



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Code Compliance Hearing

Wednesday, December 19, 2012

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 305-809-3951 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 # 07-676

Sylvia E Marucci Shelly TR U/T/D 09-02-88

Carolyn Cochrane Executive

1402 Vernon Avenue Down Rear

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

Sec. 90-363 Certificate of Occupancy

Officer Bonnita Badgett

Certified Service: 7-27-2012

Initial Hearing: 8-22-2012

Continuance granted to January 30, 2013

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

2: A certificate of occupancy is required for all units located on the property. There are a total of 5 units and the city only recognizes 3.

Attachments: [07-676 1402 Vernon Ave NOH](#)

[07-676 1402 Vernon St leases](#)

[07-676 1402 Vernon letter to DCA](#)

Legislative History

8/22/12 Code Compliance Hearing Continuance

10/17/12 Code Compliance Hearing Continuance

2**Case # 12-338**

James & Holly Cooney
415 United Street
Sec. 66-87 Business tax receipt required
Sec. 58-61 Determination and levy of charge
Sec. 90-363 Certificate of occupancy - required
Officer Bonnita Badgett
Certified Service: 4-7-2012
Initial Hearing: 4-25-2012

Continued from October 17, 2012 for status

Count 1: A business tax receipt is required to rent the two units on the property. **Count 2:** A solid waste account is required for both units. **Count 3:** A certificate of occupancy is required for the second unit.

Attachments: [12-338 415 United St NOH](#)
[12-338 415 United pics 6.8.12](#)
[12-338 415 United St Resolution 89-290](#)

3**Case # 12-836**

SHS Investment of South Florida Inc.
Si Stern
Robert M Weinberger, Registered Agent
820 White Street
Sec. 14-40 Permits in historic district
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 90-363 Certificate of occupancy - required
Officer Bonnita Badgett
Certified Service: 8-31-2012 - Owner
9-13-2012 - Registered Agent
Initial Hearing: 9-26-2012

Continuance granted to January 30, 2013

Count 1: Placed low voltage cameras outside without HARC approval. In compliance. **Count 2:** A business tax receipt is required for all 32 rooms. Only licensed for 19 guestrooms and 1 transient rental. **Count 3:** A certificate of occupancy is required for the extra 12 rooms.

Attachments: [12-836 820 White St NOH](#)
[12-836 820 White St NOH RA](#)

Legislative History

9/26/12 Code Compliance Hearing Continuance

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Case # 12-1079

Hotspur, LLC
Flaming Buoy Filet Co.
Richard S Forste
1100 Packer Street
Sec. 30-1 Fees for false alarms and fire code inspections
Officer Bonnita Badgett
Certified Service:
Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: A fire inspection was done on March 14, 2012 and the fee has not been paid.

Attachments: [12-1079 1100 Packer St NOH](#)

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Case # 12-1222

Stadium Mobile Home Park
Kenneth Harding
Hugh Morgan, R/A
Carlos Zacarias Montes Vazquez
1213 14th Street #38
Sec. 14-37 Building permits; professional plans; display of permits
Officer Bonnita Badgett
Certified Service: 12-1-2012 - trailer owner
12-3-2012 - Stadium
Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: Plumbing and electrical permits are required to connect electric and plumbing for the washer and dryer.

Attachments: [12-1222 1213 14th St 38 NOH](#)

6

Case # 12-1237

Issa & Naveen Ladha
3224 Flagler Avenue
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Bonnita Badgett
Certified Service: 11-28-2012
Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: Yard is overgrown and unsightly

Attachments: [12-1237 3224 Flagler Ave NOH](#)

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Case # 12-1522

Juan O'Farrill
Havana 1
1101 Truman Avenue
Sec. 30-1 Fees for false alarms and fire code inspections
Officer Bonnita Badgett
Certified Service: 11-24-2012
Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: A fire inspection was done on April 16, 2012. The fee of \$50 has not been paid

Attachments: [12-1522 1101 Truman Ave NOH](#)
[12-1522 1101 Truman Ave Letter to Owner](#)

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Case # 12-1523

Jean Delice
Christella Brevil
1116 White Street
Sec. 30-1 Fees for false alarms and fire code inspections
Sec. 66-102 Dates due and delinquent; penalties
Sec. 58-63 Delinquency
Sec. 74-206 Owner's responsibility for payment
Officer Bonnita Badgett
Certified Service: 11-24-2012
Initial Hearing: 12-19-2012

