: 4-4-2019
Initial Hearing: 3-27-2019

Continued from 27 March 2019

Count 1: Did not renew their property rental business tax receipt that has been expired since 30 Sept 2018. Repeat violation - Cases #16-688 and 17-1060.

Legislative History

3/27/19 Code Compliance Hearing Continuance

16

Case # 19-272

James and Laura Thornbrugh
2014 Roosevelt Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Posted: 4-4-2019
Initial Hearing: 3-27-2019

Continued from 27 March 2019

Count 1: Did not renew their property rental business tax receipt that has been expired since 30 Sept 2018. Repeat violation - Cases #16-688, 17-1060 and 17-1056.

Legislative History

3/27/19 Code Compliance Hearing Continuance

17

Case # 19-416

Brendan C. Milligan
1430 Grinnell Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail: 3-23-2019
Initial Hearing: 4-24-2019

New Case

Count 1: Failure to renew their license since 30 September 2018.

18

Case # 19-517

Alan Ronald Walker

1111 Watson Street D

Sec. 18-150 Certificate of competency required

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

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

Sec. 14-40 Permits in historic districts

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 4-24-2019

Request continuance to 29 May 2019 for good service

Count 1: Alan Walker is not recognized as a licensed contractor and is advertising on social media. **Count 2:** Alan Ronald Walker has not obtained a business tax receipt for his business within City limits. **Count 3:** Failure to obtain permits for work being performed to the wall at the rear of the subject property. **Count 4:** Failure to obtain a certificate of appropriateness for work being performed.

19

Case # 19-49

Diane M. Wood

1202 Von Phister Street

Sec. 26-126 Clearing of property of debris and noxious material required

Sec. 108-677 Parking and storage of certain vehicles

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

Sec. 14-40 Permits in historic districts

Sec. 14-40 Permits in historic districts

Officer Lindsey Dunlap

Certified Mail: 3-28-2019

Initial Hearing: 4-24-2019

Continuance granted to 27 June 2019

Count 1: Failure to remove accumulated debris and yard waste from the subject location. **Count 2:** A dozen vehicles with expired or no tags being stored on the subject location. **Count 3:** Stop work order was placed for a shed being built without the benefit of a permit. **Count 4:** Removal of siding in the rear side of the property without the benefit of a permit. **Count 5:** Failure to obtain a certificate of appropriateness for a shed being built. **Count 6:** Failure to obtain a certificate of appropriateness for the removal and replacement of siding.

20

Case # 19-189

Noam Zano

2117 Harris Avenue

Sec. 90-363 Certificate of occupancy required

Sec. 58-61 Determination and levy of charge

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

Sec. 90-363 Certificate of occupancy required

Sec. 58-61 Determination and levy of charge

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

Officer Lindsey Dunlap

Certified Mail: 4-5-2019

Initial Hearing: 4-24-2019

New Case**Count 1:** Failure to obtain a certificate of occupancy for rear unit 1.**Count 2:** Failure to pay impact fees related to utilities for rear unit 1.**Count 3:** Failure to obtain required building permits and inspections for rear unit 1. **Count 4:** Failure to obtain a certificate of occupancy for rear unit 2. **Count 5:** Failure to pay impact fees related to rear unit 2. **Count 6:** Failure to obtain required building permits and inspections for rear unit 2.

21

Case # 18-536

Brugman Holdings LLC - Owner

Thomas J Sireci, Jr - Registered Agent

10 Hilton Haven Drive C

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

Officer Leonardo Hernandez

Certified Service: 5-30-2018 - Owner

Certified Service: 5-23-2018 - Registered Agent

Initial Hearing: 6-27-2018

Continued from 27 March 2019 for compliance**Count 1:** Failure to obtain an after-the-fact building permit for interior framing of shed and dock behind shed.**Legislative History**

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance

9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

22

Case # 18-556

Wendall A. Wall

4 Go Lane

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

Officer Leonardo Hernandez

Certified Service: 5-18-2018

Initial Hearing: 6-27-2018

In compliance 8 April 2019; Request dismissal

Count 1: Failure to obtain after-the-fact building permit for fence with required supporting documents provided to the Planning Department and Urban Forestry Manager.

