



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Code Compliance Hearing

Wednesday, January 28, 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 at 305-809-1000 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

1

Case # 14-1595

Ramon & Pura Gonzalez

1218 Margaret Street

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

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

Sec. 62-2 Obstructions

Officer Bonnita Badgett

Certified Service: 1-14-2015

Initial Hearing: 1-28-2015

New Case

Count 1: A business tax receipt is required to rent your property.

Count 2: The property is unsightly and needs to be cleaned. **Count 3:** Clear the debris from the city right of way.

This case was dismissed at the request of the Code Officer.

2

Case # 14-1609

Rene & Asuncion Ruiz

1216 Margaret Street

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of Occupancy required

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

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

Sec. 14-256 Required electric
Officer Bonnita Badgett
Posted: 1-5-2015
Initial Hearing: 1-28-2015

In compliance January 28, 2015, request dismissal

Count 1: There are three separate living units on this property. The city only recognizes two. **Count 2:** A Certificate of Occupancy is required for the third unit. **Count 3:** For failure to obtain a building permit for the third unit. **Count 4:** A business tax receipt is required for rental of the third unit. **Count 5:** For failure to obtain and electrical permit for the third unit.

This case was dismissed at the request of the Code Officer.

3

Case # 14-1632

William Cope
925 Duval Street
Sec. 18-146 License required
Officer Bonnita Badgett
Certified Service: 11-28-2014
Initial Hearing: 1-28-2015

Continuance granted to February 25, 2015

Count 1: For engaging as a contractor without a contractor's license.

This case was continued to February 25, 2015.

4

Case # 14-1637

William Cope
529 Caroline Street
Sec. 18-146 License required
Officer Bonnita Badgett
Certified Service: 11-28-2014
Initial Hearing: 1-28-2015

Continuance granted to February 25, 2015

Count 1: For engaging as a contractor without a contractor's license.

This case was continued to February 25, 2015.

5

Case # 14-936

Stephen & Janice Dickson
816 Eaton Street
Sec. 122-600 Dimensional requirements - **Dismiss**
Sec. 14-37 Building permits; professional plans; display of permits
Sec. 14-40 Permits in historic districts
Officer Peg Corbett
Certified Service: 9-15-2014
Initial Hearing: 9-17-2014

In compliance January 27, 2015. Administrative fees still due.

Count 1: The air conditioning unit was installed within the 5' setback for HMDR. **Count 2:** The fence is 8' which exceeds the scope of the permit. **Count 3:** The fence is 8' which exceeds the certificate of appropriateness.

Compliance was achieved on January 27, 2015. Administrative fees are still due.

6

Case # 14-1074

Southernmost Group LLC
Ronen Teshouva - Registered Agent
Southernmost Resort Wear
1103 Whitehead Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business.
Officer Peg Corbett
Certified Service: 10-7-2014
Initial Hearing: 10-29-2014

In compliance January 8, 2015, request dismissal

Count 1: For failure to obtain a business tax receipt prior to opening the business.

This case was dismissed at the request of the Code Officer.

7

Case # 14-1347

Sheila McFarland
1625 Flagler Avenue
Sec. 122-1183 Walls and fences
Sec. 14-37 Building permits; professional plans; display of permits
Sec. 66-87 Business tax receipt required for all holding themselves out to be in business
Officer Peg Corbett
Certified Service: 12-10-2014
Initial Hearing: 1-28-2015

In compliance January 14, 2015, request dismissal

Count 1: The fence on the subject property exceeds height restrictions. **Count 2:** The fence was altered/renovated without the benefit of a building permit. **Count 3:** A business tax receipt is required to rent this property.

This case was dismissed at the request of the Code Officer.

8**Case # 14-1444**

Candida Cobb

1016 Varela Street F

Sec. 66-89 Individual professionals required to pay license fee

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

Officer Peg Corbett

Certified Service:

Initial Hearing: 12-17-2014

In compliance January 10, 2015, request dismissal

Count 1: All professions are required to obtain and renew yearly their business tax receipt. **Count 2:** A business tax receipt is required for the the professional business.

This case was dismissed at the request of the Code Officer.

9**Case # 14-1503**

Mark & Deborah Thielen

67 Golf Club Drive 258

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

Officer Peg Corbett

Certified Service: 11-15-2014

Initial Hearing: 12-17-2014

In compliance December 23, 2014, administrative fees still due

Count 1: A business tax receipt is required to rent the property.

