

CITY OF KEY WEST CODE COMPLIANCE DEPARTMENT



STAFF

Director



Jim Young

Chief Licensing
Official



Amanda Brady

Code Officer

Sophia
Doctoche



Code Officer

Paul Navarro



Legal Analyst
Recording Sectary



Ashley Dixon

Code Officer

Laurie
Skinner



Code Officer

Leo Slecton



Licensing
Administrator



Joseph Madrid

Code Officer

Keenan
Mellendorf



Code Officer

Michal Matloch



Administrative
Coordinator



Ismery Hernandez

Code Officer

Roman
Stenko



Code Officer

Ashton
Gentry



Code Officer

Erin Buechele

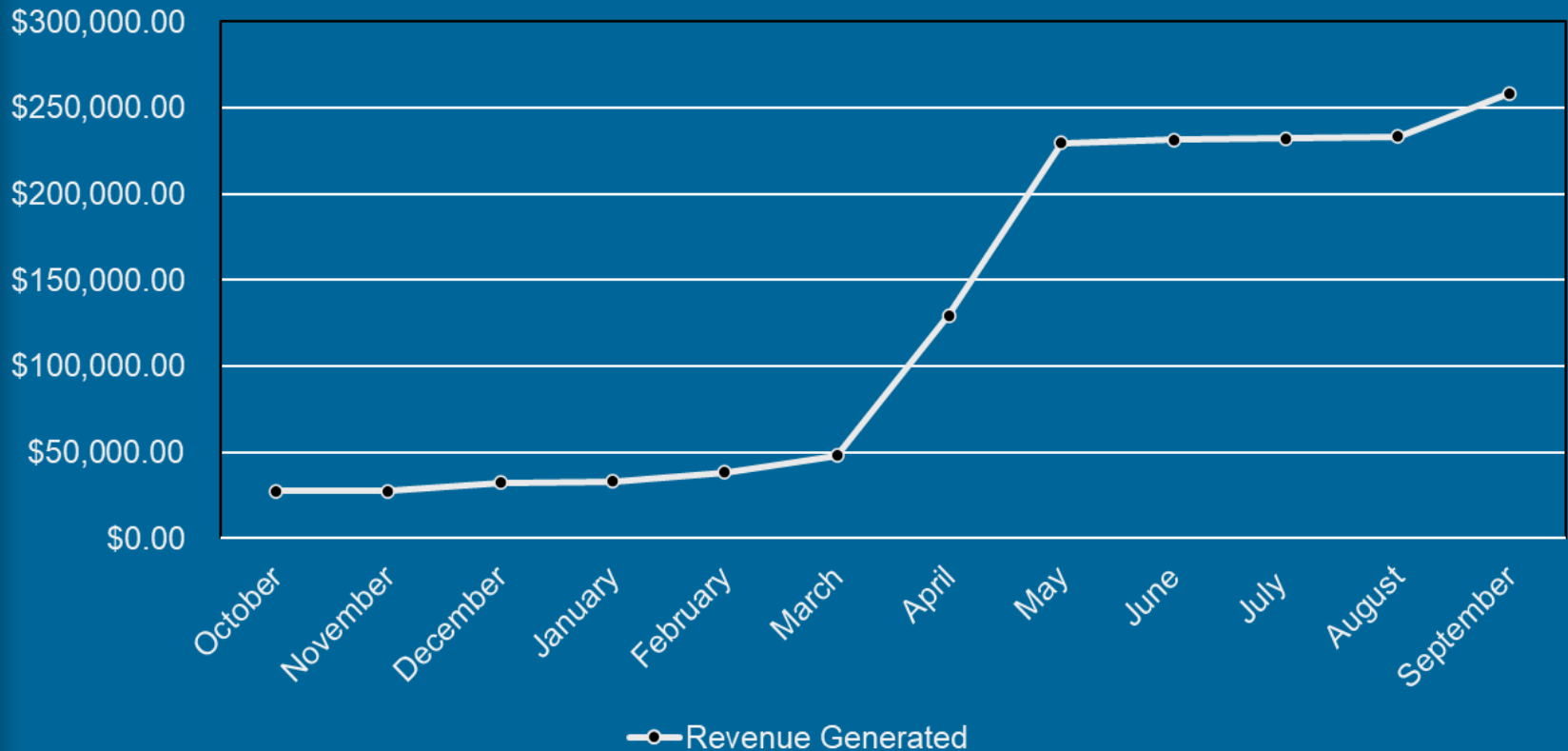


Effective July 1, 2021

- Per Florida State Statute 162.06 (b) persons who report potential violations of our Code of Ordinances shall provide their name and address to the City of Key West. We cannot investigate complaints that come from an anonymous source.