New Case

Count 1: A fire inspection was done on April 19, 2012. The fee of \$50 has not been paid

Attachments: [12-1523 1116 White St NOH](#)

9

Case # 12-1489

Eye Catcher Display & Signage (Cindy's Signs Inc.)
Cynthia Phillips
Sandra Phillips Registered Agent
All Keys Construction Inc.
Amber Shaffer
Sec. 18-146 License Required - Eye Catcher
Sec. 18-117 Acts declared unlawful - All Keys Construction
Officer Kevin Caruso
Certified Service: 12-2-2012 - Eye Catcher
Initial Hearing: 12-19-2012

Continuance granted to January 30, 2013

Count 1: Eye Catcher Display & Signage was installing a sign on or about October 9, 2012 without benefit of a contractor's license.

Count 2: On or about October 9, 2012, Eye Catcher Display & Signage was installing a sign. The permit was issued to All Keys Construction. Eye Catcher Display & Signage does not have a license to install signs.

Attachments: [12-1489 1700 N Roosevelt Blvd NOH Eye Catcher](#)
[12-1489 1700 N Roosevelt Blvd NOH All Keys Construction](#)

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Case # 12-1143

Robin Lacey & Diana Mellon-Lacey

920 Eisenhower Drive

Sec. 62-2 Obstructions

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

Officer Peg Corbett

Posted: 11-21-2012

Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: The property has a tree that has grown over the city sidewalk preventing pedestrian traffic. **Count 2:** The property is overgrown, unsightly and has two discarded mattresses, an old stove and piles of yard debris in the driveway.

Attachments: [12-1143 920 Eisenhower Dr NOH](#)

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Case # 12-1255

Youman Carey Richardson

917 Center Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Peg Corbett

Certified Service: 11-9-2012

Initial Hearing: 12-19-2012

New Case

Count 1: The business tax receipt for the mobile business is delinquent

Attachments: [12-1255 917 Center St NOH](#)

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Case # 12-1428

Kevin Todd Williams
Andrew Theede T/C
1717 South Street
Sec. 62-2 Obstructions
Sec. 26-126 Clearing of property of debris and noxious materials
required
Officer Peg Corbett
Certified Service:
Initial Hearing: 12-19-2012

New Case

Count 1: Palm trees and other plantings are on the city right of way without benefit of a permit. **Count 2:** There is a fish pond that is filled with algae. The property is severely overgrown and overgrowth onto the city right of way.

Attachments: [12-1428 1717 South St NOH](#)

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Case # 12-1454

Wilma R Jetter Estate
Roger A Wigle
2601 S Roosevelt Blvd C324
Sec. 14-37 Building permits; professional plans; display of permits
Sec. 102-158 Stop work order and penalty
Officer Peg Corbett
Certified Service: 11-13-2012
Initial Hearing: 12-19-2012

Continuance granted to January 30, 2013

Count 1: Remodeling unit without benefit of a permit. **Count 2:** For working over a stop work order.

Attachments: [12-1454 2601 S Roosevelt Blvd C324 NOH](#)

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Case # 11-1286

Faye G Logun

2310 Patterson Avenue

Sec. 122-1078 Restrictions on buildings and structures, including entryways, Counts 1-5

Sec. 14-37 Building permits; professional plans; display of permits, Count 6

Sec. 90-356 Building permits required, Count 7

Sec. 90-391 Variances, Counts 10 and 11

Officer Peg Corbett

Certified Service: 8-3-2012

Initial Hearing: 9-26-2012

Continued from September 26, 2012**Counts 1-5:** Subject property has five rooms held out for rent (3 occupied at the time of inspection) without property ingress/egress.**Count 6:** The main house was altered/renovated to add the above five subject rooms without the benefit of a building permit(s). **Count 7:** Two additional rooms were added to the original home in 2005 without the benefit of a building permit. **Counts 8 and 9:** For extending the main house to add the subject rooms identified in count one through five on the side setback of the property. For adding an outdoor shared bathroom facility on the rear setback of the property.**Attachments:** [11-1286 2310 Patterson Ave NOH](#)[11-1286 2310 Patterson Ave Amended NOCV](#)[11-1286 2310 Patterson Ave Print Screen of Permits](#)**Legislative History**

9/26/12

Code Compliance Hearing

Continuance

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Case # 12-671

Cynthia A Grissom
1401 Sunset Drive
Sec. 58-61 Determination and levy of charge
Officer Leonardo Hernandez
Certified Service: 5-5-2012
Initial Hearing: 5-23-2012

Continuance granted to January 30, 2013**Repeat Violation**

Count 1: Repeat violation of having two units when the City only recognizes one unit.