Compliance was achieved on December 23, 2014. Administrative fees are still due.

10**Case # 14-1521**

1514 Von Phister LLC

Jamil Daoud - Registered Agent
1514 Von Phister Street
Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business
Officer Peg Corbett
Certified Service: 12-8-2014
Initial Hearing: 1-28-2015

In compliance 12-21-2014, request dismissal

Count 1: A business tax receipt is required to rent your property.

This case was dismissed at the request of the Code Officer.

11

Case # 14-1553

Dean Crawford
145 Golf Club Drive 303
Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business
Officer Peg Corbett
Certified Service:
Initial Hearing: 1-28-2015

In compliance December 17, 2014, request dismissal

Count 1: A business tax receipt is required to rent your property.

This case was dismissed at the request of the Code Officer.

12

Case # 14-1554

Key West Golf Club Homeowner's Association
148 Golf Club Drive 189
Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business
Officer Peg Corbett
Hand Served: 1-23-2015
Initial Hearing: 1-28-2015

In compliance January 27, 2015, request dismissal

Count 1: A business tax receipt is required to rent your property.

This case was dismissed at the request of the Code Officer.

13

Case # 14-1642

Paradise Fishing Inc.
Robert Henkel - Registered Agent
1102 Duval Street C
Sec. 106-51 Prohibited
Sec. 114-104 Restriction on number signs permitted
Officer Peg Corbett
Certified Service: 12-30-2014
Initial Hearing: 1-28-2015

In compliance January 10, 2015, request Finding

Count 1: Outdoor displays are prohibited in the historic zones unless an exception is granted by the planning board. **Count 2:** For exceeding the number of allowable signs.

The Special Magistrate found Paradise Fishing Inc./Robert Henkel in violation at the request of the Code Officer. No fees or fines were imposed. This case may serve as a predicate for a repeat violation status should similar violations occur in the future as applicable.

14

Case # 14-1656

Sun Island of Key West
David Perets - Registered Agent
1108 Duval Street C
Sec. 106-51 Prohibited
Sec. 114-103 Prohibited Signs
Sec. 14-40 Permits in historic districts
Officer Peg Corbett
Certified Service: 12-16-2014
Initial Hearing: 1-28-2015

New Case

Count 1: Outdoor displays are prohibited in the historic zones unless an exception is granted by the planning board. **Count 2:** Posterboard signs are prohibited in the historic zones. **Count 3:** Failure to obtain HARC approval for the hanging sign.

This case was continued to February 25, 2015.

15

Case # 14-1697

Michael J Biskupich
3930 S Roosevelt Boulevard E304
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Peg Corbett
Certified Service: 12-23-2014

Initial Hearing: 1-28-2015

In compliance December 31, 2014, request dismissal

Count 1: A business tax is required to rent your property.

This case was dismissed at the request of the Code Officer.

16

Case # 14-1700

Barbara Halawani Cano

3930 S Roosevelt Boulevard E208

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

Officer Peg Corbett

Certified Service:

Initial Hearing: 1-28-2015

Continue for service

Count 1: A business tax receipt is required to rent your property.

This case was continued to February 25, 2015 for service.

17

Case # 14-1434

Erol & Yleana Vural

1608 Dennis Street 1

Sec. 90-363 Certificate of Occupancy - Required - **Dismiss**

Sec. 14-35 Flood venting - required

Sec. 34-135(2) Open sewer connections below flood level prohibited

Sec. 34-139(1) Flood resistant materials - required

Officer Scott Fraser

Certified Service: 12-4-2014

Initial Hearing: 1-28-2015

New Case

Count 1: Did allow, by renting an apartment, the occupancy of a dwelling unit absent a required Certificate of Occupancy. **Count 2:** Unpermitted construction below the Design Flood Elevation, creating enclosed areas without required flood venting. **Count 3:** Plumbing fixtures with open sewer connections below Design Flood Elevation. **Count 4:** Constructed a wood-frame enclosure with electrical wiring below the Design Flood Elevation using materials not resistant to flood damage.

After testimony from the Code Officer, the Special Magistrate found Erol & Yleana Vural in violation. Cost of \$250 were imposed. Also imposed was a fine

of \$250 per day, per count (total of 3 counts) if compliance is not achieved by 2-24-15. A compliance hearing will be held on 2-25-15.

