



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, October 20, 2022

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.

**You may also attend these meetings virtually via Zoom by telephoning +1 646 558 8656 Meeting ID: 878 6349 3086 Passcode: 654080 or Online at:
<https://cityofkeywest-fl-gov.zoom.us/j/87863493086?pwd=QWFwNkc2U3pHV3V4dTJKZkdXcEM4dz09> Meeting ID: 878 6349 3086
Passcode: 654080**

Call Meeting to Order

Code Violations

1**Case # 22-831**

Borders Nidia F Revocable Trust 4/26/2020

1415 1st Street

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

Sec. 14-359 Permit display

Sec. 14-262 Request for inspection

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

Officer Leo Slecton

Hand Posted: 9-19-2022- **Amended Notice**

Initial Hearing: 7-28-2022

Continued from 25 August 2022**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 3:** Failure to schedule an inspection for all work that has been
completed.**Count 4:** Failure to apply and obtain a LUD with the City of Key West
Planning Department.**Count 5:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 6:** Failure to apply and obtain a business tax receipt from the City
of Key West Licensing Department.**2****Case # 22-1135**

Ennio & Kathleen Staffini

3513 Sunrise Drive

Sec. 110-259 Duty of private property owner

Officer Sean Davis

Certified Mail: 9-20-2022

Initial Hearing: 9-29-2022

New Case**Count 1:** Failure to trim trees obstructing a traffic sign.

3**Case # 22-1210**

Michael Cates
3708 Northside Drive
14-37 Building permits; professional plans; display of permits; address;
exceptions
Officer Sean Davis
Certified Mail: 9-12-2022
Initial Hearing: 9-29-2022

New Case

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

4**Case # 22-437**

Jean Fenold Metellus
1213 14th Street Lot 193
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Sophia Doctoche
Certified Mail: 5-11-2022
Initial Hearing: 5-26-2022

Continued from 28 July 2022

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

5**Case # 22-539**

Maccheroni KW LLC
Savi Franca MBR- **Registered Agent**
112 Fitzpatrick Street
Sec. 2-939 Licenses
Officer Sophia Doctoche
Certified Mail: 9-26-2022
Initial Hearing: 9-29-2022

In compliance as of 30 August 2022; Request dismissal

Count 1: Failure to apply and obtain a cafe right of way permit from the City of Key West Licensing Department.

6 **Case # 22-600**
Misohappy LLC
Kevin Zuelch- **Registered Agent**
504 Southard Street
Sec. 2-939 Licenses
Officer Sophia Doctoche
Certified Mail: 9-2-2022
Initial Hearing: 9-29-2022

In compliance as of 13 October 2022; Request dismissal

Count 1: Failure to apply and obtain a cafe right of way permit from the City of Key West Licensing Department.

7 **Case # 22-601**
Bourbon Street Pub Inc
Joseph J. Schroeder- **Registered Agent**
724 Duval Street
Sec. 2-939 Licenses
Officer Sophia Doctoche
Certified Mail: 8-22-2022
Initial Hearing: 9-29-2022

In compliance as of 31 August 2022; Request dismissal

Count 1: Failure to apply and obtain a cafe right way permit from the City of Key West Licensing Department.

8 **Case # 22-903**
Mark Chips
Lori Chips
Gary Chips
3312 Northside Drive 706
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Hand Posted: 9-16-2022
Initial Hearing: 9-29-2022

New Case

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

9

Case # 22-904

Mark D. Dam

Erika Dam

3312 Northside Drive #705

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

Officer Sophia Doctoche

Certified Mail: 8-29-2022

Initial Hearing: 9-29-2022

In compliance as of 19 October 2022; Request dismissal

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

10

Case # 22-948

Louis Condos

Mary Jo Condos

3312 Northside Drive 407

Sec. 66-87 Business tax receipt required for holding

Officer Sophia Doctoche

Certified Mail: 8-31-2022

Initial Hearing: 9-29-2022

In compliance as of 24 August 2022; Request dismissal

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

11

Case # 22-956

Roman Nedbal

1609 Trinidad Drive

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

Officer Sophia Docotche

Hand Posted: 8-29-2022- **Amended Notice**

Initial Hearing: 8-25-2022

Continued from 25 August 2022**Count 1:** Failure to apply and obtain a certificate of occupancy with the
City of Key West Building Department.**Count 2:** Failure to apply and obtain a legal unit determination with the
City of Key West Planning Department.**Count 3:** Failure to apply and obtain the required building permits from
the City of Key West Building Department.~~**Count 4:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.~~ **Dismissed**