Revenue

Revenue Generated



Licensing Division

Amanda Brady
Chief Licensing Official

Joseph Madrid
Licensing Administrator



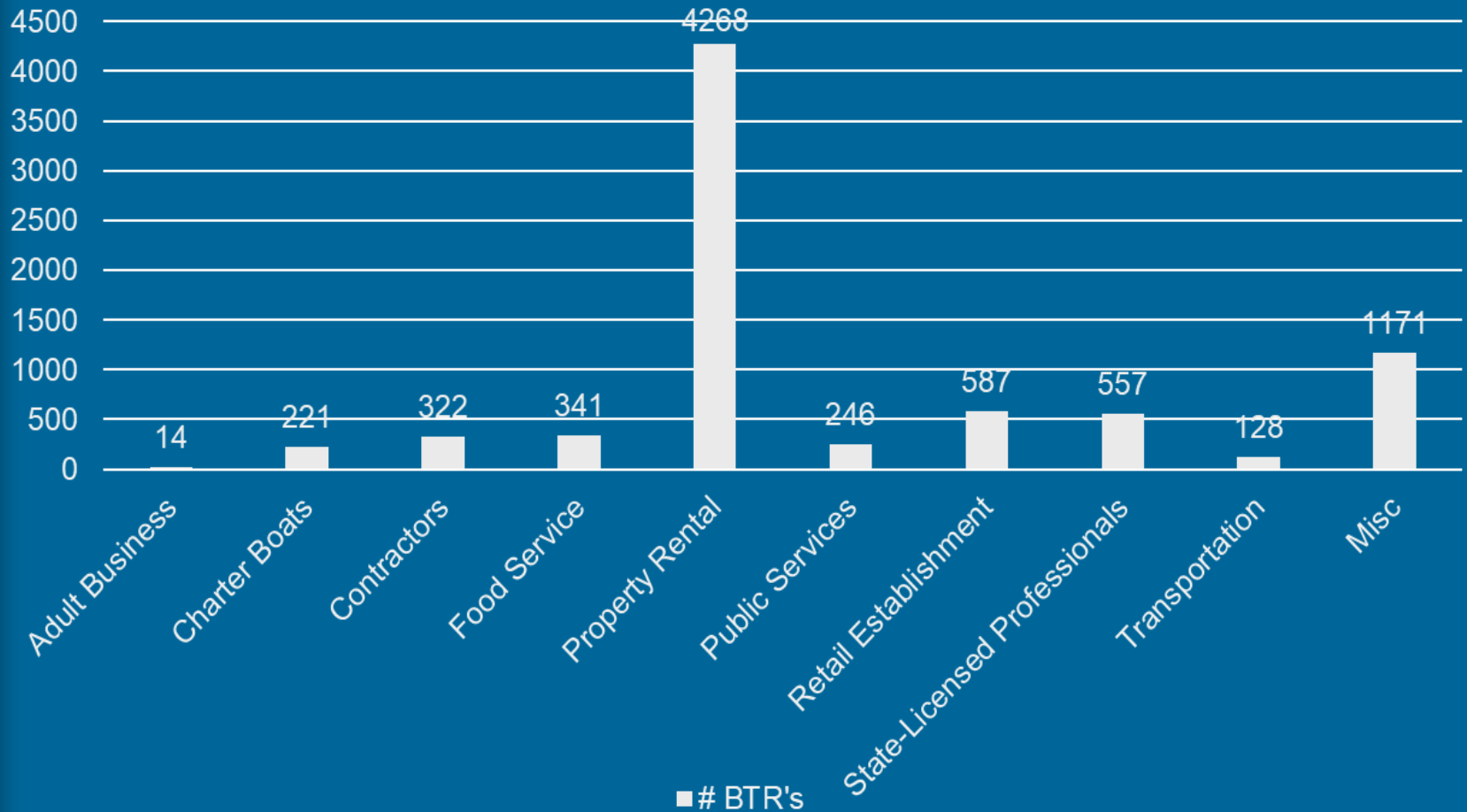
Licensing@cityofkeywest-fl.gov

Licensing Division Revenue Impacts

- Business Tax Receipts 7,855
\$982,339
- Annual Regulatory Permits 1,211
\$328,025
- 365-day Regulatory Permits 194
\$16,020
- Contractor Registrations 1,345
\$0
- Total: 10,605 BTR's/permits
- \$1,326,384.00 revenue