18

Case # 14-1631

Theresa Cioffi
3222 Riviera Drive
a/k/a 1600 Riviera Street
FBC Fuel/Gas 301.11 (ASCE 24-05 Sec. 7.4.1) Unsecured Fuel tank,
propane, within a flood zone, below flood level
Officer Scott Fraser
Certified Service: 12-20-2014
Initial Hearing: 1-28-2015

New Case

Count 1: For failure to obtain a fuel gas permit and property secure the tank against buoyancy in accordance with the International Building Code.

After testimony from the Code Officer, the Special Magistrate found Theresa Cioffi in violation. Cost of \$250 were imposed. Also imposed was a fine of \$250 per day if compliance is not achieved by 2-24-15. A compliance hearing will be held on 2-25-15.

19

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 February 25, 2015

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 and the are on the City's right of way.

This case was continued to February 25, 2015.

20

Case # 14-1467

McConnell's Pub and Grill
Gerard F Kehoe
900 Duval Street
Sec. 75-169 Discharge of potentially harmful wastes

Sec. 62-1 Deposits of oil, grease or other waste
Officer Mary Lockyear
Certified Service: 10-18-2014
Initial Hearing: 10-29-2014

In compliance December 8, 2014, request dismissal

Count 1: Water is flowing across the sidewalk from the side of McDonnell's Pub and Grill turning the sidewalk green and is extremely slippery. **Count 2:** Water is flowing across the sidewalk.

This case was dismissed at the request of the Code Officer.

21

Case # 14-1499

230 East 7th St Associates
Joseph Cohen
512 Bahama Street
Sec. 26.126 Clearing of property of debris and noxious material required
Sec. 58-31 Container and receptacle requirements
Sec. 58-33 Storage of garbage causing pollution
Sec. 58-34 Unlawful disposal
Sec. 62-2 Obstructions
Officer Mary Lockyear
Certified Service: 12-23-2014
Initial Hearing: 1-28-2015

New Case

Count 1: Trash is overflowing onto the city sidewalk. **Count 2:** Containers are being stored on the city sidewalk. **Count 3:** The trash is unsightly and can pose a health threat. **Count 4:** Trash is all over the ground. **Count 5:** The garbage is blocking safe passage of the city sidewalk.

After testimony from the Code Officer, the Special Magistrate found 230 East 7th Street Associates in violation. Cost of \$250 were imposed. Also imposed was a fine of \$100 per day, per count (total of 5 counts) if compliance is not achieved by 2-24-15. A compliance hearing will be held on 2-25-15.

22

Case # 13-332

Jean Venes Dieujuste
1300 15th Court 78
Sec. 14-37 Building permits; professional plans; display of permits
Officer Barbara Meizis
Certified Service: 12-17-2014
Initial Hearing: 1-28-2015

New Case

Count 1: For failure to obtain a building permit prior to replacing the floors and walls of the trailer and adding onto the trailer.

After testimony from both the Code Officer and the respondent, the Special Magistrate found Jean Venes Dieujuste in violation. No fines or fees were imposed. The court reserves the right to impose fees and fines if compliance is not achieved by 4-28-15. A compliance hearing will be held on 4-29-15.

23**Case # 13-860**

Don C Miller

1611 Venetian Drive

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

Officer Barbara Meizis

Certified Service: 1-6-2015

Initial Hearing: 1-28-2015

New Case

Count 1: For failure to close out any open building permits pertaining to the additional unit that was built concerning the lawful unit determination.

After hearing testimony from the Code Officer, the Special Magistrate found Don C Miller in violation. Costs of \$250 were imposed. Also imposed was a fine of \$100 per day if compliance is not achieved by 2-24-15. A compliance hearing will be held on 2-25-15.

24**Case # 14-722**

Hana Siebertova

Tomas Zindulka, T/C

3806 Cindy Avenue

Sec. 90-359 Expiration of building permits

Sec. 90-363 Certificate of occupancy - Required

Officer Barbara Meizis

Certified Service: 8-26-2014

Initial Hearing: 9-17-2014

In compliance January 27, 2015, request dismissal

Count 1: Building permit 13-5379 was issued on December 20, 2013 and has had no inspections. It has been 181 days. Building permit 13-2617 was issued on September 26, 2013 and has had no inspections. It has been 266 days.