Attachments: [12-671 1401 Sunset Dr NOH](#)
[12-671. 1401 Sunset Lease, etc.](#)

Legislative History

5/23/12	Code Compliance Hearing	Continuance
6/12/12	Code Compliance Hearing	Continuance
7/25/12	Code Compliance Hearing	Continuance
9/26/12	Code Compliance Hearing	Continuance
10/17/12	Code Compliance Hearing	Continuance
11/14/12	Code Compliance Hearing	Continuance

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Case # 12-822

Blanche M Stapleton
Michael J McMahon R/S
28 Seaside South Court
Sec. 66-87 Business tax receipt required
Officer Leonardo Hernandez
Certified Service:
Initial Hearing: 12-19-2012

New Case

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

Attachments: [12-822 28 Seaside South Court NOH](#)

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Case # 12-851

Vladimir Prokhodnoy
 2301 Linda Avenue
 Sec. 90-363 Certificate of occupancy - required
 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
 Sec. 90-356 Building permits required
 Officer Leonardo Hernandez
 Certified Service: 8-8-2012
 Initial Hearing: 9-26-2012

Continued from October 17, 2012 for status

Count 1: A certificate of occupancy is required for the two extra units.
Count 2: A solid waste account is required for all units on the property.
Count 3: A business tax receipt is required to rent your property.
Count 4: A building permit is required for all renovations that have been done.

Attachments: [12-851 2301 Linda Ave NOH](#)

Legislative History

9/26/12	Code Compliance Hearing	Continuance
10/17/12	Code Compliance Hearing	Continuance

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Case # 12-1059

Helen S Carbonell L/E
 Ron Saunders
 1315 Olivia Street
 Sec. 26-126 Clearing of property
 Officer Leonardo Hernandez
 Certified Service: 11-5-2012
 Initial Hearing: 12-19-2012

In compliance, request dismissal

Count 1: Property needs to be mowed and maintained

Attachments: [12-1059 1315 Olivia St NOH](#)

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Case # 12-1484

Conch Shell Properties Inc.
Fouad Samaha, R/A
Hard Rock Cafe
313 Duval Street
Sec. 62-1 Deposits of oil, grease or other waste
Officer Leonardo Hernandez
Certified Service: 10-15-2012
Initial Hearing: 11-14-2012

**Continued to January 30, 2013 for the Settlement Agreement
Irreparable violation**

Count 1: The grease receptacle spilled onto Rose Lane, Down Duval Street towards Caroline on October 6, 2012. The sidewalk and street needed to be closed for cleanup.

Attachments: [12-1484 313 Duval St NOH](#)
[12-1484 313 Duval St NOH 2](#)

Legislative History

11/14/12	Code Compliance Hearing	Continuance
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HARC Appeals

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SMA 12-07

Carl Reid
Southernmost Sign Service
218 Duval Street

Continuance granted to January 30, 2013

Attachments: [SMA 12-07 Letter of Appeal](#)
[SMA 12-07 Letter of Denial](#)

Liens

- 21** **Case # 11-1417**
Michael Syring
Michael Morrone T/C
905 Trinity Drive
Certified Service: 11-9-2012

Attachments: [11-1417 905 Trinity Dr NOH L](#)
- 22** **Case # 11-1326**
Carlton J Ditto
906 Olivia Street
Certified Service:

Attachments: [11-1326 906 Olivia St NOH L](#)
- 23** **Case # 12-302**
David Neil Austin
1215 Duncan Street
Certified Service:

Attachments: [12-302 1215 Duncan St NOH L](#)
- 24** **Case # 12-373**
Benjamin Shatkun
Raquel Barouh
908 Trinity Drive #2
Posted: 11-29-2012

Attachments: [12-373 908 Trinity Dr 2 L](#)
- 25** **Case # 12-416**
Keys Shuttle
Raul Cisneros
Certified Service:

Attachments: [12-416 Keys Shuttle NOH Lien](#)

Adjournment