



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Code Compliance Hearing

Wednesday, December 14, 2011

1:30 PM

Old City Hall

Code Violations

Call Meeting to Order

Code Violations

1

Case # 10-1450

Peter Gomez

Ann Marie Robinson R/S

936 United Street

Sec. 102-152 Requirements for permits

Officer Gary Addleman

Certified Service: 9-24-2011

Initial Hearing: 10-19-2011

Continuance granted to January 25, 2012

The columns that were installed are square and were approved as turned (round) columns.

Attachments: [10-1450 936 United NOH - Contr.](#)
[10-1450 936 United NOH - Owner](#)
[10-1450 936 United Street Pics](#)

Legislative History

10/19/11	Code Compliance Hearing	Continuance
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2

Case # 11-646

CT Corporation Systems, R/A for
 First-Citizens Bank & Trust Company
 3883 S Roosevelt Blvd
 Sec. 26-126 Clearing of Property
 Sec. 26-37 Removal of Graffiti
 Officer Gary Addleman
 Certified Service: 10-11-2011
 Initial Hearing: 11-16-2011

Continued from November 16, 2011**Continuance request denied**

The property needs to be cleared of debris and maintained. The graffiti needs to be removed from the storage trailer.

Attachments: [11-646 3883 N Roosevelt NOH](#)
[11-646 3883 S Roosevelt Blvd pics](#)
[11-646 3883 S Roosevelt Blvd pics 1](#)
[11-646 3883 S Roosevelt Blvd pics 2](#)
[11-646 3883 S Roosevelt Pics](#)
[11-646 3883 S. Roosevelt Blv. pics](#)

Legislative History

8/31/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-710

Katerina Gomez
 2524 Fogarty Avenue
 Sec. 14-37 Building permits; professional plans; display of permits
 Officer Gary Addleman
 Certified Service: 10-20-2011
 Initial Hearing: 11-16-2011

In compliance, request dismissal

A building permit is required for all pools that extend more the 30 inches above the existing ground level

Attachments: [11-710 2524 Fogarty NOH](#)
[11-710 2524 Fogarty Ave pics](#)
[11-710 2524 Fogarty Ave pics 2](#)

Legislative History

11/16/11	Code Compliance Hearing	Continuance
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Case # 11-980

Justo Maqueira
1218 White Street
Sec. 66-87 Business Tax receipt required for all holding themselves out
to be engaged in business
Officer Gary Addleman
Certified Service: 10-8-2011
Initial Hearing: 11-16-11

In compliance, request dismissal

A business tax receipt is required for each unit that is being rented

Attachments: [11-980 1218 White NOH](#)
[11-980 1218 White St pics](#)

Legislative History

11/16/11 Code Compliance Hearing Continuance

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Case # 11-1116

Diane & Richard Cain
Mildred B Lehecka
1103 Virginia Street
Sec. 14-37 Building permits; professional plans, display of permits
Sec. 14-40 Permits in the historic district
Officer Gary Addleman
Certified Service: 10-14-2011
Initial Hearing: 11-16-2011

Continued from November 16, 2011 for status
The Key West Historic Architecture Review Commission approved
the first reading

Building permit and HARC approval required prior to the construction of
a carport

Attachments: [11-1116 1103 Virginia NOH 11-16-11](#)
[11-1116 1103 Virginia pics](#)

Legislative History

11/16/11 Code Compliance Hearing Continuance

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Case # 11-1029

1200 Duval Street, LLC

Juan Carlos Betancur

Olha Lysyak

Richard Klitenick, R/A

1200 Duval Street

Officer Gary Addleman

Sec. 14-325 Mechanical permits required

Sec. 14-256 Electrical permits required

Sec. 14-40 Permits in historic district

Continuance granted to January 25, 2012

On August 12, 2011 a complaint was received from the Mechanical Inspector that an A/C unit had been mounted on to the rear portion of the building without mechanical and electrical permits.

Attachments: [11-1029 1200 Duval NOH](#)

7

Case # 10-642

Mary Jo Pfund

1405 4th Street

Sec. 14-37 Building Permits, Display

Officer Dotty Austin

Certified Service: 5-12-2011

Initial Hearing: 6-29-2011

Continued from September 28, 2011 for compliance

Interior build outs, plumbing and electrical work require building permits prior to commencement of work.

