



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Meeting Agenda Full Detail Code Compliance Hearing

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Wednesday, May 25, 2011

1:30 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3951 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 # 08-2343  
Billy D Bushe  
1607 Venetian Drive  
Sec. 108-681 Camping Vehicles & Equipment  
Sec. 108-683 Exceptions  
Officer Gary Addleman  
Certified Service: 2-11-2011  
Initial Hearing: 3-30-2011

**In compliance 5-3-2011, request dismissal.**

It is unlawful to live in a recreational vehicle on a residential lot.

**Attachments:** [08-2343 1607 Venetian Photos](#)  
[08-2343 1607 Venetian Dr NOH](#)  
[08-2343 1607 Venetian Dr Letter](#)  
[08-2343 1607 Venetian Dr Pic](#)  
[08-2343 1607 Venetian Photos](#)

**Legislative History**

3/30/11	Code Compliance Hearing	Continuance
4/27/11	Code Compliance Hearing	Continuance

2

Case # 11-212  
Jarvis Nelson Osorio  
Nelson Valdez  
1721 Johnson Street  
Sec. 26-126 Clearing of Property  
Sec. 62-31 Maintenance of Area  
Officer Gary Addleman  
POSTED: 5-6-2011  
Initial Hearing: 5-25-2011

**New Case**

Property needs to be cleared of debris, mowed and maintained. You are required to maintain the area from your property line to the paved roadway.

**Attachments:** [11-212 1721 Johnson St NOH](#)  
[11-212 1721 Johnson St pics](#)  
[11-212 1721 Johnson Photos](#)  
[11-212 1721 Johnson pics 1](#)  
[11-212 1721 Johnson pics 2](#)  
[11-212 1721 Johnson pics 3](#)

**Legislative History**

4/27/11	Code Compliance Hearing	Continuance
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3

Case # 10-706  
Pirate Seafood - Armando Parra  
James J Maun - Officer  
Truman & White Chevron Inc.  
1127 Truman Avenue  
Sec. 102-152 Certificate of Appropriateness  
Officer Dotty Austin  
Certified Service: 10-25-2010  
Initial Hearing: 12-2-2010

**Continued from 4-27-2011**

A certificate of appropriateness has not been obtained for all the signage and other paraphernalia at Pirate Seafood.

**Attachments:** [10-706 1127 Truman Ave NOH](#)  
[10-706 1127 Truman Appl](#)  
[10-706 1127 Truman HARC Approved Mobile Wagon](#)  
[10-706 1127 Truman Staff Report](#)  
[10-706 1127 Truman pics 4-26-2011](#)  
[10-706 1127 Truman time line](#)  
[10-706 1127 Truman 2008 picture](#)

**Legislative History**

4/27/11            Code Compliance Hearing            Continuance

4

Case # 10-1502  
Timothy G Wegman  
702 Pearl Street  
Sec. 26-126 Clearing of property of debris and noxious material required  
Officer Dotty Austin  
POSTED: 5-6-2011  
Initial Hearing: 5-25-2011

**In compliance 5-17-2011, request dismissal**

Trash and debris on your lot contributes to dangerous and unsanitary conditions.

**Attachments:** [10-1502 702 Pearl NOH](#)  
[10-1502 702 Pearl Pics 1-26-11](#)  
[10-1502 702 Pearl Pics](#)

5

Case # 11-412  
 Compass Realty - John Behmke  
 William C Ogle & Lisa D Van Gilder  
 LVG Properties LLC - Lisa D Van Gilder, Mgr.  
 F & L Corp. - Charles Hedrick  
 R/A for LVG Properties LLC  
 510 Emma Street  
 Sec. 122-1372 Transient Acc Truman Annex  
 Sec. 18-601 Transient License  
 Sec. 122-989 Prohibited Uses HPRD  
 Officer Dotty Austin  
 Certified Service: 5-4-2011  
 Initial Hearing: 5-25-2011

**In compliance as of 4-29-2011, request dismissal.**

Unlicensed transient renting is prohibited. A transient license is required to rent your property transiently. Unlicensed transient renting is prohibited in the HPRD zone.

**Attachments:** [11-412 510 Emma NOH](#)

6

Case # 10-1429  
 Perfect Pedicab, Inc.  
 Anthony Catalfomo R/A  
 Front & Duval  
 Sec. 18-415 Restrictions in the Historic District  
 Officer Yesenia Beltranena  
 Certified Service: 1-8-2011  
 Initial Hearing: 1-26-2011

**Continued from 4-27-2011**

For off premises canvassing in a prohibited area.