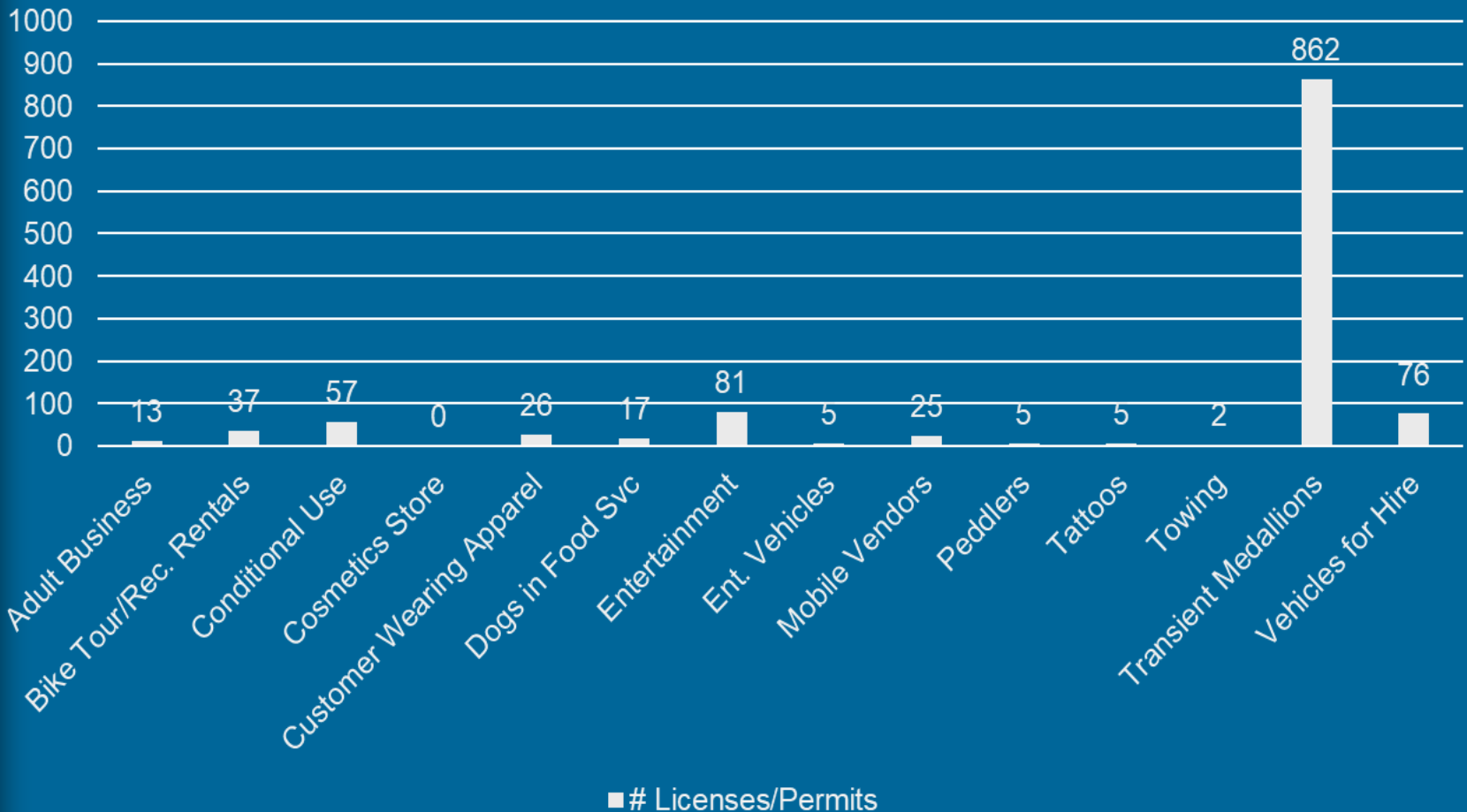
Licensing Division

Business Tax Receipts = 7,855



Licensing Division

Regulatory Licenses/ Permits = 1,211



Licensing Division

- The following Regulatory Permit types are capped based upon City Ordinances:
 - Passenger Vehicles for Hire – 56 + 16 independent (one vehicle max. each)
 - In addition to the above, each operator may have one ADA-accessible vehicle
 - Contract Vehicles for Hire – 13
 - Entertainment Vehicles (Pedicabs) – 20 vehicles
 - Mobile Vendors (Retail / Services)– 25
 - Non-Franchised Sightseeing Vehicles - 7
 - Adult Entertainment Establishment – 5 in zone HRCC-1
 - Currently there are 9 in HRCC-1, but no additional permits will be issued until the number falls below 5

Licensing Division

Other Responsibilities

- Revocable Licenses
 - Awnings and signs which extend over the City right-of-way
 - \$100 fee; must provide liability insurance

 - Easement Lite Revocable License for brick pavers on City R.O.W
 - \$100 fee; must provide liability insurance

Café R.O.W permits

Impact fees paid over a seven-year period. Must provide liability insurance

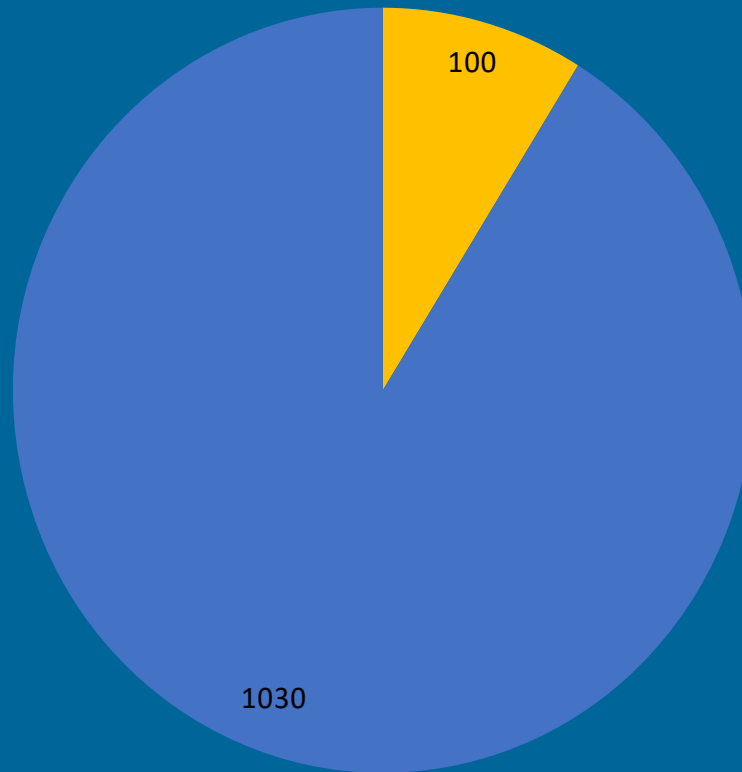
- Going-Out-of-Business Sales
 - An establishment cannot advertise a going-out-of-business sale without turning in their licenses(s) & obtaining the approved sign from the Licensing Division. Going-out-of-business sale permits are issued for a 60-day period, with one 15-day extension allowed.

Licensing Division Webpage

- More information is available on the City of Key West's website:
 - Licensing FAQs (mobile vendors / transient rentals)
 - Licensing Forms
 - Contractor Licensing Information
 - Contractors Registration Form Online (under Building Department)
 - Search Licenses Online (Implemented February 2021 / need BTR number)
 - Licensing “Notify Me” (Implemented February 2021 /most up to date licensing information/ please sign up)
 - Examples – Transient medallion fee increase. BTR 5% fee increase for 2023 renewals

Updated Café R.O.W information.

Compliant Driven VS. Officer Initiated



■ Officer Initiated ■ Compliant Driven

Top 5 Code Violations



Top 5 Code Violations

Delinquent Business Tax Receipts

- The Licensing Department reports to the Code Department the delinquent business tax receipts that have not been renewed for the current year.
- 373 Delinquent Business Tax Receipts cases were opened and closed.