Legislative History

6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

23

Case # 18-1917

Westwinds Key West LLC

Douglas Loehr

904 Eaton Street

Sec. 18-601 License required

Sec. 90-363 Certificate of occupancy required

Officer Leonardo Hernandez

Certified Mail: 3-25-2019 - Douglas Loehr

Certified Mail: 3-18-2019 - Westwinds Key West LLC

Initial Hearing: 4-24-2019

In compliance 15 April 2019; Request dismissal

Count 1: Failure to provide required update of the occupational license to reflect accurate unit count as required for the lawful unit determination process. **Count 2:** Failure to provide as-built certificate as required for the lawful unit determination process.

24

Case # 18-2079

Collage Beauty

Far Beauty LLC - Business Owner

Raziel Buchris - Title Ambassador

Aviv Shmuel - Registered Agent

211 Duval Company - Property Owner

211 Duval Street A

Sec. 18-415 Restrictions in historic district

Officer Leonardo Hernandez

Certified Mail: 12-11-2018 - Collage Beauty

Certified Mail: 12-14-2018 - Far Beauty LLC

Certified Mail: 12-14-2018 - Raziel Buchris

Certified Mail: 12-14-2018 - Aviv Shmuel

Certified Mail: 12-14-2018 - 211 Duval Company

Initial Hearing: 1-30-2019

Continued from 27 March 2019 for Settlement Agreement

Count 1: On area canvas, an employee of Collage Beauty at 211 Duval Street was off premise canvassing. Repeat violation Case #17-1554.

Legislative History

1/30/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

25

Case # 19-83

Michael J McMahon

100 Admirals Lane

Sec. 18-601 License required - **Count 1**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - **Counts 2 thru 22**

Officer Leonardo Hernandez

Posted: 4-5-2019

Initial Hearing: 4-24-2019

New Case - Irreparable Repeat Violations**Count 1:** Renting transiently from 5 Jan thru 26 Jan 2019 for 21 days and 20 nights without benefit of transient rental business tax receipt. Previous cases - #17-166, #17-1157, #17-1187 & #18-1024. **Counts 2 thru 22:**

The subject property is holding out/advertising for short term rental without the benefit of the required city, county and state licensing. The subject property does not have a transient medallion and has not been inspected by the City of Key West Fire Department. Previous cases - #17-166, #17-1154, #17-1187 & #18-1024.

26

Case # 19-185

Christopher Gazzale

1504 18th Terrace

Sec. 66-102 Dates due and delinquent; penalties

Officer Leonard Hernandez

Posted: 2-12-2019

Initial Hearing: 3-27-2019

In compliance 3 April 2019; Administrative fees of \$250 for this case & \$250 for Case# 18-436 for a total due of \$500 pending**Count 1:** Keys Cooling, LLC; Christopher Scott Gazzale owner; has not renewed his business license which was due 30 Sept. 2018. Repeat violation from Case# 18-436 with \$250 administrative fee still pending.Legislative History

3/27/19 Code Compliance Hearing Continuance

27

Case # 19-293

Carriage Trade Living Trust 10/22/2009
 Joseph O'Lear
 529 Eaton Street
 Sec. 66-102 Dates due and delinquent; penalties
 Officer Leonardo Hernandez
 Certified Mail: 4-9-2019
 Initial Hearing: 4-24-2019

New Case

Count 1: Transient rental business license and medallion fees are delinquent since 01 Oct 2018.

28

Case # 19-376

Coconut Mallory Properties, LLC
 1445 South Roosevelt Boulevard 412
 Sec. 66-102 Dates due and delinquent; penalties
 Officer Leonardo Hernandez
 Certified Mail: 4-1-2019
 Initial Hearing: 4-24-2019

In compliance 3 April 2019; Request dismissal

Count 1: Transient rental license has been expired since 30 Sept 2018.

29

Case # 16-720

Trevor Cook
 Elizabeth Fuller
 908 Packer Street
 Sec. 62-2 Obstructions
 Officer Beau Langford
 Certified Service: 6-21-2018
 Initial Hearing: 6-27-2018

In compliance 8 April 2019; Request dismissal

Count 1: Fence was built over the property line and will either need to be demolished or a variance applied for.

Legislative History

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

10/31/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

30

Case # 16-773

Brittany D Delgado

~~Mark R Delgado Estate~~

2807 Seidenberg Avenue

Sec. 90-363 Certificate of occupancy - Required

Sec. 58-61 Determination and levy of charge

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

Officer Beau Langford

Certified Service:

~~Posted: 8-10-2017~~

Posted: 7-10-2018

Initial Hearing: 8-30-2017

Continued from 30 Jan 2019 for status/compliance

Count 1: Failure to obtain a Certificate of Occupancy for residential unit in the rear of the property. **Count 2:** Failure to have Utilities associated with the residential unit in the rear of the property. **Count 3:** Failure to have a non-transient business tax receipt for the residential unit in the rear of the property.

