



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

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Wednesday, July 31, 2019

1:30 PM

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 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 # 19-565**  
B&B Cleaning Service  
Maria Barros  
8120 14th Terrace, Miami  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Bonnita Badgett  
Certified Mail:  
Initial Hearing:     6-27-2019

**In compliance 3 July 2019; Request dismissal**

**Count 1:** Subject business owner has not renewed their business tax receipt which expired 30 September 2018.

**Legislative History**

6/27/19              Code Compliance Hearing              Continuance

2

**Case # 19-604**

Orogold Cosmetics

Nir Chen

Zohar Alon

518 Duval Street

**Repeat** - Sec. 18-705 Requirement of permit holder (3) No written statement

Sec. 18-705 Requirement of permit holder (8) Consent Form

Sec. 18-705 Requirement of permit holder (9) Use of disposable applicators and disposable gloves

**Repeat** - Sec. 18-705 Requirement of permit holder (3) No written statement

Sec. 18-705 Requirement of permit holder (8) Consent Form

Sec. 18-705 Requirement of permit holder (9) Use of disposable applicators and disposable gloves

Officer Bonnita Badgett

Certified Mail: 4-15-2019 - Nir Chen

Certified Mail: 4-15-2019 - Zohar Alon

Initial Hearing: 5-29-2019

**Continuance granted to 25 September 2019 - Repeat Counts 1 & 4**

**Count 1:** Failure to provide a written statement to sign before applying sample products to Mr. Keller's face. - **Repeat.** **Count 2:** Failure to provide a consent form before applying sample products to Mr. Keller's face. **Count 3:** Failure to use gloves while applying sample products to Mr. Keller's face. **Count 4:** Failure to provide a written statement to sign before applying sample products to Ms. De More's face. - **Repeat.** **Count 5:** Failure to provide a consent form before applying sample products to Ms. De More's face. **Count 6:** Failure to use gloves while applying sample products to Mr. De More's face.

Legislative History

5/29/19

Code Compliance Hearing

Continuance

3

**Case # 19-931**

Daniel F. Muzyka

Mary B. Ackenhusen

1126 Von Phister Street

Sec. 18-601 License required - **Counts 1 - 14**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations - **Counts 15 - 17**Sec. 122-1371 (d) (9) - **Counts 18 - 31**

Officer Sophia Doctoche

Certified Mail: 6-24-2019

Initial Hearing: 7-31-2019

**Settlement Agreement**

**Counts 1 - 14:** Renting the subject property out for 14 nights without the benefit of a transient rental license. **Counts 15 - 17:** Subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state licensing. The subject property does not have a transient medallion and has not been inspected by the City of Key West Fire Department. **Counts 18 - 31:** Subject property owner is holding out for transient rental for 14 nights the dates of 1 November 2019 thru 15 November 2019 for a total of \$3,943.24.

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**Case # 19-189**

Noam Zano

2117 Harris Avenue

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. 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

Officer Lindsey Dunlap

Certified Mail: 4-5-2019

Initial Hearing: 4-24-2019

**In compliance 6 Jun 2019; Request dismissal****Count 1:** Failure to obtain a certificate of occupancy for rear unit 1.**Count 2:** Failure to pay impact fees related to utilities for rear unit 1.**Count 3:** Failure to obtain required building permits and inspections for rear unit 1. **Count 4:** Failure to obtain a certificate of occupancy for rear unit 2. **Count 5:** Failure to pay impact fees related to rear unit 2. **Count 6:** Failure to obtain required building permits and inspections for rear unit 2.Legislative History

4/24/19 Code Compliance Hearing Continuance

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**Case # 19-561**

China's Cleaning Service

Roxanna Rodriguez

1200 First Street N7 - Mobile Service

Sec. 66-102 Dates due and delinquent; penalties

Officer Lindsey Dunlap

Certified Mail:

Initial Hearing: 6-27-2019

**In compliance 1 July 2019; Request dismissal****Count 1:** Subject business owner has not renewed their business tax receipt which expired 30 September 2018.Legislative History

6/27/19 Code Compliance Hearing Continuance

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**Case # 19-621**

Soiree Key West Inc.  
 Nika Stroble  
 9 Bougainvillea Avenue - Mobile Service  
 Sec. 66-102 Dates due and delinquent; penalties  
 Officer Lindsey Dunlap  
 Posted: 7-17-2019  
 Initial Hearing: 7-31-2019

**In compliance 29 July 2019; Request a Finding of Violation without fees or fines**

**Count 1:** Subject business has not renewed their license (Control #25317) which expired 30 September 2018.

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**Case # 17-1213**

Erwin Mayer & Didier R Moritz - property owner  
 Jean Lefils Bien - Tenant  
 1300 15th Court Lot 77  
 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. 14-37 Building permits; professional plans; display of permits; address; exceptions - Amended Notice  
 Officer Edward Keane  
 Certified Service: 11-16-2017  
 Certified Service: 7-9-2019 - Amended - Tenant  
 Certified Service: 7-15-2019 - Amended - Property Owner  
 Initial Hearing: 12-20-2017

**Continuance granted to 28 Aug 2019 for compliance**

**Count 1:** For failure to obtain a certificate of occupancy for the addition that was built. **Count 2:** For failure to pay impact fees related to utilities. **Count 3:** For failure to obtain building permits for the addition to the trailer and for the installed plumbing. **Count 4:** For failure to obtain building permits for the addition to the trailer and for the installed plumbing.

**Legislative History**

12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance

4/25/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance
5/29/19	Code Compliance Hearing	Continuance

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**Case # 19-848**

William Shepler &amp; Associates Architecture LLC

William Shepler

201 Front Street Suite 203

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

Officer Edward Keane

Certified Mail:

Initial Hearing: 7-31-2019

**In compliance 23 July 2019; Request dismissal****Count 1:** Operating a business in the City of Key West without the benefit of a business tax receipt.

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**Case # 19-851**

Steven Liedtky

1614 Washington Street

Sec. 108-680 Recreational vehicles and boats

Officer Edward Keane

Certified Mail: 6-19-2019

Initial Hearing: 7-31-2019

**In compliance 23 July 2019; Request dismissal****Count 1:** Recreational vehicle parked more than 50% forward of the front plane of the structure and extends out into the public right of way.

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**Case # 16-773**

Brittany D Delgado

~~Mark R Delgado Estate~~

2807 Seidenberg Avenue

Sec. 90-363 Certificate of occupancy - Required

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 Beau Langford

Certified Service:

~~Posted: 8-10-2017~~

Posted: 7-10-2018

Initial Hearing: 8-30-2017

**Continued from 24 April 2019 for status/compliance**

**Count 1:** Failure to obtain a Certificate of Occupancy for residential unit in the rear of the property. **Count 2:** Failure to have Utilities associated with the residential unit in the rear of the property. **Count 3:** Failure to have a non-transient business tax receipt for the residential unit in the rear of the property.

**Legislative History**

8/30/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance

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**Case # 19-807**

C&V Multi Services Group Inc.  
 Josie Val - Registered Agent  
 3110 Flagler Avenue  
 Sec. 66-87 Business tax receipt required for all holding themselves out to  
 be engaged in business  
 Officer Paul Navarro  
 Certified Mail: 6-26-2019  
 Initial Hearing: 7-31-2019

**New Case**

**Count 1:** Failure to apply for business tax receipts for all the services that  
 are provided at the subject property.

