



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, January 27, 2022

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.

You may also attend these meetings virtually via Zoom by telephoning +1 301-715-8592, Meeting ID: 880 7343 0744 Passcode: 976559 or online at <https://cityofkeywest-fl-gov.zoom.us/j/88073430744?pwd=WnE4Q01KZ3hlSitlNnZBS0NON0Ntdz09> Passcode: 976559

Call Meeting to Order

Code Violations

1 Case # 21-1808
Rent Key West Vacations Inc.
Paul N Hayes- Registered Agent
Michael A. Mele- Property Owner
504 Catherine Street
Sec. 18-601 License required- **Irreparable**
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations- **Irreparable**
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)- **Irreparable**
Officer Sophia Doctoche
Certified Mail: 11-22-2021- Rent Key West Vacations Inc.
Certified Mail: Michael A. Mele
Initial Hearing: 12-16-2021

Continued from 16 December 2021

Count 1-5: Unlawful to lease a residential property for a period of less than thirty days or one calendar month without having obtained a business tax receipt.- **Irreparable**

Count 6-8: Failure to obtain the required city, county or state license for

holding out/ advertising a short-term rental at this property.- **Irreparable
Count 9-13: Unlawfully holding out this short-term rental for five nights.-
Irreparable**

2**Case # 21-1851**

Coastal Collection

Robert Coe- Property Manager

1901 S Roosevelt Blvd 103N

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

Officer Sophia Doctoche

Certified Mail: 12-13-2021

Initial Hearing: 1-27-2022

In compliance as of 15 December 2021; Request finding

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

3**Case # 21-1888**

Justin Jangraw

Heather Jangraw

1609 Catherine Street

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

Officer Sophia Doctoche

Certified Mail: 12-23-2021

Initial Hearing: 1-27-2022

In compliance as of 30 December 2021; Request finding

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

4**Case # 20-524**

Gregory G Farrelly- Registered Agent

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: 6-30-2021

Initial Hearing: 6-24-2021

Continued from 21 October 2021

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.

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Case # 21-1837

The Local Butcher Shop & Market
Island City Butcher Shop, LLC
Raymond Vasquez- Registered Agent
1202 White Street

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Keenan Mellendorf

Certified Mail:

Initial Hearing: 1-27-2022

In compliance as of 20 January 2022; Request dismissal

Count 1: Failure to pay fire inspection fees.

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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

Continued from 21 October 2021

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

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Case # 21-1631

Tadd Mallard

3359 Flagler Ave

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

Officer Paul Navarro

Hand Posted: 12-1-2021
Initial Hearing: 12-16-2021

Continued from 16 December 2021

Count 1: Failure to apply and obtain permits from the City of Key West Building Department.

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Case # 21-1846

Margaritaville Beach House Key West
Diamondrock KW South Tenant, LLC
2001 S Roosevelt Blvd
Sec. 30-5 Excessive false alarms declared a public nuisance
Sec. 30-6 False alarm signal service charge; collection
Officer Paul Navarro
Hand Posted: 12-1-2021
Initial Hearing: 12-16-2021

In compliance as of 20 January 2022; Request dismissal

Count 1: Failure to avoid more than three false alarms within a 12-month period.

Count 2: Failure to pay false alarm fees with the City of Key West Revenue Department or City of Key West Fire Department.

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Case # 21-1537

Richard Hoy
1011 Windsor Lane
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 14-40 Permits in historic districts
Sec. 14-256 Permit required
Sec. 14-262 Request for inspection
Sec. 14-359 Permit display
Sec. 18-117 Acts declared unlawful
Officer Leo Slecton
Certified Mail: 9-27-2021
Initial Hearing: 10-21-2021

Settlement Agreement

Count 1: Failure to apply and obtain a 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.

Count 3: Failure to apply and obtain electrical permits with the City of Key West Building Department.

Count 4: Failure to schedule a required inspection with the City of Key West Building Department.

Count 5: Failure to apply and obtain a plumbing permit with the City of Key West Building Department.

Count 6: Failure to apply and obtain a Business Tax Receipt with the City of Key West Licensing Department.

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Case # 21-1537

Alan Walker

1011 Windsor Lane

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

Sec. 14-40 Permits in historic districts- **Repeat**

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Sec. 14-359 Permit display

Sec. 18-150 Certificate of competency required- **Repeat**

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

Officer Leo Slecton

Hand Posted- 10-15-2021

Initial Hearing: 10-21-2021

Continued from 16 December 2021

Count 1: Failure to apply and obtain building permits with the City of Key West Building Department.- **Repeat**

Count 2: Failure to apply and obtain a Certificate of Appropriateness with the City of Key West HARC Department.- **Repeat**

Count 3: Failure to apply and obtain electrical permits with the City of Key West Building Department.

Count 4: Failure to schedule a required inspection with the City of Key West Building Department.

Count 5: Failure to apply and obtain a plumbing permit with the City of Key West Building Department.

Count 6: Failure to apply and obtain a Business Tax Receipt with the City of Key West Licensing Department.- **Repeat**

Count 7: Failure to achieve Certificate of Competency.- **Repeat**

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Case # 19-1707

211 Duval Company

C/O Duval Group

Charles Ittah- Registered Agent
215 Duval Street
~~Sec. 2-939 Licenses- **Dismissed**~~
~~Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions- **Dismissed**~~
Sec. 114-108 Maintenance of all signs
~~Sec. 14-40 Permits in historic districts- **Dismissed**~~
Officer Igor Timus
Certified Mail: 10-4-2021
Initial Hearing: 11-18-2021

Continued from 16 December 2021

~~Count 1: Failure to apply and obtain a revocable license from the City of
Key West Licensing Department.- **Dismissed**~~
~~Count 2: Failure to apply and obtain a permit from the City of Key West
Building Department.- **Dismissed**~~
Count 3: Failure to restore historic sign.
~~Count 4: Failure to apply and obtain a certificate of appropriateness from
the City of Key West HARC Department.- **Dismissed**~~

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Case # 20-31

Florida Limited Liability Company
530 William Street LLC
F&L Corp- Registered Agent
719 Fleming Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Igor Timus
Certified Mail: 10-25-2021
Initial Hearing: 11-18-2021

Continued from 18 November 2021

Count 1: Failure to apply and obtain a building permit with the City of Key
West Building Department.

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Case # 18-1639

Jessica Clark
1824 Fogarty Ave 1
Sec. 90-363 Certificate of occupancy required
Sec. 58-61 Determination and levy of charge
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-72 Minimum facilities
Officer Jim Young
Certified Mail: 1-27-2021
Initial Hearing: 2-18-2021

Continued from 16 December 2021

Count 1: Failure to apply and obtain a certificate of occupancy for the unit located in the rear side of the property.

Count 2: Failure to contact the Planning Department to apply and obtain cost of impact fees.

Count 3: Failure to provide an as-built certificate to the Building Department.

Count 4: Failure to remove the tarp and bed from this area.

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Case # 20-1493

Richard T Lewis

Susan Derose

1102 Washington Street

Sec. 62-2 Obstructions

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

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

Sec. 14-40 Permits in historic districts

Sec. 62-2 Obstructions

Officer Jim Young

Hand Served: 3-25-2021

Initial Hearing: 2-18-2021

Continued from 21 October 2021

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.

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Case # 21-1910

Rose Petals in Paradise, LLC

Monica Woodbury- C/O Manager

4 Charles Street

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

Officer Jim Young

Certified Mail:

Initial Hearing: 1-27-2022

New Case

Count 1: Failure to apply and obtain a Business Tax Receipt with the City of Key West Licensing Department.

Adjournment