Legislative History

8/30/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

31

Case # 17-1146

Jordan James & Sara Key

1309 Newton Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **In compliance 9 Nov 2018; Request dismissal**Sec. 14-40 Permits in historic districts - **In compliance 9 Nov 2018;****Request dismissal**

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Certified Service: 3-26-2018

Initial Hearing: 4-25-2018

Continuance granted to 29 May 2019 for compliance

Count 1: For failure to obtain a mechanical permit to install the A/C condenser on the roof. **Count 2:** For failure to obtain HARC approval for installation of the A/C condenser on the roof. **Count 3:** For failure to obtain an inspection for the A/C condenser.

Legislative History

4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

32

Case # 17-1213

Erwin Mayer & Didier R Moritz - property owner

1300 15th Court Lot 77

Sec. 90-363 Certificate of Occupancy - required

Sec. 58-61 Determination and levy of charge

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

Officer Jorge Lopez

Certified Service: 11-16-2017

Initial Hearing: 12-20-2017

Continuance granted to 29 May 2019 for compliance**Count 1:** For failure to obtain a certificate of occupancy for the addition that was built. **Count 2:** For failure to pay impact fees related to utilities.**Count 3:** For failure to obtain building permits for the addition to the trailer and for the installed plumbing.**Legislative History**

12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

33

Case # 18-241

Theresa Cioffi

Wilmington Trust Company

CT Corporation System - Registered Agent

3222 Riviera Drive

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

Sec. 122-238 Dimensional requirements

~~Sec. 26-32 Nuisance illustrated~~ - **Dismissed**~~Sec. 26-126 Clearing of property of debris and noxious material required~~ -**Dismissed**

Officer Jorge Lopez

Certified Service: 6-15-2018 - Registered Agent

Certified Service: 7-17-2018 - Theresa Cioffi - Amended Notice

Initial Hearing: 5-30-2018

Continuance granted to 29 May 2019

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. **Count 2:** The roof is located in the rear side of the subject property in the setbacks. **Count 3:** ~~Observed the pool with stagnant water that is a breeding ground or feeding area for mosquitoes.~~ - Dismissed. **Count 4:** ~~Debris located on the driveway of this property which causes a nuisance or other unsightly or unsanitary condition.~~ - Dismissed.

Legislative History

5/30/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

34

Case # 18-1211

Island-West Investments Corp.

Richard Estevez - Owner

Hugh J Morgan - Registered Agent

1213 14th Street 41

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

Officer Jorge Lopez

Certified Mail: 12-12-2018 - Hugh Morgan

Certified Mail: 12-18-2018 - Richard Estevez

Initial Hearing: 1-30-2019

Continued from 27 March 2019 for compliance

Count 1: Failure to obtain a building permit for an addition built. A demolition permit had been applied for on 6 Nov 2018 and more details are needed along with the property card.

Legislative History

1/30/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

35

Case # 18-1996

KW Zion, LLC

Kellie Alpert - RA

Irish Oak Barrel, LLC

Wayne Larue Smith - RA

506 Southard Street

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 Request for inspection

Sec. 122-63 Review; enforcement - **In compliance 23 April 2019;****Request dismissal**

Officer Jorge Lopez

Certified Mail: 3-6-2019 - Kellie Alpert

Certified Mail: 3-8-2019 - Wayne Larue Smith

Initial Hearing: 3-27-2019

Continued from 27 March 2019

Count 1: Failure to obtain permit for plumbing work performed in the rear side exterior of the building. **Count 2:** Failure to obtain permit for electrical work installed in the rear side exterior of the building. **Count 3:** Failure to obtain a certificate of appropriateness for the plumbing and electrical work performed in the rear side exterior of the building. **Count 4:** Failure to obtain a required electrical inspection for electrical work performed on the rear side of the building. **Count 5:** Failure to abide by the Conditional Approval Permit of no amplified live music or outdoor music on the premises.