This case was dismissed at the request of the Code Officer.

25**Case # 14-1468**

James Chris Fiorella

Djin Suk Kim

George R & Marcia E Halloran

16 Hilton Haven Road D

Sec. 14-184 Certificate of Occupancy

Sec. 14-185 Compartmentation and flotation devices

Sec. 14-186 Electrical wiring and service

Sec. 14-188 Inboard sewage device

Sec. 14-191 Exit facilities

Sec. 14-192 Guardrails

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

Sec. 14-327 Inspection

Sec. 14-262 Request for inspection

Officer Barbara Meizis

Certified Service: 1-2-2015

Initial Hearing: January 28, 2015

Continuance granted to February 25, 2015

Count 1: For failure to obtain a certificate of occupancy. **Count 2:** Requires inspection to ensure items are installed according to the building code. **Count 3:** For to obtain electrical/mechanical permits.

Count 4: Sewage devices requires an inspection. **Count 5:** Exit facilities requires an inspection. **Count 6:** Guardrails require an inspection. **Count 7:** All construction work, new sliding glass doors and new back deck with railing requires a building permit prior to construction. **Count 8:** All refrigeration and air conditioning apparatus requires inspections. **Count 9:** All electrical work requires inspections such as roughing-in, equipment installations, final inspections, etc.

This case was continued to February 25, 2015.

26**Case # 14-727**

Alena Lembach

3226 Eagle Avenue

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

Sec. 18-157 Employment of unlicensed persons prohibited

Officer Matt Willman

Hand Served: 8-8-2014

Initial Hearing: 8-20-2014

Continued from December 17, 2014 for compliance

Count 1: For building an addition onto the rear of the house in the setback. **Count 2:** No person shall hire an unlicensed contractor

After hearing testimony from the the Code Officer and Respondent, the Special Magistrate found Alena Lembach in violation. A fine of \$100 per day will be imposed if compliance is not achieved by 2-24-15. A compliance hearing will be held on 2-25-15.

27**Case # 14-1109**

Wayne Kruer
1105 Thomas Street
Sec. 62-2 Obstructions
Officer Matt Willman
Certified Service: 7-21-2014
Initial Hearing: 7-30-2014

In compliance January 8, 2015, request dismissal

Count 1: The coconut tree is overhanging the city right of way limiting the use of the sidewalk as well as the adjacent parking space.

This case was dismissed at the request of the Code Officer.

28**Case # 14-1458**

Robert Livingston
1019 Whitehead Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Matt Willman
Certified Service: 1-5-2015
Initial Hearing: 1-28-2015

In compliance January 8, 2015, request dismissal

Count 1: A business tax receipt is required to rent your property.

This case was dismissed at the request of the Code Officer.

29**Case # 14-1540**

Stella A Rylander - Property Owner
419 Southard Street
Sec. 66-87 Business tax receipt required for all holding themselves to be engaged in business - Property Owner
Officer Mathew Willman
Certified Service: 1-5-2015
Initial Hearing: 1-28-2015

In compliance January 9, 2015, request dismissal

Count 1: This property was found advertising transient rentals on Craigslist. **Count 2:** A transient rental license is required to rent this property out transiently. **Count 3:** A business tax receipt is required to rent this property out non-transiently.

This case was dismissed at the request of the Code Officer.

30

Case # 14-1648

Keith MacDonald

1913 Seidenberg Avenue A & B

Sec. 122-1371 Transient living accommodations in residential dwellings (d)(9)

Sec. 122-237 Prohibited uses

Sec. 18-601 License Required

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

Officer Matt Willman

Certified Service: 12-1-2014

Initial Hearing: 12-17-2014

Continued from December 17, 2014 - Settlement Agreement

Count 1: The property is be offered for short term rentals through Air BnB. **Count 2:** Transient rentals are prohibited in the Single Family district (SF). **Count 3:** A transient rental license is required to rent this property transiently. **Count 4:** A business tax receipt is required to rent this property.

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

31

Case # 14-1801

Robert (Rob) Greeley

1600 South Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations

Sec. 122-237 Prohibited uses in the single-family residential district (SF)

Officer Matt Willman

Certified Service: 1-6-2015

Initial Hearing: 1-28-2015

Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Single-Family residential district.

