



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Code Compliance Hearing

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Thursday, June 24, 2021

1:30 PM

City Hall

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**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 - 1:30 P.M.**

#### Code Violations

**1**

**Case # 21-381**

Louisiana Pacific Land and Water Company  
1119 Varela Street

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 6-24-2021

**In compliance as of 2 June 2021; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

This case came into compliance on 2 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.

**2**

**Case # 21-1015**

Last Key Realty Inc.

Peter Rysman- Registered Agent

1307 Atlantic Drive

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

Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 6-24-2021

**In compliance as of 7 June 2021; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West

**This case came into compliance on 7 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.**

**3**

**Case # 21-1026**

Last Key Realty Inc.  
Peter Rysman- Registered Agent  
1317 Whitehead Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 6-24-2021

**In compliance as for 7 June 2021; Request dismissal**

**Count 1:** Failure to obtain a non-transient license from the City of Key West

**This case came into compliance on 7 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.**

**4**

**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

**New Case**

**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.

**Edward Keane was the code officer. Jen Stefanacci was present on behalf of the case. Edward Keane requested a continuance to 29 July 2021. Jen Stefanacci agreed to the continuance. The Special Magistrate granted the continuance to 29 July 2021.**

4 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

New Case

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 # 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

**New Case**

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.

- 5 **Case # 20-524**  
Registered Agent  
Gregory G Farrelly  
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

**New Case**

**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.

**Edward Keane was the code officer. Edward Keane requested for a continuance for good service on 29 July 2021. The Special Magistrate granted the continuance to 29 July 2021.**

6

**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

**Continued to 24 June 2021 for status update****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.**Troy Montero was the code officer. Troy Montero requested a continuance for  
29 July 2021. The Special Magistrate granted the continuance to 29 July 2021.**

7

**Case # 20-1493**

Lewis Richard T

Susan Derosé

1102 Washington Street

Sec. 62-2 Obstructions

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. 62-2 Obstructions

Officer Troy Montero

Hand Served: 3-25-2021

Initial Hearing: 2-18-2021

**Continued to 24 June 2021 for status update**

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

**Count 2:** Failure to obtain permits to install plants, trees and shrubs on a public easement.

**Count 3:** Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.

**Count 4:** Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.

**Count 5:** Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.

Troy Montero was the code officer. Richard Lewis was present on behalf of the case. Troy Montero requested a continuance to 26 August 2021. The respondent agreed to the continuance. The Special Magistrate granted the continuance to 26 August 2021.

8

**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 29 April 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.

Paul Navarro was the code officer. Paul Navarro requested a continuance to 29 July 2021. The Special Magistrate granted the continuance to 29 July 2021.

9

**Case # 20-41**

Capt Tony's Key West Bar INC.

Joseph Farber- Registered Agent

428 Greene Street

Sec. 2-939 Licenses

Officer Paul Navarro  
Certified Mail: 6-7-2021  
Initial Hearing: 6-24-2021

**In compliance as of 22 June 2021; Request dismissal**

**Count 1:** Failure to apply and obtain a Revocable License from the City of Key West Licensing Department.

Paul Navarro was the code officer. This case came into compliance on 22 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.

10

**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

**Continuance previously granted to 29 July 2021**

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

Paul Navarro was the code officer. Paul Navarro requested a continuance to 29 July 2021. The Special Magistrate granted the continuance to 29 July 2021.

11

**Case # 21-452**

Joseph & Martha Alosa- Property Owner  
319 Catherine Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Paul Navarro  
Certified Mail:  
Initial Hearing: 6-24-2021

**In compliance as of 10 June 2021; Request dismissal**

**Count 1:** Failure to apply and obtain a permit for a fence from the City of Key West Building Department.

This case came into compliance on 10 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.

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**Case # 21-655**

Elisabeth Wooten Reschke

2601 S. Roosevelt Blvd 117C

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

Officer Jim Young

Certified Mail: 6-10-2021

Initial Hearing: 6-24-2021

**In compliance as of 21 June 2021; Request dismissal****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

**This case came into compliance on 21 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.**

13

**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 Jim Young

Certified Mail: 1-19-2021

Initial Hearing: 1-28-2021

**In compliance as of 8 June 2021; Request dismissal****Count 1:** Failure to apply and obtain a demolition permit to remove all unpermitted 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.

**Jim Young was the code officer. The case went to compliance 8 June 2021 and the City is requesting a dismissal. The Special Magistrate granted the dismissal.**

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**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

**New Case**

**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.

**Jim Young was the code officer. Jim Young requested a continuance to 29 July 2021. The Special Magistrate granted the continuance to 29 July 2021.**

14 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

New Case

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.

14 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

New Case

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.

Adjournment - 1:42 P.M.