**Attachments:** [10-1429 Front & Duval NOH](#)

[10-1429 Front & Duval Pic](#)

**Legislative History**

3/30/11	Code Compliance Hearing	Continuance
4/27/11	Code Compliance Hearing	Continuance

7

Case # 10-1526  
Perfect Pedicab, Inc.  
Anthony Catalfomo R/A  
Front & Duval  
Sec. 18-415 Restrictions in the Historic District  
Officer Yesenia Beltranena  
Certified Service: 1-8-2011  
Initial Hearing: 1-26-2011

**Continued from 4-27-2011**

For off premises canvassing in a prohibited area.

**Attachments:** [10-1526 Front & Duval NOH](#)

**Legislative History**

3/30/11	Code Compliance Hearing	Continuance
4/27/11	Code Compliance Hearing	Continuance

8

Case # 10-1453  
Richard Wunsch  
613 Ashe Street  
Sec. 66-87 Business Tax Receipt Required  
Sec. 14-37 Building Permits, Display  
Sec. 90-363 Certificate of Occupancy  
Officer Yesenia Beltranena  
POSTED: 5-6-2011  
Initial Hearing: 5-25-2011

**New Case**

A business tax receipt is required to rent your property. A building permit is required to add a living unit. A certificate of occupancy is required for the third unit.

**Attachments:** [10-1453 613 Ashe St NOH](#)  
[10-1453 613 Ashe St pics](#)  
[10-1453 613 Ashe St. Posting pic](#)

**Legislative History**

4/27/11	Code Compliance Hearing	Continuance
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9

Case # 11-262  
Turtle Kraals, LLC  
Urban E Smith, R/A  
231 Margaret Street  
Sec. 26-192 Prohibition against unreasonable noise  
Officer Yesenia Beltranena  
Certified Service: 4-6-2011  
Initial Hearing: 4-27-2011

**Continued from 4-27-2011**

Noise levels are disturbing the residents on Sawyer Lane.

**Attachments:** [11-262 231 Margaret St NOCV-NOH](#)

**Legislative History**

4/27/11          Code Compliance Hearing          Continuance

10

Case # 10-1410  
Richard Watherwax  
1408 Von Phister Street  
Sec. 66-102 Dates Due and Delinquent; Penalties  
Officer Yesenia Beltranena  
Posted: 4-16-2011  
Initial Hearing: 5-25-2011

**In compliance, request dismissal**

**Attachments:** [10-1410 1408 Von Phister St. NOH](#)

11

Case # 11-43  
Maria G & Frank Ratcliff  
Ratcliff Welding of Key West  
1105 Simonton Street  
Sec. 14-37 Building Permits; Display  
Sec. 14-40 Permits in the Historic District  
Sec. 102-152 Certificate of Appropriateness  
Officer Yesenia Beltranena  
Certified Service: 4-19-2011  
Initial Hearing: 5-25-2011

**Continuance granted to 6-29-2011**

A building permit and HARC approval are required prior to pouring concrete. A Certificate of Appropriateness is required prior to the installation of three new containers.

**Attachments:** [11-43 1105 Simonton St. NOH](#)  
[11-43 1105 Simonton St. Additional letters](#)  
[11-43 1105 Simonton St. Pics](#)

12

Case # 11-404  
Brian McKendry  
Robert Burke  
1320 South Street  
Sec. 18-601 Transient License  
Sec. 122-1371 Transient Living Accommodations  
Sec. 122-237 Prohibited Uses SF District  
Officer Ginny Haller  
Certified Service: 5-7-2011  
Initial Hearing: 5-25-2011

**Continuance granted to 6-29-2011**

Transient rental business tax receipt is required to rent this property transiently. Transient living accommodations in residential dwellings; regulations. Transient rentals are prohibited in the SF zone.

**Attachments:** [11-404 1320 South Street NOH](#)  
[11-404 1320 South emails](#)

13

Case # 11-542  
John E Anding, Mgr - 906 Fleming Street LLC  
Richard M Klitenick, R/A for 906 Fleming Street  
Chris Santry - Last Key Realty, Inc.  
Peter H Rysman - Broker, Last Key Realty, Inc.  
906 Fleming Street  
Sec. 122-1371 Transient Living Accommodations  
Sec. 18-601 Transient License  
Sec. 122-839 Prohibited Uses in HNC-2 Zone  
Officer Ginny Haller  
Certified Service: 5-2-2011  
Initial Hearing: 5-25-2011

**Continuance granted to 6-29-2011**

Transient living accommodations in residential dwellings; regulations. A transient license is required to rent the property transiently. Transient rentals are prohibited in the HNC-2 zone.