12

Case # 22-975

Hector E. Vazquez

3930 S Roosevelt Blvd 113E

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

Officer Sophia Doctoche

Certified Mail: 8-31-2022

Initial Hearing: 9-29-2022

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

13

Case # 22-1045

Roger Rupert
3635 Seaside Drive 316
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 9-29-2022

In compliance as of 3 October 2022; Request dismissal

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

14

Case # 22-1046

Santos Todd Charles Rev Trust
3635 Seaside Drive 404
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-2-2022
Initial Hearing: 9-29-2022

New Case

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

15

Case # 22-1057

Jeffery & Carol Burnham
1304 Laird Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-30-2022
Initial Hearing: 10-20-2022

In compliance as of 22 September 2022; Request dismissal

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

16

Case # 22-1058

Walter F. Yext
1800 Atlantic Blvd 115B
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 8-22-2022
Initial Hearing: 8-25-2022

In compliance as of 29 August 2022; Request dismissal

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

17

Case # 22-1061

Sarah D Wimmer
1800 Atlantic Blvd 331C
Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Hand Posted: 10-3-2022
Initial Hearing: 10-20-2022

In compliance as of 4 October 2022; Request dismissal

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

18

Case # 22-1063

Roberta M. Chango
1901 S Roosevelt Blvd 207W
Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-22-2022
Initial Hearing: 10-20-2022

In compliance as of 9 September 2022; Request dismissal

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

19

Case # 22-1209

Crawford Dean A Rev Inter Vivos Trust
1500 Atlantic Blvd 313
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-30-2022
Initial Hearing: 10-20-2022

In compliance as of 11 October 2022; Request dismissal

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

20

Case # 22-1258

Truman & Company Inc
Jennifer Newman
307 Amelia Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 8-31-2022
Initial Hearing: 9-29-2022

In compliance as of 26 August 2022; Request dismissal

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

21

Case # 22-1272

Jindrich Kasparovsky
3312 Northside Drive #515
Sec. Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 9-8-2022
Initial Hearing: 9-29-2022

In compliance as of 6 September 2022; Request dismissal

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

22

Case # 22-1273

Steadman D. Jackson
Shellie C. Jackson
1713 George Street
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 9-29-2022

In compliance as of 5 October 2022; Request dismissal

Count 1: Failure to clear the property of garbage, litter, rubbish, refuse, solid waste, trash, and yard debris.

23

Case # 22-510

Charles Arthur Mcconn

620 White Street

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail: 9-8-2022

Initial Hearing: 9-29-2022

New Case**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 2:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

24

Case # 19-1523

Ohlinger Birchard Hayes Revocable Living Trust

817 1/2 Terry Lane

Sec. 62-2 Obstructions

Officer Paul Navarro

Hand Posted: 10-11-2022

Initial Hearing: 9-29-2022

Requesting dismissal without prejudice**Count 1:** Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

25

Case # 19-1534

Betty & Peter Barquin

916 Terry Lane

Sec. 62-2 Obstructions

Officer Paul Navarro

Certified Mail: 8-22-2022

Initial Hearing: 9-29-2022

Requesting dismissal without prejudice**Count 1:** Failure to remove pavers from City right of way or obtain an easement form the City of Key West Engineering Department.

26

Case # 21-1690

Lisa & Joseph Querci

3838 Flagler Ave

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

Officer Paul Navarro

Certified Mail: 8-22-2022

Initial Hearing: 9-29-2022

New Case**Count 1:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.