Top 5 Code Violations

Illegal Dumping

Code Compliance responded to 285
Illegal Dumping cases

Trash & Household
Materials on Right of
Way- 273



Water Discharge
& Oil Spills- 12



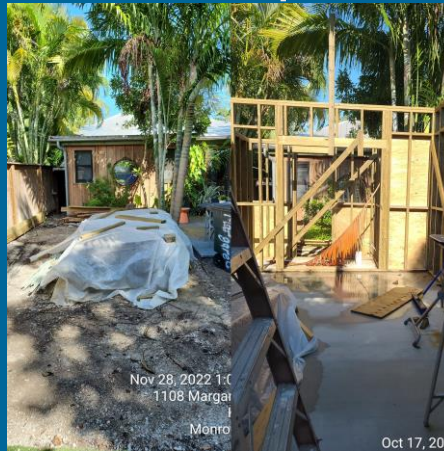
Top 5 Code Violations Building Ordinance

Code Compliance responded to 129 Building Ordinance cases

No Permits- 110



Over Scope- 5



Unlicensed Contractors- 11



Electrical- 3

Top 5 Code Violations Unlicensed Business

Code Compliance responded to
303 Unlicensed Business cases

Non-Transient License- 272

A screenshot of a Facebook post from the page 'Key West Cribs 3.0'. The post is a listing for a renovated apartment at 1821 Harris Ave, priced at \$4500/month. The listing includes details such as 3 bedrooms, 2 bathrooms, a private backyard, a free off-street parking spot, good appliances, and a 12-month lease. The post features several interior photos of the apartment, including a living room with a black leather sofa and a kitchen area. The post has 10 likes, 20 comments, and 3 shares.



Unlicensed Business- 31

Top 5 Code Violations Transient Rental

Code Compliance responded to 40
Transient Rental cases

7 Cases found on VRBO



18 Cases were opened
from called in complaints



14 Cases found
on AirBnB

Transient Rental ?

van 2002 chrystler town and country

\$75

[Van](#) - Private room · Duval Street, Key West, FL 33040, United States



[Book it!](#) [Instant Book](#)

[Contact Me](#)

Excludes Airbnb service fee (\$9)

[Saved to Wish List](#) [Save to Wish List](#)

Saved 19 times



[Orion](#)

[Contact Me](#)

[More about the host](#)

Available

Unavailable

Past

The calendar is updated every five minutes and is only an approximation of availability.

Some hosts set custom pricing for certain days on their calendar, like weekends or holidays. The rates listed are per day and do not include any cleaning fee or rates for extra people the host may have for this listing. Please refer to the

- [Description](#)
- [Amenities](#)
- [House Rules](#)

It doesn't have a shower or kitchen/bathroom just a van you can sleep in and drive around. there is a public shower at the community pool and at a hotel.

But it is unique in that you can move it around. It does have a bed in it.

Sound Control

- Music / Parties
- Unreasonably Excessive Noise within 100 feet, must use sound level meter at the sound source
- May use the A and C decibel scales
- Disturbing Noise beyond 100 feet & residential to residential, except for City right of way, no sound level meter needed
- Core Commercial, Commercial and Residential – CC 85DBA-94DBC 11a-259a – 75DBA-84DBC 3a-1059a (10-20sec durat). Residential-Com. 75DBA-77DBC (5mns durat), Res. 75DBA-77DBC 8a-759p, 60DBA-62DBC 8p-759am. Commercial no hrs limitations.
-
- Construction
- Sec. 26-193. - Exceptions.
- The prohibitions contained in this article shall not apply to the following:
- (3) *Construction/demolition*. Sound levels produced from tools and equipment in commercial construction, demolition, drilling, or reasonably similar activities. However, such sound levels are limited to the hours of 8:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. The tools and equipment must be muffled and maintained equal to the functional standards of the industry. No exceptions contained in this subsection shall apply on Thanksgiving Day, Christmas Day and New Year's Day.
-
- Animals
- Barking dogs
- Crowing roosters, etc.