**Attachments:** [11-542 906 Fleming NOH](#)  
[11-542 906 Fleming 7-30 to 8-3](#)  
[11-542 906 Fleming 8-5 to 8-19](#)  
[11-542 906 Fleming 8-21 to 8-24](#)  
[11-542 906 Fleming PICS](#)  
[11-542 906 Fleming web](#)



14

Case # 11-544  
Claude and Marylene Vogel  
Chris Santry - Last Key Realty  
Peter H Rysman - Last Key Realty Broker  
1306 Villa Mill Alley  
Sec. 122-1371 Transient Living Accommodations  
Sec. 18-601 Transient License  
Sec. 122-929 Prohibited Uses in HRO Zone  
Officer Ginny Haller  
Certified Service: 4-23-2011  
Initial Hearing: 5-25-2011

**Contuance granted to 6-29-2011**

Transient living accommodations in residential dwellings; regulations.  
Transient licenses required to rent the property. Transient rentals are prohibited in the HRO zone.

**Attachments:** [11-544 1306 Villa Mill NOH](#)  
[11-544 1306 Villa Mill email](#)

15

Case # 10-522  
Sean P Glass  
912 Fleming Street  
Sec. 14-37 Building Permits, Display  
Sec. 14-40 Permits in the Historic District  
Officer Barbara Meizis  
Certified Service: 11-18-10  
Initial Hearing: 12-8-2010

**Continued for status from 3-30-2011**

A building permit and HARC approval are required prior to installation of a pool heater.

**Attachments:** [10-522 912 Fleming St NOH](#)  
[10-522 912 Fleming status email](#)

**Legislative History**

3/30/11	Code Compliance Hearing	Continuance
4/27/11	Code Compliance Hearing	Continuance

16

Case # 10-1365  
 Thomas Savage  
 Rebecca Anderson  
 Perfect Pedicab, Inc.  
 Tifts at Front  
 Sec. 6-151 Conditions of Use  
 Officer Barbara Meizis  
 Certified Service: 11-10-2010  
 Initial Hearing: 12-8-2010

**Continued from 3-30-2011**  
**Repeat violation for Perfect Pedicab**

For parking in a prohibited area and for driving the wrong way on a one way street.

**Attachments:** [10-1365 Tifts & Front NOH](#)

**Legislative History**

3/30/11	Code Compliance Hearing	Continuance
4/27/11	Code Compliance Hearing	Continuance

17

Case # 10-1059  
 Matthew McDowell  
 1333 20th Street  
 Sec. 26-126 Clearing of Property  
 Officer Barbara Meizis  
 Certified Service: 3-14-2011  
 Initial Hearing: 4-27-2011

**Continued from 4-27-2011 for compliance**

The property needs to be cleared of debris and maintained

**Attachments:** [10-1059 1333 20th St NOH](#)  
[10-1059 1333 20th St photos](#)

**Legislative History**

4/27/11	Code Compliance Hearing	Continuance
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18 Case # 10-1181  
Gloria K McGee  
John W McGee T/C  
2812 Fogarty Avenue  
Sec. 10-16 Number Restricted  
Officer Barbara Meizis  
Certified Service: 5-6-2011  
Initial Hearing: 5-25-2011

**New Case**

Number of domestic animals is limited to four unless animals are six months or younger, or operating a duly licensed kennel or pet shop.

**Attachments:** [10-1181 2812 Fogarty NOH](#)  
[10-1181 2812 Fogarty Response 2NOCV](#)

19 Case # 11-423  
David W Wolkowsky  
Peter H Rysman - Broker, Last Key Realty  
Chris Santry - Property Manager  
1419 Von Phister Street  
Sec. 122-1371 Transient Living Accommodations (d) (8) (9)  
Sec. 122-237 Prohibited Uses - SF Zone  
Sec. 18-601 Transient License  
Officer Barbara Meizis  
Certified Service:4-28-2011  
Initial Hearing: 5-25-2011

**Continuance granted to 6-29-2011**

You entered a long-term lease with the intent to subvert the regulatory goals of Sec. 122-1371. Transient lodging is prohibited in the SF zone. A business tax receipt is required to rent transiently.

**Attachments:** [11-423 1419 Von Phister NOCV NOH](#)  
[11-423 1419 Von Phister email 2 rent 9 days](#)  
[11-423 1419 Von Phister 2 Contracts](#)  
[11-423 1419 Von Phister St website](#)  
[11-423 1419 Von Phister rental cars & NONTR Lic dtd 20110331](#)

20

Case # 11-598  
Frank & Irina Krystofik  
Robert Weig T/C  
Kevin McGinty - Key West Hideaways  
904 Frances Street  
Sec. 122-1371 Transient Living Accommodations  
Sec. 122-629 Prohibited Uses - HHDR Zone  
Sec. 18-601 Transient License  
Officer Barbara Meizis  
Certified Service: 5-12-2011  
Initial Hearing: 5-25-2011

**New Case**

It is unlawful to hold out or advertise a residential dwelling for transient rental if the property is not permitted. It shall be a violation of these regulations to enter into a long-term lease with a mutual intent to subvert the regulatory goals of this section. A transient license is required to rent this property transiently.

