



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, October 31, 2024

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 # 24-1085**
Erne Buildings Inc.
1900 Flagler Ave
Sec. 110-291 Compliance Settlement Agreements
Officer Erin Buechele
Hand Served: 9-20-2024- **Amended Notice**
Initial Hearing: 9-26-2024

Continued from 26 September 2024

Count 1: Failure to comply with the settlement agreement.

2**Case # 24-1056**

Rossi Family LLLP

GB & BB Registries LLC

3515 Eagle Ave

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

Officer Sophia Doctoche

Certified Mail: 9-18-2024

Initial Hearing: 10-31-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**3****Case # 24-1091**

Suzanne Moore Real Estate

Suzanne M. Moore- **Registered Agent**

3615 Eagle Ave

Officer Sophia Doctoche

Certified Mail: 8-26-2024

Initial Hearing: 9-26-2024

In compliance as of 29 August 2024; Request dismissal**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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Case # 24-1177

Salt Life LLC
404 Duval Street
Sec. 18-228 Unlawful signs
Sec. 18-256 License required
Officer Ashton Gentry
Hand Served: 10-16-2024
Initial Hearing: 10-31-2024

Request dismissal without prejudice

Count 1: Failure to apply and obtain a going out of business permit with the City of Key West Licensing Department.

Count 2: Failure to apply and obtain a going out of business permit with the City of Key West Licensing Department.

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Case # 22-328

712 Eaton St Land Trust
Eaton St Enterprises LLC
Richard M. Klitenick- **Registered Agent**
712 Eaton Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Sec. 122-600 Dimensional requirements
Officer Keenan Mellendorf
Hand Served: 7-15-2024
Initial Hearing: 7-25-2024

Continued from 26 September 2024

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 a certificate of appropriateness with the City of Key West HARC Department.

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Case # 24-1139

On Pointe Restaurant Group LLC
La Trattoria
Darren Horan- **Registered Agent**
522 Duval Street
Sec. 26-32 Nuisances illustrated
Officer Alma Montano
Certified Mail: 9-13-2024
Initial Hearing: 10-31-2024

New Case

Count 1: Failure to prevent water from discharging onto the City right of way.

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Case # 24-1140

LCM Thomas LLC
Gregory Oropeza- **Registered Agent**
903 Thomas Street
Sec. 26-32 Nuisances illustrated
Officer Alma Montano
Certified Mail: 9-24-2024
Initial Hearing: 10-31-2024

Continuance granted to 21 November 2024

Count 1: Failure to prevent water from discharging onto the City right of way.

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Case # 24-1043

Corporation Service Company
Circle K #9004
3228 Flagler Ave
Sec. 58-31 Container and receptacle requirements
Sec. 62-31 Maintenance of area between property line and adjacent paved roadway
Officer Laurie Skinner
Certified Mail: 8-13-2024
Initial Hearing: 8-29-2024

In compliance as of 11 September 2024; Request dismissal

Count 1: Failure to provide sufficient containers to contain all refuse between collections.

Count 2: Failure to keep clean the area between the property line and the nearest adjacent paved roadway.

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Case # 23-401

901 Fleming Street LLC
Joseph Cohen- **Registered Agent**
901 Fleming Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 90-363 Certificate of occupancy required
Sec. 90-363 Certificate of occupancy required
Sec. 90-363 Certificate of occupancy required
Sec. 58-61 Determination and levy of charge
Sec. 58-61 Determination and levy of charge
Sec. 58-61 Determination and levy of charge
Officer Leo Slecton
Certified Mail: 2-29-2024
Initial Hearing: 3-28-2024

Continuance granted to 21 November 2024

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

Count 2-4: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

Count 5-7: Failure to apply and obtain a LUD with the City of Key West Planning Department.

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Case # 24-1060

Southernmost Contracting LLC

Kevin Pickett

518 Margaret Street

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

Sec. 14-40 Permits in historic districts

Officer Leo Slecton

Certified Mail: 8-21-2024

Initial Hearing: 8-29-2024

Continued from 26 September 2024**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 a certificate of appropriateness with the City of Key West HARC Department.

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Case # BLD24-17

Yahman's LLC

Mark Thompson- **Registered Agent**

2510 N Roosevelt Blvd #1

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

Officer Leo Slecton

Hand Served: 10-3-2024

Initial Hearing: 10-31-2024

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

Liens

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Case # 22-1046

Santos Todd Charles Rev Trust
3635 Seaside Drive 404
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-2-2022
Initial Hearing: 9-29-2022

Lien

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

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Case # 24-726

DD 81 Holdings LLC
C/O John Sansac
908 Caroline Street
Sec. 74-31 Unlawful deposits
Sec. 58-34 Unlawful disposal
Officer Laurie Skinner
Hand Served: 5-14-2024
Initial Hearing: 5-23-2024

Lien

Count 1: Failure to cease the deposit of any human or animal excrement, garbage, or other waste on any public property within the City.

Count 2: Failure to lawfully deposit hazardous waste.

Mitigations

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Case # 22-1194

Kava Culture Key West Co.

Jacqueline L. Rusher- **Registered Agent**

901 Fleming Street

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

Officer Paul Navarro

Certified Mail: 12-16-2022

Initial Hearing: 1-26-2023

Mitigation

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

Adjournment