Attachments: [10-642 1405 4th St NOH](#)

[10-642 1405 4th St Pics](#)

Legislative History

6/29/11	Code Compliance Hearing	Continuance
8/3/11	Code Compliance Hearing	Continuance
8/31/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance

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Case # 10-1274

Rockwell Property, Inc.
 Catalfomo & Farrelly, R/A
 Trepanier & Assoc., Inc.
 Owen Trepanier
 Richard W Hoy, DPS
 2 Scheppens Lane
 Sec. 14-37 Building Permits, Display
 Sec. 14-40 Permits in the Historic District
 Officer Dotty Austin
 Certified Service: 8-15-2011
 Certified Service: 11-10-2011 - Irreparable Notice
 Initial Hearing: 8-31-2011

Continued from November 16, 2011 for Settlement Agreement

Count 1: Prior to October 8, 2010 it was determined that a staircase was demolished without a building permit. **Count 2:** Prior to October 8, 2010 it was determined that a staircase was demolished without HARC approval. **Count 3:** Prior to October 8, 2011 it was determined that a staircase was built without required building permits. **Count 4:** Prior to October 8, 2010 it was determined that a gable roof was demolished without a building permit. **Count 5:** Prior to October 8, 2010 it was determined that a roof deck was built without required building permits. **Count 6:** Prior to October 8, 2010 it was determined that a fence was built on the roof deck without building permits.

Attachments: [10-1274 2 Scheppens Ln IrrNOCV](#)
[10-1274 2 Scheppens Ln Pics 111010](#)

Legislative History

8/31/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 10-1425

Richard Walker

2407 N Roosevelt Blvd

Sec. 14-37 Building Permits; Professional Plans; Display of Permits

Officer Dotty Austin

Certified Service: 10-11-2011

Initial Hearing: 10-19-2011

Continued from November 16, 2011 for compliance**Continuance request denied**

On May 16, 2011, construction and or renovations of docks, railings, 3 buildings including plumbing and electrical was observed on the property. No permits have been issued for this work.

Attachments: [10-1425 2407 N Roosevelt Blvd NOH](#)

[10-1425 2407 N Roosevelt Blvd Pics](#)

Legislative History

10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-775

Kimberly L Blanchette

407 Whitehead Street

Sec. 14-37 Building Permits, Display

Sec. 14-40 Permits in the Historic District

Officer Dotty Austin

Certified Service: 8-22-2011

Initial Hearing: 9-28-2011

Continued from November 16, 2011 for compliance**Continuance request denied**

Building permits and HARC approval are required prior to the construction of a laundry room.

Attachments: [11-775 407 Whitehead NOCV NOH](#)

[11-775 407 Whitehead St. Pic](#)

Legislative History

9/28/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-923

Kiyoto Wada
2015 Seidenberg Avenue
Sec. 14-37 Building permits; professional plans; display of permits
Officer Dotty Austin
Certified Service: 10-8-2011
Initial Hearing: 11-16-2011

In compliance, request dismissal

On July 13, 2011 it was discovered that an addition was being built onto the house without required building, plumbing and electrical permits.

Attachments: [11-923 2015 Seidenberg Ave NOH](#)
 [11-0923 2015 Seidenberg Ave Pics](#)

Legislative History

11/16/11 Code Compliance Hearing Continuance

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Case # 11-1032

Key West Style, Inc.
Michael Ben-Shoaff, R/A
Nissam & Michael Ben-Shoaff
Benjamin Hamuy, R/A
Sunset Plaza
101 Duval Street
Officer Dotty Austin
Sec. 14-37 Building permits; professional plans; display of permit
Certified Service: 11-22-2011
Initial Hearing: 12-14-2011

In compliance, request dismissal

On August 12, 2011 a stop work order was issued at 101 Duval Street for work being done without permits. Electrical permits required for the installation of security cameras and lighting for the cameras.