Sound Ordinance Workshops



Sound Ordinance Workshops

Over 100 citizens showed up to voice their concerns and suggestions at the three workshops we held

Entertainment Licenses should not be automatically renewed



Baseline readings should be assigned to every business



Promote Key West as the #1 Music Venue of the USA



Make dBC levels higher



Windchimes should be considered a nuisance



Please stop high end wedding fireworks



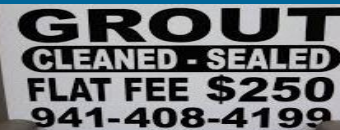
Make dBC levels lower



Sign means any device designed to inform or attract the attention of persons not on the premises on which the sign is displayed

- Historic Districts

- The following signs are prohibited in the historic zoning districts :
- Animated signs within one (1) foot of a building facade facing any right-of-way and including vacant lots or parking areas.
- Bus bench signs.
- Digitally printed signs, with the exception of printed letters, symbols, or logos attached to high relief surfaces of three dimensional, carved, or sand blasted panels. The use of corrugated PVC and molded plastic is prohibited, with exception of matte finished painted plastic letters.
- Portable signs, with the exception of "A" frame signs deemed appropriate by the historic architectural review commission.
- Roof signs.
- Signs painted directly on the exterior wall or directly on the roof surface of a building, unless deemed historically appropriate by the historic architectural review commission.
- Snipe signs.
- Temporary store window signs, including going out of business signs, when their square footage cause a violation of section 114-104; provided, however, that menus and public notice signs are not included in this prohibition. A public notice sign means a sign advertising an arts event, a political event or candidate, a community event, or such other event open to the public.
- Poster board signs.
- Billboards
- Animated rotating and or fluttering devices, fringe, and pennant string streamer.
- Off-premises signs.
- Signs that are placed on public sidewalks or public property, including but not limited to hydrant, utility pole, tree, or public fence.
- Interior illuminated signs.
- If a flag advertises or promotes the business or a product sold by that business, then it shall be deemed a sign and is subject to the permitted square footage pursuant to section 114-104 and the Historic Architectural Guidelines.

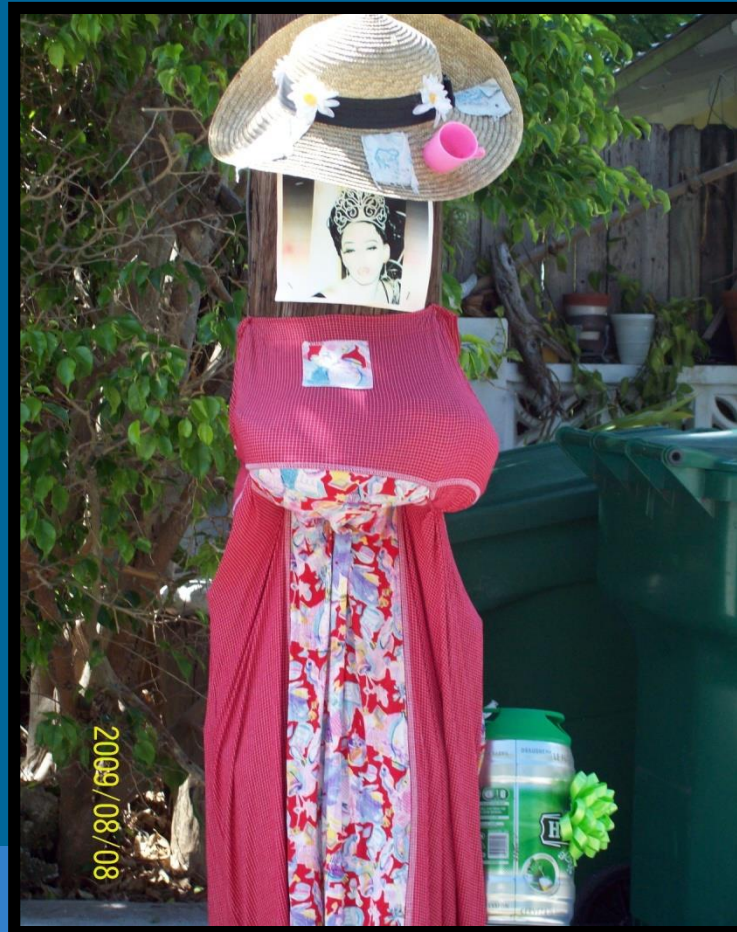


GROUT
CLEANED - SEALED
FLAT FEE \$250
941-408-4199

Informational Signage



Sec. 114-2. Posting notices, signs or advertising matter on trees, poles or public property is prohibited



Overgrown Lots

Sec. 26-127

- All lots shall be mowed and/or cleared of debris no less than once each three months as follows: once during the period from January 1 through March 31; once during the period from April 1 through June 30; once during the period from July 1 through September 30; and once during the period from October 1 through December 31.



