



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Code Compliance Hearing

Wednesday, November 16, 2011

1:30 PM

Old 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 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 # 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

Continuance granted to December 14, 2011

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](#)

Legislative History

8/31/11 Code Compliance Hearing Continuance

2

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

New Case

A building permit is required for all pools that extends 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](#)

3

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

New Case

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](#)

4

Case # 11-1053

Frederick S Naugler

1012 Watson Street

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

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

Sec. 90-363 Certificate of occupancy - Required

Officer Gary Addleman

Certified Service: 10-20-2011

Initial Hearing: 11-16-2011

In compliance, request dismissal

A building permit is required prior to the installation of propane tanks. A business tax receipt is required for the fourth unit. A certificate of occupancy is required for the fourth unit.

Attachments: [11-1053 1012 Watson NOH](#)

5

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

New Case

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](#)

6

Case # 09-1193

Allen Hansen

2002 Seidenberg Avenue

Sec. 58-61 Determination of Levy 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

Officer Dotty Austin

Certified Service: 9-22-2011

Initial Hearing: 10-19-2011

Continued from October 19, 2011

For renting two units when only 1 sewer/solid waste account exists with the City. A certificate of occupancy is required for all units. A business tax receipt is required for all units.

Attachments: [09-1193 2002 Seidenberg NOH](#)

Legislative History

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

Continuance granted to December 14, 2011

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

8

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 October 19, 2011

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
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Case # 11-712

Roger W Akers

Sandra J Henning

804 Eisenhower Drive

Sec. 14-37 Building Permits, Display

Sec. 14-40 Permits in the Historic District

Sec. 26-126 Clearing of Property

Sec. 14-256 Required for Electric

Officer Dotty Austin

Certified Service: 7-25-2011

Initial Hearing: 8-31-2011

Continued from October 19, 2011

A building permit and HARC approval are required prior to the commencement of building a shed. An electrical permit is required prior to the installation of pool equipment.

Attachments: [11-712 804 Eisenhower NOH](#)

[11-712 804 Eisenhower Pics 6-2-11](#)

[11-712 804 Eisenhower Pics 72211](#)

Legislative History

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 # 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 September 28, 2011

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

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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

New Case

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](#)

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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 October 19, 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

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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

Irreparable Violation**Continued from October 19, 2011**

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

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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 October 19, 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

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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

New Case

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](#)

16

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 from October 19, 2011

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

17 Case # 10-1453
 Richard Wunsch
 613 Ashe Street
 Sec. 66-87 Business Tax Receipt Required
 Sec. 14-37 Building Permits, Display
 Sec. 90-363 Certificate of Occupancy
 Officer Jim Young
 POSTED: 5-6-2011
 Initial Hearing: 5-25-2011

Continued from 8-3-2011 for compliance

A business tax receipt is required to rent your property. A building permit is required to add a living unit. A certificate of occupancy is required for the third unit.

Attachments: [10-1453 613 Ashe St NOH](#)
[10-1453 613 Ashe St pics](#)
[10-1453 613 Ashe St. Posting pic](#)

Legislative History

4/27/11	Code Compliance Hearing	Continuance
5/25/11	Code Compliance Hearing	Continuance
8/3/11	Code Compliance Hearing	Continuance

18 **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 October 19, 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

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Case # 11-43

Maria G & Frank Ratcliff
Ratcliff Welding of Key West
1105 Simonton Street
Sec. 14-37 Building Permits; Display
Sec. 14-40 Permits in the Historic District
Sec. 102-152 Certificate of Appropriateness
Officer Jim Young
Certified Service: 4-19-2011
Initial Hearing: 5-25-2011

In compliance, request dismissal

A building permit and HARC approval are required prior to pouring concrete. A Certificate of Appropriateness is required prior to the installation of three new containers.

Attachments: [11-43 1105 Simonton St. NOH](#)
[11-43 1105 Simonton St. Additional letters](#)
[11-43 1105 Simonton St. Pics](#)
[11-43 1105 Simonton St. Planning and Lic docs](#)
[11-43 1105 Simonton St. Options in writing \(city\)](#)
[11-43 1105 Simonton St. response ltr from Ratcliff](#)

Legislative History

5/25/11	Code Compliance Hearing	Continuance
6/29/11	Code Compliance Hearing	Continuance
9/28/11	Code Compliance Hearing	Continuance
10/19/11	Code Compliance Hearing	Continuance

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Case # 11-929

Cecil E Allf Irrevocable Trust
Knabe Family Ltd. Partnership T/C
c/o Craig Knabe, R/A
431 Front Street
Sec. 14-37 Building Permits Required; Display
Sec. 14-40 Permits in the Historic District
Officer Jim Young
Certified Service: 8-15-2011
Initial Hearing: 9-28-2011

Continued from September 28, 2011

On July 19, 2011 a new sign was erected atop of the ticket booth located at 431 Front Street C without the required HARC Certificate of Appropriateness.

Attachments: [11-929 431 Front C NOH](#)
 [11-929 431 Front C Docs](#)
 [11 929 431 Front C Don Craig Email](#)
 [11-929 431 Front C Pic](#)

Legislative History

9/28/11 Code Compliance Hearing Continuance

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Case # 11-934

Kenneth (Kenyatta) Arrington
Street Performer
Sec. 6-2 Permit Required
Sec. 6-4 Permit Regulations
Officer Jim Young
Hand Served: 7-21-2011
Initial Hearing: 8-31-2011

Continued from October 19, 2011 for compliance

Permittee shall furnish and maintain public liability and property damage insurance. Amplified music is prohibited.

Attachments: [11-934 Kenneth Arrington NOH](#)
 [11-934 Kenneth Arrington Pic](#)
 [11-934 Arrington Pics](#)
 [11-934 Arrington Pics\(2\)](#)
 [11-934 Arrington Pics\(3\)](#)
 [11-934 Arrington E-mails](#)

Legislative History

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 # 11-1209

Darryl Fohrman R/A for
Hildenborough Hotels LTD., Inc.
1129 Fleming Street
Sec. 122-839 Prohibited uses in HNC-2
Officer Jim Young
Certified Service: 10-26-2011
Initial Hearing: 11-16-2011

New Case

The subject property has a bar and restaurant open to the general public. This type of activity is prohibited in the HNC-2 zoning district.

Attachments: [11-1209 1129 Fleming NOH](#)
[11-1209 1129 Fleming Docs](#)
[Case 11-1209 1129 Fleming Street photos](#)

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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

New Case**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](#)

Mitigations

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Case # 10-397
Bank of America
c/o US Real Estate Services, Inc.
3317 Eagle Avenue

Attachments: [10-397 3317 Eagle Mit](#)

Adjournment