Attachments: [11-1032 101 Duval St NOH](#)
 [11-1032 101 Duval Pics 8122011](#)
 [11-1032 101 Duval Pics Dec 4 2011](#)

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Case # 11-542

906 Fleming Street, LLC
 John E Anding, Mgr.
 Richard M Klitenick, R/A
 for 906 Fleming Street LLC
 906 Fleming Street
 Sec. 18-601 Transient License
 Sec. 122-839 Prohibited uses in HNC-2
 Sec. 122-1371 Transient Living Accommodations
 Officer Ginny Haller
 Certified Service: 6-7-2011
 Initial Hearing: 6-29-2011

Continued from November 16, 2011

A transient license is required to rent property transiently. Transient rentals are prohibited in the HNC-2 district. The property was held out and/or advertised as being available transiently on August 5, 2011 through August 19, 2011 without the benefit of a valid transient rental license.

Attachments: [11-542 906 Fleming NOH 3rd 10-19-11](#)
[11-542 906 Fleming NOH 3rd Property](#)
[11-542 906 Fleming Email July 30 to Aug 3](#)
[11-542 906 Fleming Email Aug 5 to Aug 19](#)
[11-542 906 Fleming Email Aug 21 to Aug 24](#)
[11-542 906 Fleming web ad](#)
[11-542 906 Fleming PICS](#)
[11-542 906 Fleming St Property Info](#)

Legislative History

8/3/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-615

John McCoy & Constance Kara
 215 Eneas Lane
 Sec. 14-37 Building Permits, Required
 Sec. 102-152 Certificate of Appropriateness
 Sec. 102-158 Stop Work Order & Penalty
 Officer Ginny Haller
 Certified Service: 8-4-2011
 Initial Hearing: 8-31-2011

In compliance, request dismissal

A building permit and Certificate of Appropriateness are required prior to change out the door, stucco, installation of A/C units and installation of copper tubing. For working over a stop work order.

Attachments: [11-615 215 Eneas 2nd Amended NOH](#)
[11-615 215 Eneas AMENDED NOH](#)
[11-615 215 Eneas NOH](#)
[11-615 215 Eneas debris pic](#)
[11-615 215 Eneas door pic](#)
[11-615 215 Eneas pic](#)
[11-615 215 Eneas changes and new air cond pic](#)
[11-615 215 Eneas changes pic](#)
[11-615 215 Eneas left side house Pt 1 pic](#)
[11-615 215 Eneas left side house Pt 2 pic](#)

Legislative History

8/31/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-854

Christie V Gagnon, Registered Agent for
Simple Breeze Property Management, LLC
310 Elizabeth Street
Sec. 14-325 Permits required for mechanical
Officer Ginny Haller
Certified Service: 11-18-2011
Initial Hearing: 12-14-2011

Continuance granted to January 25, 2012

Count 1: A mechanical final inspection was disapproved for an air conditioner package unit that was not properly installed and two air conditioner units that were installed or replaced without permits that do not meet the minimum code requirements.

Attachments: [11-854 310 Elizabeth NOH](#)

16

Case # 09-1501

Angel & Daniela Rodriguez

Angel Rodriguez Sr

908 Trinity Drive #4

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

Sec. 14-256 Permit required for electric

Sec. 14-262 Request for inspection of electric

Sec. 14-325 Permit required for mechanical

Sec. 14-327 Request for inspection of mechanical

Sec. 14-358 Permit required for plumbing

Sec. 14-362 Connect to public sewer

Sec. 90-363 Certificate of Occupancy required

Officer Barbara Meizis

Certified Service: 11-8-2011

Initial Hearing: 12-14-2011

Continuance granted to January 25, 2012**Count 1:** Failure to obtain a building permit for the accessory unit.**Count 2:** Failure to obtain an electrical permit for the accessory unit.**Count 3:** Failure to obtain an electrical inspection for the accessory unit.**Count 4:** Failure to obtain a mechanical permit for the accessory unit.**Count 5:** Failure to obtain a mechanical inspection for the accessoryunit. **Count 6:** Failure to obtain a plumbing permit for the accessory unit.**Count 7:** Failure to connect the accessory unit to public sewer. **Count****8:** Failure to obtain a certificate of occupancy for the accessory unit**Attachments:** [09-1501 908 Trinity NOH](#)

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Case # 10-1375

MCCAR Investment Corp
Michael Browning, R/A
924 Kennedy Drive A
Sec. 14-37 Building Permits, Display
Sec. 14-358 Permit Required for Plumbing
Sec. 58-61 Determination & Levy
Sec. 90-356 Building Permit Required
Sec. 90-363 Certificate of Occupancy
Officer Barbara Meizis
Certified Service: 7-13-2011
Initial Hearing: 8-31-2011

Continued from November 16, 2011

Plumbing permits are required prior to installation of running water. Property owner must obtain a determination & levy for solid waste collection on new shed/unit. Building permits are required. A certificate of occupancy is required.