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

32

Case # 15-0009

Brianna Birtles
3359 Flagler Avenue
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations
Sec. 122-269 Prohibited uses in the Medium Density Residential district (MDR)
Officer Matt Willman
Certified Service:
Initial Hearing: 1-28-2015

New Case - Request continuance for a Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Medium Density Residential district.

This case was continued to February 25, 2015 for a Settlement Agreement.

33

Case # 14-1735

Konk Life
c/o Guy de Boer, Publisher
915 Duval Street
Sec. 62-176
Officer Jim Young
Certified Service:
Initial Hearing: 1-28-2015

In compliance, request dismissal

Count 1: For failure to obtain registration labels for each news rack on the city right of way.

This case was dismissed at the request of the Code Officer.

34

Case # 15-0001

Mark & Lucy Mayer

528 Grinnell Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations

Sec. 122-629 Prohibited uses in the Historic High Density Residential district (HHDR)

Officer Jim Young

Certified Service: 1-15/2015

Initial Hearing: 1-28-2015

New Case

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Historic High Density Residential district.

This case was continued to February 25, 2015 for a Settlement Agreement.

35

Case # 15-0002

Anna Sweet

719 Catherine Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations

Sec. 122-599 Prohibited uses in the Historic Medium Density Residential district (HMDR)

Officer Jim Young

Certified Service: 1-9-2015

Initial Hearing: 1-28-2015

Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Historic Medium Density Residential district .

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative

costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

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Case # 15-0003

Alisa Aniski
104 Geraldine Street
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations
Sec. 122-599 Prohibited uses in the Historic Medium Density Residential district (HMDR)
Officer Jim Young
Certified Service: 1-3-2015
Initial Hearing: 1-28-2015

New Case - Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Historic Medium Density Residential district.

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

37

Case # 15-0005

Rebecca Peige
925 Seminary Street Rear
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations
Sec. 122-599 Prohibited uses in the Historic Medium Density Residential district (HMDR)
Officer Jim Young
Certified Service: 1-7-2015
Initial Hearing: 1-28-2015

New Case - Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the

Historic Medium Density Residential district.

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

38

Case # 15-0027

Gwenuel W & Cynthia Mingo

1 Baptist Lane

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations

Sec. 122-599 Prohibited uses in the Historic Medium Density Residential district (HMDR)

Office Jim Young

Certified Service: 1-12-2015

Initial Hearing: 1-28-2015

New Case - Settlement Agreement

Count 1: This property does not have the appropriate license for transient rentals. **Count 2:** This property is being advertised on Airbnb for nightly rentals. **Count 3:** Transient rentals are prohibited in the Historic Medium Density Residential district.

A Settlement Agreement was presented to the Special Magistrate and approved. The Respondent(s) stipulate to the imposition of administrative costs in the amount of \$250. If Respondent(s) are found in violation of Sec. 18-601, 122-1371(d)(9) and 122-237 of the Key West code of ordinances again in the future, Respondent(s) understand that the violation(s) will be considered as repeat punishable by up to \$500 per day, per count.

Mitigations

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Case # 13-374

Anola Y Mira L/E

1104 Virginia Street

Certified Service: 1-8-2015

Attorney Greg Oropeza represent the homeowner. After much discussion, the Special Magistrate requested that Mr. Oropeza and the City meet to try and agree on an amount. This case was continued to 2-25-15.

Liens

40

Case # 13-758

Andrea Shaye Morgan
621 Eaton Street
Posted: 12-18-2014

Ms. Andrea Morgan attended the hearing. After much discussion, the Special Magistrate ordered Ms. Morgan to file paperwork no later than Friday, 1-30-15, at 5 pm stating why the lien should not be filed.

41

Case # 14-604

Walingue Charles
1300 15th Court 47
Certified Service: 12-2-2014

Mr. Charles Walingue attended the hearing. The Special Magistrate requested that Mr. Walingue and the city to meet to establish the exact date of compliance. This case was continued to 2-25-15.

42

Case # 14-885

Paul Mills, CPA
1541 5th Street
Certified Service: 11-24-2014

The Special Magistrate approved filing of the lien.

43

Case # 14-967

Bank of America
1627 Laird Street
Certified Service: 12-1-2014

The Special Magistrate approved filing of the lien.

44

Case # 14-1086

Florida Reference Lab
Armando Vicente, R/A
3150 Northside Drive
Certified Service: 12-22-2014

The Special Magistrate approved filing of the lien.

Adjournment