



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, July 29, 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 # 21-1209**
Eileen Lunogo
1114 Elgin Lane
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodation in residential dwellings;
regulations
Sec. 122-1371 Transient living accommodation in residential dwellings;
regulations (D)(3)
Officer Sophia Doctoche
Certified Mail: 6-28-2021
Initial Hearing: 7-29-2021

Settlement Agreement

Count 1: Failure to obtain a transient medallion and license to advertise and rent short-term.

Count 2: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

Count 3: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

2 **Case # 21-1141**
Stinkin' Crawfish Key West LLC
217 Duval Street
Sec. 62-1 Deposits of oil; grease or other waste- **Irreparable**

Officer Stephanie Fleuridor
Certified Mail: 6-28-2021
Initial Hearing: 7-29-2021

Settlement Agreement

Count 1: Failure to prevent or cause any oil, grease or other waste to flow or otherwise be placed upon any right of way, street, alley, swale, public square or sidewalk with in the city. - **Irreparable**

3

Case # 19-1251

Joseph P Stefanacci
3001 Riviera Drive
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-256 Permit required
Sec. 14-262 Request for inspection
Sec. 14-359 Permit display
Officer Edward Keane
Certified Mail: 5-19-2021
Initial Hearing: 6-24-2021

In compliance as of 14 July 2021; Request dismissal

Count 1: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 2: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 3: Failure to schedule an electrical inspection with the City of Key West.

Count 4: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

4

Case # 20-524

Gregory G Farrelly- Registered Agent
828 Windsor Lane
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
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 Edward Keane
Certified Mail:
Initial Hearing: 6-24-2021

Continuance previously granted to 26 August 2021

Count 1: Failure to submit as built certifications to the City of Key West.

Count 2: Failure to apply and obtain an LUD with the City of Key West Planning Department.

Count 3: Failure to apply and obtain a non-transient license from the City of Key West Licensing Department.

5**Case # 21-837**

Roy Carson

19527 Indian Mound Drive

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

Officer Edward Keane

Certified Mail:

Initial Hearing: 7-29-2021

In compliance as of 2 June 2021; Request dismissal

Count 1: Failure to apply and obtain a business tax receipt from the City of Key West Licensing Department.

6**Case # 19-1691**

Alena Lembach

3226 Eagle Ave

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

Sec. 122-63 Review; enforcement

Officer Paul Navarro

Certified Mail: 11-17-2020

Initial Hearing: 12-17-2020

Continued from 24 June 2021

Count 1: Failure to apply and obtain a demolition permit or reapply for a new building permit.

Count 2: Failure to apply and obtain a demolition permit or reapply for a new variance.

7**Case # 21-391**

Christian E Teves and Michael S Burau

533 Petronia Street

Sec. 62-2 Obstructions
Officer Paul Navarro
Certified Mail: 6-7-2021
Initial Hearing: 6-24-2021

Continued from 24 June 2021

Count 1: Failure to remove obstructing palm trees from the right-of-way.

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Case # 21-738

National Car Rental
2516 North Roosevelt Blvd
Sec. 122-1406 Obstructions to visibility
Sec. 58-31 Container and receptacle requirements
Officer Laurie Skinner
Certified Mail: 7-19-2021 - **Amended**
Initial Hearing: 7-29-2021

New Case

Count 1: Failure to remove cars parked in front of the fence of the subject property.

Count 2: Failure to contain all trash inside of dumpster.

9

Case # 21-1256

Playtime Apparel INC- Owner
Joseph Cohan- Registered Agent
300 Front Street
Sec. 58-34 Unlawful disposal - **Amended**
Officer Laurie Skinner
Hand Served: 7-23-2021
Initial Hearing: 7-29-2021

New Case

Count 1: Failure to dispose of cardboard on the City's right of way. - **Amended**

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Case # 21-1259

Playtime Apparel INC - Owner
Joseph Cohen - Registered Agent
304 Front Street
Sec. 58-34 Unlawful disposal

Officer Laurie Skinner
Hand Served: 7-23-2021 - **Amended**
Initial Hearing: 7-29-2021

New Case

Count 1: Failure to dispose of trash on the City's right of way.

11

Case # 20-676

Futterman Phenphak
1704 Jamaica Drive
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-262 Request for inspection
Officer Jim Young
Certified Mail: 4-10-2021
Initial Hearing: 4-29-2021

Continued from 24 June 2021

Count 1: Failure to apply and obtain the after the fact permits for all un-permitted work.

Count 2: Failure to schedule an inspection for all work that has been completed.

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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 Jim Young
Certified mail: 1-16-2021
Initial Hearing: 2-18-2021

Continued from 24 June 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.

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Case # 20-1335

John Lindle

1617 White Street

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

Officer Jim Young

Certified Mail: 2-2-2021

Initial Hearing: 2-18-2021

Continued from 24 June 2021

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

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Case # 21-35

Toppino Industries, LLC

C/O Richard Toppino, R.A.

19 Hilton Haven Drive

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

Officer Jim Young

Certified Mail: 6-30-2021

Initial Hearing: 7-29-2021

In compliance as of 20 July 2021; Request dismissal

Count 1: Failure to apply and obtain a building permit with the City of Key West Building Department.

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Case # 21-393

Mohammed Billal and Mst P. Hossian

2305 Patterson Avenue

Sec. 14-256 Electrical permit required

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

Officer Jim Young

Certified Mail:

Initial Hearing: 7-29-2021

In compliance as of 4 May 2021; Request dismissal

Count 1: Failure to apply and obtain an electrical permit with the City of Key West Building Department.

Count 2: Failure to apply and obtain a permit with the City of Key West Building Department.

Adjournment