Legislative History

3/27/19

Code Compliance Hearing

Continuance

36

Case # 18-2020

Robert Chinnis Construction, Inc

Robert R. Chinnis - RA

506 Southard Street

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Hand Served: 2-27-2019

Initial Hearing: 3-27-2019

Continuance granted to 29 May 2019 for compliance

Count 1: Failure to obtain a permit for plumbing work performed in the rear side exterior of the building. **Count 2:** Failure to obtain a permit for electrical work performed on the rear side of the building. **Count 3:** Failure to obtain a certificate of appropriateness for plumbing and electrical work performed on the rear side of the building. **Count 4:** Failure to obtain a required electrical inspection for electrical work performed on the rear side of the building.

Legislative History

3/27/19

Code Compliance Hearing

Continuance

37

Case # 18-2029

218 Duval Street Corp.

Elizabeth Johnson - Business Registered Agent

Famlo Development Corporation

Michael Halpern - Building Registered Agent (Amended Notice only)

Jennifer Stefanacci Doll - Sec. 26-32 only (Original Notice)

218 Duval Street

~~Sec. 26-32 Nuisances illustrated (Original Notice only)~~ - **Dismissed**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions (Amended Notice)

Sec. 14-40 Permits in historic districts (Amended Notice)

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions (Amended Notice)

Sec. 14-262 Request for inspection (Amended Notice)

Officer Jorge Lopez

Certified Mail: 12-7-2018 (Original Notice) - Jennifer Stefanacci Doll

Certified Mail: 1-4-2019 (Amended Notice) - Michael Halpern

Posted: 1-17-2019 (Amended Notice) - Elizabeth Johnson

Initial Hearing: 1-30-2019

Continued from 27 March 2019 for compliance

Count 1 (Original Notice): ~~The use of a foam machine spreading foam on the City's right of way which was causing a hazard to pedestrians and adjacent properties.~~ **Dismissed.** **Count 1 (Amended Notice):** Two

signs installed without the benefit of a building permit. **Count 2**

(Amended Notice): Signs installed without the benefit of a certificate of appropriateness. **Count 3 (Amended Notice):** Two flood lights installed

without the benefit of an electrical permit. **Count 4 (Amended Notice):**

Electrical work performed without an inspection.

Legislative History

1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance

38

Case # 18-2033

SK II, Inc.
Robert A. Spottswood - RA
2700 North Roosevelt Boulevard
Sec. 122-63 Review; enforcement
Officer Jorge Lopez
Certified Mail:
Initial Hearing: 3-27-2019

Continued from 27 March 2019

Count 1: The masonry wall behind store plaza was damaged and needs to be replaced as per Resolution 89-26. Our records indicate that an application has not been submitted to rebuild the masonry wall. The only permit applied for is Permit #2018-2722 to remove fence debris.

Legislative History

3/27/19 Code Compliance Hearing Continuance

39

Case # 18-2036

Judith Morales
2612 Seidenberg Avenue
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
FBC 1612.4 & ASCE 24-05 Flood Hazard construction, unprotected
enclosed below design flood elevation
Officer Jorge Lopez
Certified Mail: 2-15-2019
Initial Hearing: 3-27-2019

Continuance granted to 29 May 2019 for compliance

Count 1: Failure to obtain building permits for a garage converted into a living space. **Count 2:** Failure to obtain a building permit for a fence that was installed in the back yard and a gate on the side of the house. **Count 3:** Within a FEMA delineated type AE-8 flood zone, constructed a residential building below the minimum flood safety elevation in the Special Flood Hazard area and on 5 Nov 2013 FEMA Coordinator rejected the application.

Legislative History

3/27/19 Code Compliance Hearing Continuance

40

Case # 19-253

Poinciana Park Partners, LLP - Mobile Home Park Owner

Erwin & Didier M. Mayer

Evelyne Cajuste & Pierre Louis - Mobile Home Owner

1300 15th Court Lot 45

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

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Certified Mail: 3-9-2019 - Mobile Home Owner

Initial Hearing: 4-24-2019

New Case

Count 1: Failure to obtain building permits for the structure built in the rear side of the mobile home. **Count 2:** Failure to obtain an electrical permit for the enclosed structure. **Count 3:** Failure to obtain the required electrical inspection.

41

Case # 19-411

Margaret Baldwin

422 Fleming Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Jorge Lopez

Certified Mail:

Initial Hearing: 4-24-2019

Request for continuance to 29 May 2019 for good service**Count 1:** Subject license delinquent since 30 September 2018

42

Case # 19-568

Arbortech Tree & Landscape Inc
Spiegel & Utera P.A. - Registered Agents
86560 Overseas Highway
Sec. 66-102 Dates due and delinquent; penalties
Officer Jorge Lopez
Certified Mail: 4-16-2019
Initial Hearing: 4-24-2019

In compliance 24 April 2019; Request dismissal

Count 1: Failure to renew the business tax receipt for the subject business due 30 Sept 2018.