27

Case # 21-1831

Migo 2 LLC

Michael Goldberg- **Registered Agent**

2016 Roosevelt Drive

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

Officer Paul Navarro

Certified Mail: 8-22-2022

Initial Hearing: 9-29-2022

New Case**Count 1:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department

28

Case # 22-782

Robert & Rhonda Saunders
1013 Packer Street
Sec. 62-2 Obstructions
Sec. 58-31 Container and receptacle requirements
Officer Paul Navarro
Certified Mail: 8-2-2022
Initial Hearing: 8-25-2022

In compliance as of 30 August 2022; Request dismissal

Count 1: Failure to remove trash bins from City right of way.

Count 2: Failure to remove trash bins from City right of way.

29

Case # 22-1287

Douglas E. Kutney
1707 Washington Street
Sec. 58-31 Container and receptacle requirements
Sec. 58-35 Requirements for bulk and excess yard waste pickup
Sec. 62-2 Obstructions
Officer Laurie Skinner
Certified Mail: 9-12-2022
Initial Hearing: 9-29-2022

New Case

Count 1: Failure to remove trash bins from City right of way.

Count 2: Failure to schedule a bulk waste or excess yard waste pick up with the City's franchise hauler.

Count 3: Failure to remove items from City right of way.

30

Case # 22-909

Dan Serban
1125 Margaret Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Leo Slecton
Certified Mail: 8-15-2022
Initial Hearing: 8-25-2022

In compliance as of 19 October 2022; Request dismissal

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

31

Case # 19-1509

Albert T Lojko Sr. & Keith J Pritchett Revocable Trust 3/24
313 Olivia Street
62-2 Obstructions
Officer Roman Stenko
Certified Mail:
Initial Hearing: 9-29-2022

In compliance as of 16 September 2022; Request dismissal

Count 1: Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

32

Case # 19-1465

Robert B & Victory Walsh
810 Terry Lane
Sec. 62-2 Obstructions
Officer Jim Young
Certified Mail: 7-18-2022
Initial Hearing: 7-28-2022

Requesting dismissal without prejudice

Count 1: Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

33

Case # 19-1468

Nancy A. Paulic Revocable Trust 8/11/2015
812 Terry Lane
Sec. 62-2 Obstructions
Officer Jim Young
Certified Mail: 6-28-2022
Initial Hearing: 7-28-2022

Requesting dismissal without prejudice

Count 1: Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

34

Case # 20-524

Gregory G Farrelly- Registered Agent
828 Windsor Lane
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
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 Jim Young
Certified Mail: 6-30-2021
Initial Hearing: 6-24-2021

Continued from 28 July 2022

Count 1: Failure to submit as built certifications to the City of Key West.

Count 2: Failure to apply and obtain an LUD with the City of Key West Planning Department.

Count 3: Failure to apply and obtain a non-transient license from the City of Key West Licensing Department.

35

Case # 20-1335

John Lindle
1617 White Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Jim Young
Certified Mail: 2-2-2021
Initial Hearing: 2-18-2021

Continued from 28 July 2022

Count 1: Failure to apply and obtain after the fact permits for building, electrical and plumbing.

36

Case # 21-722

Key Home Investors LLC
C/O The Mack Company
2811 North Roosevelt Blvd
~~Sec. 26-126 Clearing of property of debris and noxious material required-~~
Dismiss
Sec. 14-364 Stormwater retention
Officer Jim Young
Hand Served: 6-8-2022
Initial Hearing: 7-28-2022

Continued from 28 July 2022

~~**Count 1:** Failure to trim the landscaping and remove the refuse and trash.~~

Dismiss

Count 2: Failure to develop and maintain a storm water retention plan.

Mitigations

37

Case # 22-17

BB&T

Truist Bank Corporation Service Company

1010 Kennedy Dr Suite 100

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Keenan Mellendorf

Certified Mail: 3-17-2022

Initial Hearing: 3-24-2022

Mitigation

Count 1: Failure to contact the Revenue Department to submit payment for the delinquent fire inspection fees.

38

Case # 22-1140

LNSW LLC

322 Amelia Street

Sec. 26-126 Clearing of property of debris and noxious material required

Officer Sean Davis

Certified Mail: 8-11-2022

Initial Hearing: 8-25-2022

Mitigation

Count 1: Failure to clear property of debris, noxious material and high weeds.

Adjournment