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**Case # 18-536**

Brugman Holdings LLC - Owner  
 Thomas J Sireci, Jr - Registered Agent  
 10 Hilton Haven Drive C  
 Sec. 14-37 Building permits; professional plans; display of permits;  
 address; exceptions  
 Director Jim Young  
 Certified Service: 5-30-2018 - Owner  
 Certified Service: 5-23-2018 - Registered Agent  
 Initial Hearing: 6-27-2018

**Continued from 27 June 2019 for compliance**

**Count 1:** Failure to obtain an after-the-fact building permit for interior  
 framing of shed and dock behind shed.

**Legislative History**

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance
5/29/19	Code Compliance Hearing	Continuance
6/27/19	Code Compliance Hearing	Continuance



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**Case # 18-1211**

Island-West Investments Corp.

Richard Estevez - Owner

Hugh J Morgan - Registered Agent

1213 14th Street 41

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

Director Jim Young

Certified Mail: 12-12-2018 - Hugh Morgan

Certified Mail: 12-18-2018 - Richard Estevez

Initial Hearing: 1-30-2019

**Continued from 27 June 2019 for compliance**

**Count 1:** Failure to obtain a building permit for an addition built. A demolition permit had been applied for on 6 Nov 2018 and more details are needed along with the property card.

Legislative History

1/30/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance
5/29/19	Code Compliance Hearing	Continuance
6/27/19	Code Compliance Hearing	Continuance

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**Case # 18-2029**

218 Duval Street Corp.

Elizabeth Johnson - Business Registered Agent

Famlo Development Corporation

Michael Halpern - Building Registered Agent (Amended Notice only)

Jennifer Stefanacci Doll - Sec. 26-32 only (Original Notice)

218 Duval Street

~~Sec. 26-32 Nuisances illustrated (Original Notice only) - Dismissed~~~~Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions (Amended Notice) - Dismissed~~~~Sec. 14-40 Permits in historic districts (Amended Notice) - Dismissed~~

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions (Amended Notice)

Sec. 14-262 Request for inspection (Amended Notice)

Director Jim Young

Certified Mail: 12-7-2018 (Original Notice) - Jennifer Stefanacci Doll

Certified Mail: 1-4-2019 (Amended Notice) - Michael Halpern

Posted: 1-17-2019 (Amended Notice) - Elizabeth Johnson

Initial Hearing: 1-30-2019

**Continued from 27 June 2019 for compliance**

**Count 1 (Original Notice):** ~~The use of a foam machine spreading foam on the City's right of way which was causing a hazard to pedestrians and adjacent properties. Dismissed.~~ **Count 1 (Amended Notice):** ~~Two signs installed without the benefit of a building permit. - Dismissed.~~

**Count 2 (Amended Notice):** ~~Signs installed without the benefit of a certificate of appropriateness. - Dismissed.~~ **Count 3 (Amended**

**Notice):** Two flood lights installed without the benefit of an electrical permit. **Count 4 (Amended Notice):** Electrical work performed without an inspection.

**Legislative History**

1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance
3/27/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance
6/27/19	Code Compliance Hearing	Continuance

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**Case # 18-2033**

SK II, Inc.  
Robert A. Spottswood - RA  
2700 North Roosevelt Boulevard  
Sec. 122-63 Review; enforcement  
Director Jim Young  
Certified Mail:  
Initial Hearing: 3-27-2019

**Continued from 27 June 2019 for compliance**

**Count 1:** The masonry wall behind store plaza was damaged and needs to be replaced as per Resolution 89-26. Our records indicate that an application has not been submitted to rebuild the masonry wall. The only permit applied for is Permit #2018-2722 to remove fence debris.

**Legislative History**

3/27/19	Code Compliance Hearing	Continuance
4/24/19	Code Compliance Hearing	Continuance
5/29/19	Code Compliance Hearing	Continuance
6/27/19	Code Compliance Hearing	Continuance

**HARC Appeals**

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**SMA 19-02**

KHP IV Key West LLC  
Barton W. Smith, Esq.  
601 Caroline Street  
H2019 - 20

**Continuance granted to 28 August 2019****Adjournment**