Right of Way

- Sec. 62-31 Maintenance: It shall be the duty of owners and occupants of property to keep clean the area between their property line and the nearest adjacent paved roadway, including both the swale and sidewalk.



Street Performers







You're watching...

Watters' World: The Key West edition

Jesse Watters asks locals about their laid back lifestyles and their political persuasions

How to spot a possible violation.

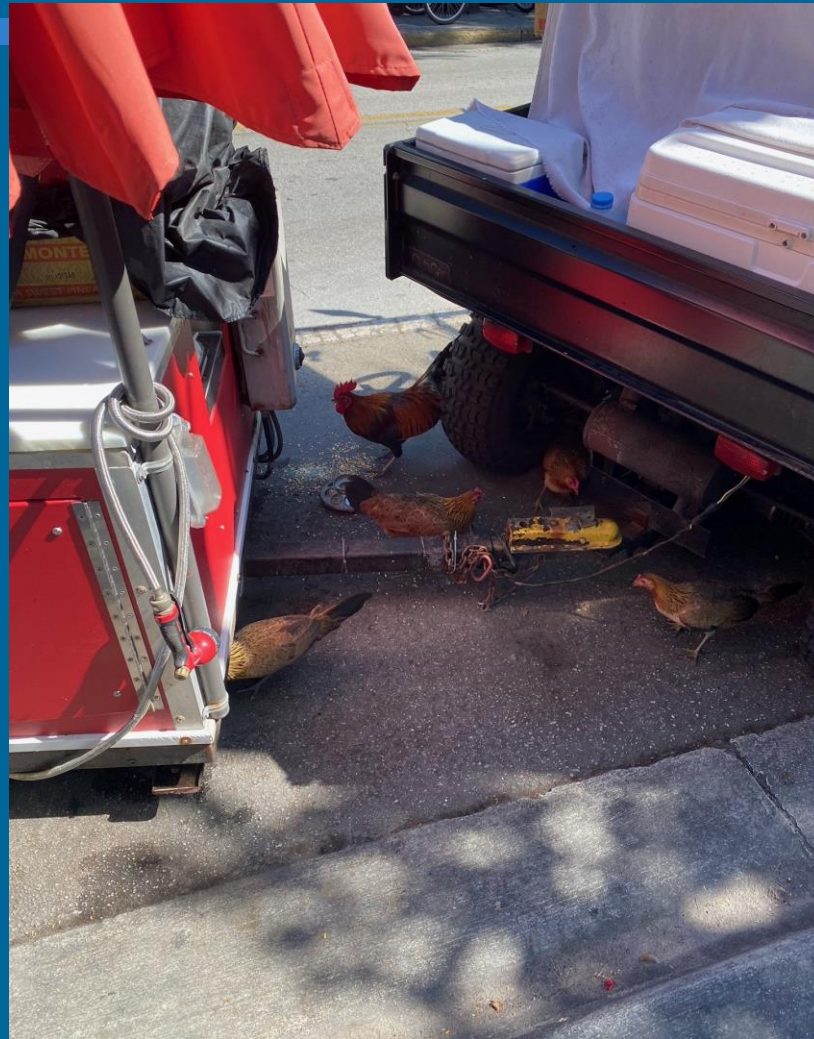






- Live poultry may be kept by any person in the city, provided that such poultry is kept in accordance with the following conditions:
- (1) All live poultry shall be secured at all times in screened coops or pens which are enclosed at all times including the top and which are maintained in a sanitary condition free from odors and free from fly breeding. Poultry may not be allowed to run at large upon any public properties or off the premises of the owner
- .(2) All feed and other items associated with the keeping of poultry that are likely to attract or to become infested with rodents or other pests shall be kept in a rodent and pest-proof container i.e., with a tightfitting cover, so as to be inaccessible to rodents, pests or other feral animals.
- (3) The coop and pen area must be cleaned regularly and kept free of insects, pests and/or rodents. All poultry droppings shall be removed from the coops or pens at least every 24 hours, tightly wrapped, and disposed of as provided by sections of this Code regarding disposal of solid waste. Droppings shall not be used for fertilizer.

