



# 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, November 14, 2012

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 # 12-222**

Peter Anderson  
1205 11th Street  
Sec. 66-102 Dates due and delinquent; penalties  
Sec. 58-72 Responsibility of owner and tenant for payment  
Sec. 74-206 Owners responsibility for payment  
Officer Bonnita Badgett  
Certified Service: 8-6-2012  
Initial Hearing: 9-26-2012

**Continued from September 26, 2012 for compliance**

**Count 1:** The business tax receipt to rent this property is delinquent.

**Count 2:** The solid waste account is past due. **Count 3:** The sewer account is past due.

**Attachments:** [12-222 1205 11th St NOH](#)  
[12-222 1205 11th St past due](#)  
[12-222 1205 11th St current tenant](#)  
[12-222 1205 11th St Keys Energy Acct Info](#)  
[12-222 1205 11th St Lease](#)  
[12-222 1205 11th St Utilities](#)

**Legislative History**

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

2

**Case # 11-1541**

James & Judith Wert  
 1424 Petronia Street  
 Sec. 66-87 Business tax receipt required  
 Sec. 58-61 Determination and levy of charge  
 Sec. 14-37 Building permits; professional plans; display of permits  
 Sec. 90-363 Certificate of Occupancy required  
 Officer Bonnita Badgett  
 Certified Service: 4-13-2012  
 Initial Hearing: 4-25-2012

**Continuance granted to December 19, 2012**

**Count 1:** A business tax receipt for all units is required to rent the property. **Count 2:** A solid waste account is required for all units. **Count 3:** A building permit is required to build a third unit. **Count 4:** A certificate of occupancy is required prior to renting the third unit.

**Attachments:** [11-1541 1424 Petronia St NOH](#)

**Legislative History**

4/25/12	Code Compliance Hearing	Continuance
5/23/12	Code Compliance Hearing	Continuance
7/25/12	Code Compliance Hearing	Continuance
8/22/12	Code Compliance Hearing	Continuance
9/26/12	Code Compliance Hearing	Continuance

3

**Case # 12-991**

Rishi Gidwani  
 3609 Northside Drive  
 Sec. 14-37 Building permits; professional plans; display of permits  
 Officer Corbett  
 Certified Service:  
 Initial Hearing: 11-14-2012

**New Case**

**Count 1:** A building permit is required to replace a door prior to commencement.

**Attachments:** [12-991 3609 Northside Dr NOH](#)

4

**Case # 12-1231**

Paul Findlay & Yolande Guillaume  
 1124 Varela Street  
 Sec. 62-2 Obstructions  
 Officer Peg Corbett  
 Certified Service: 9-29-2012  
 Initial Hearing: 10-17-2012

**Continued from October 17, 2012 for compliance  
 In compliance - still owe fines and fees**

**Count 1:** Trash containers are left on the sidewalk seven days a week.

**Attachments:** [12-1231 1124 Varela NOH](#)  
[12-1231 1124 Varela St Pics](#)

**Legislative History**

10/17/12      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

**Continued from October 17, 2012 for compliance  
 Continuance request denied**

**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

6

**Case # 12-846**

Crowne Plaza La Concha  
430 Duval Street  
Sec. 26-31 Offensive and nuisance conditions prohibited  
Sec. 14-74 Nuisances  
Officer Leonardo Hernandez  
Certified Service: 8-20-2012  
Initial Hearing: 9-26-2012

**Continued from September 26, 2012 for compliance**

**Count 1:** Offensive and nuisance conditions exist on and around the dumpsters since June 9, 2012. **Count 2:** The drain located in the dumpster enclosure was clogged and needed repair.

**Attachments:** [12-846 430 Duval St NOH](#)

**Legislative History**

9/26/12            Code Compliance Hearing            Continuance

7

**Case # 12-1020**

Danielle K Kehoe  
Andrew J Mendez  
1006 17th Street  
Sec. 14-37 Building permits; professional plans; display of permits  
Officer Leonardo Hernandez  
Certified Service: 8-31-2012  
Initial Hearing: 9-26-2012

**Continued from October 17, 2012 for compliance  
In compliance - fines and fees still due**

**Count 1:** A building permit is required prior to the commencement of work.

**Attachments:** [12-1020 1006 17th St NOH](#)

**Legislative History**

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

8

**Case # 12-1218**

Pearl's Rainbow  
Heather Carruthers  
524 Louisa Street  
Sec. 14-37 Building permits; professional plans; display of permit  
Officer Leonardo Hernandez  
Certified Service: 10-27-2012  
Initial Hearing: 11-14-2012

**New Case**

**Count 1:** For failure to obtain a building permit to replace a window prior to the commencement of work.

**Attachments:** [12-1218 524 Louisa St NOH](#)

9

**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 Hernandez  
Certified Service: 10-15-2012  
Initial Hearing: 11-14-2012

**Continuance granted to December 19, 2012****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](#)

10

**Case # 12-904**

Sean Seckel

Scott Zurbrigen

1224 Florida Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations Counts 2 through 9Sec. 66-87 Business tax receipt required for all holding themselves out  
to be engaged in business

Sec. 122-599 Prohibited uses

Sec. 58-63 Delinquency

Sec. 74-206 Owner's responsibility for payment

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

Sec. 14-40 Permits in historic district

Officer Barbara Meizis

Hand Served:

Initial Hearing: 9-26-2012

**Continued from October 17, 2012 for a Settlement Agreement  
Repeat/Irreparable Violation**

**Count 1:** A transient rental license is required to rent your property transiently. **Counts 2 through 9:** The property owners held out the property as being available for rent transiently contrary to Sec. 122-1371 on June 20, 2012 through June 27, 2012. **Count 10:** A business tax receipt is required to rent your property. **Count 11:** Transient rentals are prohibited in the Historic Medium Density Residential district (HMDR). **Count 12:** The solid waste account is delinquent. **Count 13:** The sewer account is delinquent. **Count 14:** Cameras were installed without benefit of a build permit. **Count 15:** Cameras were installed without benefit of a certificate of appropriateness.