Attachments: [10-1375 924 Kennedy Dr NOH](#)
[10-1375 924 kennedy dr photos exterior of sheds](#)
[10-1375 924 kennedy dr photos exterior-door hanger](#)
[10-1375 924 kennedy dr photos interior of sheds](#)

Legislative History

8/31/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-300

Patricia D Lewis & Claudina T V Castillo (B/Q)
Ronald C Lewis & Daryl E Lewis (T/C)
Joan Jean Poitier T/C
820 Johnson Lane
Sec. 14-262 Request for inspection
Officer Barbara Meizis
Certified Service: 11-2-2011
Initial Hearing: 11-16-2011

In compliance, request dismissal

Person installing the wiring must request a final inspection by the City of Key West Electrical Inspector immediately and be approved.

Attachments: [11-300 820 Johnson Ln NOH & photos](#)

Legislative History

11/16/11 Code Compliance Hearing Continuance

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Case # 11-750

Joan Thoman
1107 Varela Street
Sec. 58-31 Container and receptacle requirements
Officer Bonnita Myers
Certified Service: 11-22-2011
Initial Hearing: 12-14-2011

New Case

Count 1: June 29, 2011 the city received a complaint of recycle and garbage bins being stored on the sidewalk

Attachments: [11-750 1107 Varela St NOH](#)
[11-750 1124 Varela pics](#)
[11-750 1107 Varela St. Pics 12.14.11](#)

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Case # 11-785

Brian & Kimberly Blanchette
1312 Reynolds Street 1
Sec. 14-40 Permits in the Historic District
Sec. 14-31 Florida Building Code
Officer Bonnita Myers
Certified Service: 8-1-2011
Initial Hearing: 8-31-2011

Continued to December 14, 2011 for ruling

A building permit and HARC approval is required prior to replacing roof with V-crimp.

Attachments: [11-785 1312 Reynolds 1 NOH](#)
[11-785 1312 Reynolds St. pics](#)
[11-785 1312 Reynolds email 10.19.2011 - Copy \(2\)](#)
[11-785 1312 Reynolds HARC denial 10.31.11](#)

Legislative History

8/31/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-1340

James & Kathleen Patton
1425 Laird Street
Sec. 62-2 Obstructions
Officer Bonnita Myers
Certified Service: 11-23-2011
Initial Hearing: 12-14-2011

New Case

Count 1: Yard debris is obstructing the city right-of-way

Attachments: [11-1340 1425 Laird St NOH](#)
[11-1340 1425 Laird Pics](#)
[11-1340 1425 Laird Pics.12.14.11](#)

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Case # 11-1374

Daniel B Michie III
Discount Dumpsters LLC
1124 Margaret Street
Sec. 58-32 Dumpsters on City Right-of-Way
Officer Bonnita Myers
Certified Service:
Initial Hearing: 12-14-2011

Repeat Violation**New Case**

Count 1: On November 9, 2011 there was a dumpster reading Dan's Discount Dumpsters placed on the city right of way in front of 1124 Margaret Street without a right of way permit. **Count 2:** On November 10, 2011 there was a dumpster reading Dan's Discount Dumpsters placed on the city right of way in front of 1124 Margaret Street without a right of way permit.

