



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, February 18, 2021

1:30 PM

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting to Order

Code Violations

- 1** **Case # 20-1462**
Red Shoe Island Bistro
411 Petronia Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 1-30-2021
Initial Hearing: 2-18-2021
- In compliance as of 11 February 2021; request dismissal**
- Count 1:** Failure to apply and obtain a business tax receipt for Red Shoe Island Bistro.
- 2** **Case # 19-1715**
Futerman Phenphak - Owner
3011 Riviera Drive
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
~~Sec. 14-256 Permit required~~
~~Sec. 14-359 Permit display~~
~~Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business~~
Officer Edward Keane
Posted: 7-31-2020

Initial Hearing: 3-26-2020

Continued from 28 January 2021

Count 1: Failure to obtain all proper building permits.

~~Count 2: Failure to obtain all electrical permits and or convert the structure back to storage.~~

~~Count 3: Failure to obtain all plumbing permits or convert the structure back to storage.~~

~~Count 4: Failure to cease renting the storage enclosure and apply for a LUD from the City Planning Department.~~

Legislative History

7/30/20	Code Compliance Hearing	Continuance
8/27/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance
11/19/20	Code Compliance Hearing	Continuance
12/17/20	Code Compliance Hearing	Continuance
1/28/21	Code Compliance Hearing	Continuance

3

Case # 20-790

Lisa Rivard

727 Emma Street

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

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

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

Sec. 14-40 Permits in historic districts

Officer Edward Keane

Certified Mail: 11-6-2020

Initial Hearing: 11-19-2020

Continued from 28 January 2021

Count 1: Failure to apply and obtain the appropriate electrical permits.

Count 2: Failure to apply and obtain the appropriate plumbing permits.

Count 3: Failure to apply and obtain the appropriate building permits.

Count 4: Failure to apply and obtain a HARC Certificate of Appropriateness.

Legislative History

11/19/20	Code Compliance Hearing	Continuance
12/17/20	Code Compliance Hearing	Continuance
1/28/21	Code Compliance Hearing	Continuance

4

Case # 20-1267

Gary Stern - Registered Agent

820 White Street

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

Sec. 14-262 Request for inspection

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

Sec. 14-327 Inspection

Officer Edward Keane

Certified Mail: 12-3-2020

Initial Hearing: 12-17-2020

Continued to 18 February 2021 for compliance~~**Count 1:** Failure to apply and obtain the appropriate plumbing permits
through a licensed contractor.~~**Count 2:** Failure to apply and obtain the appropriate electrical permits
through a licensed contractor.**Count 3:** Failure to contact and schedule all required inspections with the
city of key west building department.**Count 4:** Failure to apply and obtain the appropriate mechanical HVAC
permits through a licensed contractor.**Count 5:** Failure to contact and schedule all required inspections with the
city of key west building department.**Legislative History**

12/17/20 Code Compliance Hearing Continuance

1/28/21 Code Compliance Hearing Continuance

5

Case # 20-1271

Claudio Ramon Vargas

820 White Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business

Sec. 18-150 Certificate of competency required

Sec. 14-262 Request for inspection

Officer Edward Keane

Certified Mail:

Initial Hearing: 2-18-2021

Settlement Agreement

Count 1: Failure to apply and obtain the appropriate plumbing permits through a licensed contractor at the City of Key West Building Department.

Count 2: Failure to apply and obtain the appropriate electrical permits through a licensed contractor at the City of Key West Building Department.

Count 3: Failure to apply and obtain the appropriate Business Tax Receipt from the Licensing Department at the City of Key West.

Count 4: Failure to cease all further work until a certificate of competency is acquired.

Count 5: Failure to contact the Building Department to schedule all the required inspections.

6

Case # 20-1365

Jackson D Steadman

1713 George Street

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

Officer Edward Keane

Certified Mail: 12-31-2020

Initial Hearing: 1-28-2021

Continued from 28 January 2021

Count 1: Failure to clear property of garbage, litter, rubbish, refuse, solid waste, trash, and yard debris.

Legislative History

1/28/21

Code Compliance Hearing

Continuance

7

Case # 19-846

Bimini Village Condominium

James Marsh - Registered agent

806 Thomas Street

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

Sec. 14-40 Permits in historic districts

Officer Rachel Kobylas

Certified Mail: 1-19-2021

Initial Hearing: 1-28-2021

Continued from 28 January 2021

Count 1: Failure to apply and obtain a demolition permit to remove all un

permitted construction, roof and awning structures and return the building to its original state.

Count 2: Failure to apply for a certificate of appropriateness from HARC, for the fence.

Legislative History

1/28/21 Code Compliance Hearing Continuance

8

Case # 21-14

Monroe County Surveying & Mapping Inc

Eddie Martinez

1100 Truman Ave

Sec. 66-102 Dates due and delinquent; penalties

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

Officer Rachel Kobylas

Certified Mail: 1-26-2021

Initial Hearing: 1-28-2021

Continued to 18 February 2021 for good service

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

Count 2: Failure to contact the City of Key West Licensing Department to apply for, purchase and obtain a current Business tax receipt.

Legislative History

1/28/21 Code Compliance Hearing Continuance

9

Case # 18-1639

Jessica Clark

1824 Fogarty Ave 1

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. 14-72 Minimum facilities

Officer Troy Montero

Certified Mail:

Initial Hearing: 2-18-2021

Continuance previously granted to 25 March 2021

Count 1: Failure to apply and obtain a certificate of occupancy for the unit

located in the rear side of the property.