**Attachments:** [12-904 1224 Florida Street NOH](#)  
[12-904 1224 Florida St - rental contract](#)  
[12-904 1224 Florida St - Findings & Order 08-795](#)

**Legislative History**

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

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**Case # 12-1239**

Island Cigar &amp; Tobacoria

Alon Croitoru

Carol Croitoru

135 Duval Company - Property Owner

c/o Peter Nelson Brawn

Charles Ittah, Registered Agent

Sec. 106-51 Prohibited - Counts 1 through 3 - Repeat

Sec. 42-6 Tattoo establishments; temporary tattoos

Officer Barbara Meizis

Certified Service: 9-13-2012

Initial Hearing: 9-26-2012

**Continued from October 17, 2012 for Settlement Agreement  
Repeat Violation**

**Counts 1 through 3:** On September 1, 2012, September 2, 2012 and September September 5, 2012, a "boat" filled with cigars; a ' tall cigar "man" display and another display with cigars in it were located on the exterior of the building. The two doors which open out to Greene Street had a sign board on one with temporary henna tattoos and the other door had cigar boxes attached to it. This business does not currently have an exception to the outdoor display ordinance. **Count 4:** On September 1, 2012, September 2, 2012 and September 5, 2012, the signage warning about PPD was not displayed.

**Attachments:** [12-1239 501 Greene St NOH](#)

**Legislative History**

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

12

**Case # 12-1135**

Dennie & Karen Baso R/S  
William & Delaina M Leird  
3715 Donald Avenue  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 74-206 Owner's responsibility for payment  
Officer Jim Young  
Certified Service: 10-11-2012  
Initial Hearing: 10-17-2012

**Continued from October 17, 2012 for compliance**

**Count 1:** A business tax receipt is required to rent your property. **Count 2:** The sewer/solid waste account is past due. As of October 5, 2012, the total amount due is \$1,039.58.

**Attachments:** [12-1135 3715 Donald Ave NOH](#)  
[12-1135 3715 Donald Ave Lease](#)  
[12-1135 3715 Donald Ave. Keys Energy Account](#)

**Legislative History**

10/17/12      Code Compliance Hearing      Continuance

13

**Case # 12-1589**

Stephen Martin Walker  
400 Whitehead Street  
Sec. 14-40 Permits in historic district  
Sec. 114-103 Prohibited signs  
Officer Jim Young  
Certified Service:  
Initial Hearing: 11-14-2012

**New Case**

**Count 1:** On September 17, 2012 there were several portable signs at the subject property advertising a pay parking lot. Signs were installed without HARC approval. **Count 2:** Portable signs are prohibited in the Historic District

**Attachments:** [12-1589 400 Whitehead St NOH](#)  
[12-1589 400 Whitehead Street pics](#)

**Liens**



- 14**                    **Case # 11-1229**  
Julio N Castro-Rivas  
Yvonne G Ametin  
Information Management Group  
3229 Flagler Avenue  
Certified Service:

**Attachments:**    [11-1129 3229 Flagler Ave Lien](#)

- 15**                    **Case # 12-701**  
Daniel D Kolbe  
Kolbe Corporation  
Southernmost Photography  
Certified Service: 10-27-2012

**Attachments:**    [12-701 Southernmost Photography Lien](#)

- 16**                    **Case # 12-322**  
Daniel D Kolbe  
Kolbe Corporation  
Southernmost Photography  
Certified Service: 10-27-2012

**Attachments:**    [12-322 Southernmost Photography Lien](#)

## Code Violations

**Case # 12-436**

James E & Laura D Thornbrugh  
2016 Roosevelt Drive  
Sec. 66-102 Date due and delinquent; penalties  
Sec. 58-63 Delinquency  
Sec. 74-206 Owner's responsibility for payment  
Officer Barbara Meizis  
Certified Service: 5-16-2012  
Initial Hearing: 6-12-2012

**Continued from July 25, 2012 for status**

**Count 1:** The business tax receipt to rent this property is delinquent.

**Count 2:** The solid waste account is past due. **Count 3:** The sewer account is past due.

**Attachments:** [12-436 2016 Roosevelt Dr NOH](#)

**Legislative History**

6/12/12	Code Compliance Hearing	Continuance
7/25/12	Code Compliance Hearing	Continuance

**Case # 12-526**

James E & Laura D Thornbrugh  
2014 Roosevelt Drive  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 58-63 Delinquency  
Sec. 74-206 Owner's responsibility for payment  
Officer Leonardo Hernandez  
Certified Service:  
Initial Hearing: 6-12-2012

**Continued from July 25, 2012 for status**

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

**2:** The solid waste account is past due. **Count 3:** The solid waste account is past due.

**Attachments:** [12-526 2014 Roosevelt Dr NOH](#)

**Legislative History**

6/12/12	Code Compliance Hearing	Continuance
7/25/12	Code Compliance Hearing	Continuance

**Adjournment**