Attachments: [11-1374 1124 Margaret NOH](#)
[11-1374 1124 Margaret Discount Dumpster](#)

23

Case # 10-919

John A Williams
Paul N Hayes, R/A for
Rent Key West Vacations
1328 Atlantic Blvd
Sec. 66-87 Business Tax Receipt required for all holding themselves out to be engaged in business
Officer Jim Young
Certified Service: 9-22-2011
Initial Hearing: 10-29-2011

**Continued from October 19, 2011 for compliance
Continuance request denied**

A business tax receipt is required for all units being rented

Attachments: [10-919 1328 Atlantic Blvd NOH\(1\)](#)
[10-919 1328 Atlantic Blvd NOH\(2\)](#)

Legislative History

10/19/11 Code Compliance Hearing Continuance

24

Case # 10-1554

Reshma Gidwani
 3700 Pearlman Court
 Sec. 14-37 Building Permits, Display
 Sec. 66-102 Delinquent Business Tax
 Officer Jim Young
 Hand Served: 7-15-2011
 Initial Hearing: 8-3-2011

Continued from November 16, 2011 for compliance

For failure to obtain a building permit for installing electricity in the shed and the business tax receipt is delinquent

Attachments: [10-1554 3700 Pearlman Ct Signed NOH](#)

Legislative History

8/3/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance
11/16/11	Code Compliance Hearing	Continuance

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Case # 11-1190

Shirrel & Diane Rhoades
 1318 Duncan Street #4
 Sec. 66-102 Delinquent Business Tax Receipt
 Officer Jim Young
 Certified Service: 9-27-2011
 Initial Hearing: 10-19-2011

Continued from October 19, 2011

The business tax receipt to rent this property is delinquent

Attachments: [11-1190 1318 Duncan St #4 NOCV NOH](#)
[11-1190 1318 Duncan St #4 Lease and Keys Energy](#)

Legislative History

10/19/11	Code Compliance Hearing	Continuance
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Case # 11-1191

Shirrel & Diane Rhoades
1318 Duncan Street #3
Sec. 66-102 Delinquent Business Tax Receipt
Officer Jim Young
Certified Service: 9-27-2011
Initial Hearing: 10-19-2011

In compliance, request dismissal

The business tax receipt to rent this property is delinquent

Attachments: [11-1191 1318 Duncan St #3 NOCV NOH](#)
[11-1191 1318 Duncan st #3 Lease and Keys Energy](#)

Legislative History

10/19/11 Code Compliance Hearing Continuance

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Case # 11-1334

Kenneth (Kenyatta) Arrington
Street Performer
Sec. 6-2(c)(vi)
Sec. 6-4(w)
Officer Jim Young
Hand Served: 11-2-2011
Initial Hearing: 11-16-2011

Continued from November 16, 2011**Repeat Violation**

Count 1: On October 27, 2011 at ~ 8:22 pm, Kenneth (Kenyatta) Arrington was in front of the La Concha performing. Mr. Arrington has not obtained public liability and property damage insurance and therefore is not allowed to perform on the city right-of-way. **Count 2:** On October 27, 2011 at ~ 8:22 pm, Kenneth (Kenyatta) Arrington was in front of the La Concha performing using an amplifier which is prohibited.

Attachments: [11-1334 Kenneth Arrington NOH](#)
[11-1334 430 Duval Photo](#)
[11-1334 522 Fleming Street Photo](#)

Legislative History

11/16/11 Code Compliance Hearing Continuance

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Case # 10-685

Clifford Cutler
526 Petronia Street
Sec. 18-146 License required
Sec. 18-147 Business tax receipt applicable
Sec. 18-150 Certificate of Competency

Order to Vacate Findings and Order**Liens**

29

Case # 11-722

Keith Reilly
101 Petronia Street
Certified Service: 11-14-2011

Continuance request denied

Attachments: [11-722 101 Petronia Lien](#)

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Case # 11-790

Dan Michie
Discount Dumpsters
Dan's Discount Dumpsters
City Right-of-Way
POSTED: 11-16-2011

Continuance request denied

Attachments: [11-790 Discount Dumpsters Lien](#)

Mitigations

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Case # 08-152

Fred Demshar
718 Bakers Lane

Attachments: [08-152 718 Bakers](#)

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Case # 11-284
REDUS Florida Land LLC
3629 Flagler Avenue

Attachments: [11-284 3629 Flagler Request for Mitigation](#)
[11-284 3629 Flagler Letter from REDUS](#)
[11-284 3629 Flagler Letter from City](#)

Adjournment