Count 2: Failure to contact the Planning Department to apply and obtain cost of impact fees.

Count 3: Failure to provide an as-built certificate to the Building Department.

Count 4: Failure to remove the tarp and bed from this area.

10

Case # 19-1568

TU-TI-FRU-TI, Inc.

Charles Mendola - Registered agent

828 Duval Street

Sec. 114-103 Prohibited signs

Sec. 14-40 Permits in historic districts

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

~~Sec. 66-109 Schedule of taxes~~

~~Sec. 2-939 Revocable Licenses~~

Officer Troy Montero

Certified Mail: 3-2-2020

Initial Hearing: 3-26-2020

Continued from 28 January 2021

Count 1: Failure to obtain HARC approval for signage.

Count 2: Failure to obtain HARC certificate of appropriateness for-
~~installation of cameras and outside bar.~~

~~Count 3: Failure to obtain building permits.~~

~~Count 4: Failure to obtain approval for additional seating.~~

~~Count 5: Failure to obtain revocable license for awning over city right of way.~~

Legislative History

7/30/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance
11/19/20	Code Compliance Hearing	Continuance
12/17/20	Code Compliance Hearing	Continuance
1/28/21	Code Compliance Hearing	Continuance

11

Case # 20-313

SH5 LTD

Robert A. Spottswood - registered agent

3841 N Roosevelt Blvd

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

Officer Troy Montero

Certified Mail: 6-15-2020

Initial Hearing: 7-30-2020

Continued from 28 January 2021

Count 1: Failure to apply for fence permits.

Legislative History

7/30/20	Code Compliance Hearing	Continuance
8/27/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance
11/19/20	Code Compliance Hearing	Continuance
1/28/21	Code Compliance Hearing	Continuance

12

Case # 20-1029

Rene Leslie Bird

311 Amelia Street

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

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

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy required

Officer Troy Montero

Certified mail: 1-16-2021

Initial Hearing: 2-18-2021

Continuance previously granted to 25 March 2021

Count 1: Failure to apply and obtain the appropriate after the fact permits through the Building Department.

~~Count 2: Failure to apply and obtain a non-transient business tax receipt through the Licensing Department.~~

Count 3: Failure to apply and obtain a legal unit determination for the additional residential units.

Count 4: Failure to apply and obtain a certificate of occupancy for the residential unit in the rear of the property.

13

Case # 20-1335

John Lindle

1617 White Street

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

Officer Troy Montero

Certified Mail: 2-2-2021

Initial Hearing: 2-18-2021

New Case

Count 1: Failure to apply and obtain after the fact permits for building, electrical and plumbing.

14**Case # 20-1461**

Ramos Matilde Generosa

C/O Halpern Michael Pa

1400 Duval Street

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

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Officer Troy Montero

Certified Mail: 1-16-2021

Initial Hearing: 2-18-2021

In compliance as of 3 February 2021; request dismissal

Count 1: Failure to apply and obtain after the fact permits for electrical work.

Count 2: Failure to apply and obtain after the fact permits for electrical work.

Count 3: Failure to contact the Building Department to schedule an inspection for the electrical work.

15**Case # 21-75**

Jack Flats

Gilbert Melissa

509 1/2 Duval Street

Sec. 21-01 Requirement of wearing facial covering

Officer Paul Navarro

Hand Served: 2-8-2021

Initial Hearing: 2-18-2021

New Case

Count 1: Failure to wear facial covering according to Ordinance 21-01. -

Repeat**16****Case # 21-76**

Fogarty's

Logan Katherine Marie

227 Duval Street
Sec. 21-01 Requirement of wearing facial covering
Officer Paul Navarro
Hand Served: 2-8-2021
Initial Hearing: 2-18-2021

New Case

Count 1: Failure to wear facial covering according to Ordinance 21-01. -
Repeat

17

Case # 20-1493
Lewis Richard T
Susan Derose
1102 Washington Street
Sec. 62-2 Obstructions
Officer Roy Owens
Certified Mail: 1-7-2021
Initial Hearing: 2-18-2021

New Case

Count 1: Failure to contact the Engineering Department to obtain the proper permits for installation of plants, trees and shrubs on public easements.

18

Case # 21-62
Savoie Construction Inc
Denis Savoie
1724 South Street
Sec. 74-392 Requirement to prevent, control, and reduce storm, water pollutants by the use of best management practices
Officer Roy Owens
Certified Mail: 2-5-2021
Initial Hearing: 2-18-2021

New Case

Count 1: Failure to prevent concrete spilling into the storm drains.

19

Case # 21-40
230 East 7th Street Associates
C/O Joseph Cohen
300 Front Street

Sec. Unlawful disposal
Officer Laurie Skinner
Certified Mail: 2-1-2021
Initial Hearing: 2-18-2021

New Case

Count 1: Failure to contact Waste Management to pick up trash from the right of way.

20

Case # 21-63

Front Street Investments LLC
C/O Joseph Cohen
304 Front Street
Sec. 58-34 Unlawful disposal
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 2-18-2021

New Case

Count 1: Failure to put trash and cardboard on the city right of way for Waste Management.

Mitigations

21

Case # 20-1384

Mangoes Restaurant
Daniel Todd Hamer
700 Duval Street
Sec. 20-18 Requirement of wearing facial covering
Officer Sophia Doctoche
Hand Served: 11-21-2020
Initial Hearing: 12-17-2020

Mitigation

Count 1: Failure to wear facial covering according to City Ordinance 20-18.

Legislative History

12/17/20 Code Compliance Hearing Violation Fine

Adjournment