**Attachments:** [11-598 904 Frances St NOCV-NOH](#)  
[11-598 904 Frances St email req 4 tr rental](#)  
[11-598 904 Frances St website rental request](#)

21

Case # 10-655  
Dianne & Bruce Moseley  
Christy Moseley  
3308 Duck Avenue  
Sec. 14-37 Building Permits, Display  
Sec. 90-357 Application for building permit  
Sec. 90-391 Variances  
Officer Bonnita Myers  
Hand Served: 4-6-2011  
Initial Hearing: 4-27-2011

**In compliance 5-18-2011, request dismissal.**

A building permit is required prior to the additon to the right side of your house.

**Attachments:** [10-655 3308 Duck Ave NOH](#)

**Legislative History**

4/27/11      Code Compliance Hearing      Continuance

22

Case # 10-720  
Donal Morris, Dr  
Gregory Morris, R/S  
77 Seaside North Court  
Sec. 66-87 Business Tax Receipt Required  
Officer Bonnita Myers  
Certified Service: 4-21-2011  
Initial Hearing: 5-25-2011

**New Case**

A business tax receipt is required to rent your property.

**Attachments:** [10-720 77 Seaside North Court NOH](#)

23

Case # 10-723  
Donal Morris Jr.  
Donal Morris Sr.  
74 Seaside North Court  
Sec. 66-87 Business Tax Receipt Required  
Officer Bonnita Myers  
Certified Service: 4-21-2011  
Initial Hearing: 5-25-2011

**New Case**

A business tax receipt is required to rent your property.

**Attachments:** [10-723 74 Seaside North Court NOH](#)

24

Case # 10-724  
Donal Morris, Jr.  
Donal Morris, Sr.  
75 Seaside North Court  
Sec. 66-87 Business Tax Receipt Required  
Officer Bonnita Myers  
Certified Service: 4-21-2011  
Initial Hearing: 5-25-2011

**New Case**

A business tax receipt is required to rent your property.

**Attachments:** [10-724 75 Seaside North Court NOH](#)

25

Case # 11-284  
Robert Burke  
3629 Flagler Avenue  
Sec. 26-126 Clearing of Property  
Sec. 26-37 Removal of Graffiti  
Officer Bonnita Myers  
Certified Service: 5-13-2011  
Initial Hearing: 5-25-2011

**New Case**

Lot is overgrown and needs to be cleared of debris. Graffiti needs to be removed from the building at the rear of the property.

**Attachments:** [11-284 3639 Flagler NOH](#)  
[11-284 3629 Flagler Ave. pics 3.2.11](#)  
[11-284 3629 Flagler Ave. pics](#)

26 Case # 11-554  
Karen L Boscamp  
2705 Flagler Avenue  
Sec. 66-87 Business Tax Receipt Required  
Officer Bonnita Myers  
Certified Service:  
Initial Hearing: 5-25-2011

**New Case**

A business tax receipt is required to rent your property.

**Attachments:** [11-554 2705 Flagler NOH](#)

27 Case # 08-3373  
Radim Havlicek - Havlicek Stump Grinding, Inc.  
St Mary's Star of the Sea Catholic Church  
1010 Windsor Lane Rectory

**Tree Commission**

**Attachments:** [08-3373 1010 Windsor Radim Havlicek](#)  
[08-3373 1010 Windsor St Mary's Star of the Sea](#)

**Liens**

28 Case # 10-673  
Norma Barton  
1922 Patterson Avenue

**Attachments:** [10-673 1922 Patterson Lien](#)

**HARC Appeals**

29 SMA 11-03  
Arch. William Rowan  
1107 Grinnell Street  
H11-01-445

**Continuance granted to 6-29-2011**

**Attachments:** [SMA 11-03 Hearing Notice](#)  
[SMA 11-03 Letter HARC Denial](#)

**Mitigations**

30                    Case # 10-522  
                         Sean & Kellee Glass  
                         912 Fleming Street

**Attachments:**    [10-522 912 Fleming Mit](#)  
                                 [10-522 912 Fleming Letter](#)

31                    Case # 10-1428  
                         Mathew Frank  
                         Greene & Whitehead Streets

**Attachments:**    [10-1428 Mathew Frank Mit](#)  
                                 [10-1428 Mathew Frank Letter](#)

**Adjournment**