43

Case # 19-33

808 Southard Street LLC
Peter Nelson Brawn
G,B & B-B Registries, LLC
812 Southard Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **In compliance 16 April 2019; Request dismissal**
Sec. 14-40 Permits in historic districts - **In compliance 16 April 2019;**
Request dismissal
Sec. 14-262 Request for inspection - **In compliance 16 April 2019;**
Request dismissal
Sec. 122-629 Prohibited Use
Officer Paul Navarro
Certified Mail: 3-4-19 - G,B & B-B Registries, LLC
Initial Hearing: 3-27-2019

In compliance 23 April 2019; Request dismissal

Count 1: A total of 8 lights that have been installed at the subject property without the benefit of a permit. **Count 2:** Eight lights were installed without the benefit of a certificate of appropriateness. **Count 3:** The 8 lights were installed at the subject property without the benefit of required inspections. **Count 4:** Subject property has two different zones which are HNC-2 and HHDR that are being used as a parking lot. On the HHDR zone, there is no conditional use on file allowing this to be used as a parking lot.

Legislative History

3/27/19 Code Compliance Hearing Continuance

44

Case # 19-397

Zachary Lee Humphries

1225 Ashby Street

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

Sec. 18-150 Certificate of competency required

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

Officer Paul Navarro

Certified Mail:

Initial Hearing: 4-24-2019

New Case - Repeat Violations**Count 1:** Doing exploratory work without permits. Violating settlement
agreement from previous cases - #18-866, #18-1095, #18-1677. **Count****2:** Mr. Humphries is not a licensed contractor. Violating settlement
agreement from previous cases - #18-866, #18-1095, #18-1677. **Count****3:** Mr. Humphries is not recognized as a business within the City limits and
he advertises himself as a contractor on Key West Garage Sale
(Facebook). Violating settlement agreement from previous cases -
#18-866, #18-1095, #18-1677.

45

Case # 19-509

Curry Refrigeration & Air-Conditioning Inc
Patrick Curry - Registered Agent
1022 Duval Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **Repeat**
Sec. 14-325 Permit required
Sec. 14-40 Permits in historic district
Sec. 14-262 Request for inspection
Officer Paul Navarro
Certified Mail: 4-23-2019
Initial Hearing: 4-24-2019

New Case - Repeat Violation Count 1

Count 1: New condenser unit being placed and the old unit removed without required permits. Repeat violation - Case #17-879. **Count 2:** Failure to obtain required permit for refrigeration and air conditioning equipment. **Count 3:** Condenser unit installed without obtaining a certificate of appropriateness. **Count 4:** Failure to obtain the required inspections.

46

Case # 19-104

Steadman D Jackson
1713 George Street
Sec. 26-126 Clearing of property of debris and noxious material required
Sec. 108-677 Parking and storage of certain vehicles
Officer Dorian Patton
Certified Mail: 3-29-2019
Initial Hearing: 4-24-2019

New Case

Count 1: Overgrown property and debris has fallen onto the City right of way. **Count 2:** Unlicensed scooter parking in the front yard.

47

Case # 19-197

Sara Dascott
905 16th Terrace
Sec. 108-677 Parking and storage of certain vehicles
Officer Dorian Patton
Certified Mail: 3-11-2019
Initial Hearing: 4-24-2019

In compliance 19 Mar 2019; Request dismissal

Count 1: Vehicle on premises without current license plate and not stored in an enclosed building.

48

Case # 19-220

Church Bethel A M E
907 Thomas Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Dorian Patton
Hand Served: 3-22-2019
Initial Hearing: 3-27-2019

In compliance 4 April 2019; Request a Finding of Violation without fees or fines

Count 1: Failure to obtain building permit for interior demolition work being performed.

Legislative History

3/27/19 Code Compliance Hearing Continuance

49

Case # 19-303

Sean Williams
1801 North Roosevelt Boulevard, 17 - Amberjack
Sec. 66-102 Dates due and delinquent; penalties
Officer Dorian Patton
Certified Mail: 3-14-2019
Initial Hearing: 4-24-2019

In compliance 17 April 2019; Request dismissal

Count 1: Subject business owner has not renewed their license which expired 30 Sept 2018. Previously cited in Case #17-1023.

Adjournment