



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, December 7, 2023

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 # 23-1164**
Maouad-Newton LLC
C/O Jad Maouad
1220 Newton Street 2
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**
Officer Sophia Doctoche
Certified Mail: 11-3-2023 **Amended Notice**
Initial Hearing: 11-16-2023

In compliance as of 30 November 2023; Request dismissal

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

2**Case # 23-61**

Carrco Enterprises LLC
Jeremy Carr- **Registered Agent**
105 Fitzpatrick Street
Sec. 2-939 Revocable licenses
Officer Keenan Mellendorf
Certified Mail: 11-16-2023
Initial Hearing: 12-7-2023

New Case

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

3**Case # 23-886**

Harry Aure
1300 15th Court #60
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Keenan Mellendorf
Certified Mail: 11-21-2023
Initial Hearing: 12-7-2023

Continuance granted to 26 January 2023

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

4**Case # 23-1150**

Patagonia Ventures LLC
Robert E. Clark LLC- **Registered Agent**
903 Duval Street
Sec. 26-192 Unreasonable noise prohibited- **Repeat**
Officer Keenan Mellendorf
Hand Served: 10-6-2023
Initial Hearing: 10-19-2023

Continued from 16 November 2023

Count 1: Failure to keep music at a legal level.-**Repeat**

- 5** **Case # 23-1150**
Griffin, Sean Robert- **Musician**
903 Duval Street
Sec. 26-192 Unreasonable noise prohibited
Officer Keenan Mellendorf
Certified Mail: 10-26-2023
Initial Hearing: 10-19-2023
- Continued from 16 November 2023**
- Count 1:** Failure to keep music at a legal level.

- 6** **Case #23-1153**
LKT Services & Companies LLC
Richard McChesney- **Registered Agent**
409 Caroline Street
Sec. 26-192 Unreasonable noise prohibited
Officer Keenan Mellendorf
Hand Served: 11-9-2023
Initial Hearing: 12-7-2023
- New Case**
- Count 1:** Failure to keep music at a legal level.

- 7** **Case # 23-1153**
Stephen Marshall Morlock- **Musician**
409 Caroline Street
Sec. 26-192 Unreasonable noise prohibited
Officer Keenan Mellendorf
Hand Posted: 11-9-2023
Initial Hearing: 12-7-2023
- New Case**
- Count 1:** Failure to keep music at a legal level.

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Case # 22-781

Willis Vaughn Luther Key

2712 Staples Ave

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy required

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

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

Sec. 62-2 Obstructions

Officer Paul Navarro

Certified Mail: 9-20-2023

Initial Hearing: 10-19-2023

In compliance as of 21 November 2023; Request dismissal**Count 1:** Failure to apply and obtain a LUD with the City of Key West Planning Department.**Count 2:** Failure to achieve a Certificate of Competency.**Count 3:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**Count 4:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 5:** Failure to remove vessel and trailer from the City right of way.

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Case # 23-974

Jonathan Ring

1208 Virginia Street

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

Sec. 14-40 Permits in historic districts- Irreparable

Officer Paul Navarro

Hand Posted: 8-16-2023

Initial Hearing: 8-31-2023

Continuance granted to 23 February 2023**Count 1:** Failure to apply and obtain the appropriate building permits from 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 # 23-1011

Gulf Southern Construction Company KW Inc.

David H. Steinmeyer Jr.- **Registered Agent**

1208 Virginia Street

Sec. 14-37 Building permits; professional plans; display of permits;
address exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**

Officer Paul Navarro

Hand Served: 8-8-2023

Initial Hearing: 8-31-2023

Continuance granted to 23 February 2023**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.- **Irreparable****Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.- **Irreparable**

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Case # 23-315

La Grignote Key West LLC

Kathryn Ann Harwood- **Registered Agent**

1211 Duval Street

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

Officer Leo Slecton

Hand Served: 8-3-2023

Initial Hearing: 8-31-2023

Continued from 16 November 2023**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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Case # 23-1146

ECI Construction INC.

John Jackson- **Registered Agent**

1521 Seminary Street

Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**

Officer Jim Young

Certified Mail: 10-16-2023

Initial Hearing: 10-19-2023

Continued from 16 November 2023

Count 1: Failure to prevent grease or waste to be placed on the City right of way.- **Irreparable**

Adjournment