Section 10-11 It shall be unlawful for any person to feed, provide food, water, or other forms of sustenance (feeding) to poultry within the city.



Tuesday

March 31, 2015 • Vol. 130 • No. 80 • 14 pages

WEATHER



Delton High in good...
 Partly cloudy
 See forecast on Page 7A

FLORIDA

Lawmakers plan abortion rule

The Florida Legislature is considering a bill that would require doctors to perform an ultrasound before a 24-hour waiting period before a woman can have an abortion. The bill also would require doctors to provide information about the procedure, including the risks and benefits of the procedure, and to provide information about the availability of financial assistance for the procedure. The bill is expected to pass in the next few weeks.

NATION

I killed in attack at military base

Others opened the fire, but a man dressed as a woman managed to stop a stolen car Monday at the National Security Agency gate at Fort Meade, and then ran into a police vehicle blocking the road officials said. One of the men died, and the officer was hurt.

WORLD

Iran nuclear talks nearing deadline

Negotiations over Iran's nuclear program are reaching a critical phase Monday as diplomats from the United States and other nations struggle to overcome with several days left, just a week before a deadline for the outline of an agreement.

ON THE RADIO



Today's "Florida Keys" on the radio...
 See forecast on Page 7A

Wal-Mart reps to address Guild

BY TIMOTHY O'HARA AND MANDY WILES
 Citizen Staff

Wal-Mart representatives will be in town Wednesday to address local business and community leaders on their plans for a store on Rockland Key.

The team, along with local private planner Owen Trepanier, will be speaking at the Key West Business Guild luncheon.

Of his sponsors, Hon said that all guild members may request a few minutes to speak at the start of a luncheon. He added that Trepanier and the Wal-Mart representatives are not the featured guest speakers for the Wednesday luncheon.

The representatives will be available after the luncheon to answer further questions. Hon added that the Key West Business Guild has not taken any vote or official stance in support of or opposition to a proposed Wal-Mart on Rockland Key.

See WAL-MART, Page 8A

Cosmetics customer gets full refund



Employees at the Adore cosmetics shop close the doors for business Monday afternoon moments after protesters Bruce Mitchell, left, and John Deane returned for a third day of demonstration in the 100 block of Duval Street.

Photos by KICI O'HARA/Ten Cities

Protestors picket Duval Street shop; police called

BY ADAM LIMBARDY
 Citizen Staff

A Duval Street cosmetics shop closed a full refund Monday in a man who claims the store charged his 18-year-old, mentally ill wife more than \$40,000 for beauty products.



From left, Key West Code Enforcement Officer Jim Young, Adore cosmetics shop manager Ad Levi and Doug Sherman watch as Key West Police Officer Tiffany Beeman opens the box containing more than \$40,000 worth of products sold to Sherman's wife earlier this month.

See REFUND, Page 8A

State law helps save \$267K on City Hall

BY OWEN FIOGA
 Citizen Staff

The city expects to save \$267,000 on the \$18.7 million City Hall at Glynn Ancher School project by tapping a state law that eliminates sales tax on building materials.

Florida law allows cities to buy goods and services tax-free as long as it is the government entity directly paying the vendors under a program called "Owner Direct Purchase."

When that government entity directly buys materials for use in a construction contract, such as the City Hall project, those purchases are exempt from sales tax as long as certain procedures are followed.

Owner Direct Purchase was applied when the county renovated the Gato Building, said architect Bert Bender, whose firm designed the renovation of a City Hall at the 82-year-old Glynn Ancher School, 1302 White St. due for completion next March.

The sales tax exemption isn't used on every city or county construction project, Bender said, because the required accounting is considered so tedious and the savings not always worth investing the time.

In the case of the City Hall project, every bit of savings is worth any paperwork, City Manager Jim Scholl.



2015/03/27



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IVERY

3-88



Mask Enforcement



Our Goal is Voluntary Compliance.



The End....



NO!

Because a Code Officer's job is never finished.

