



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, November 19, 2020

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.

Call Meeting to Order

Code Violations

1 **Case # 20-1318**
Waterfront Brewery LLC
Joseph H Walsh - Registered agent
201 William Street
Sec. 20-14 Requirement of wearing facial covering
Officer Stephanie Cintron
Hand Served: 11-3-2020
Initial Hearing: 11-19-2020

Dismissed

Count 1: Failure to wear facial coverings.

2 **Case # 19-1715**
Futerman Phenphak - Owner
3011 Riviera Drive
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
~~Sec. 14-256 Permit required~~
~~Sec. 14-359 Permit display~~
~~Sec. 66-87 Business tax receipt required for all holding themselves out to~~
~~be engaged in business~~
Officer Edward Keane
Posted: 7-31-2020
Initial Hearing: 3-26-2020

Continued from 22 October 2020

Count 1: Failure to obtain all proper building permits.

~~Count 2: Failure to obtain all electrical permits and or convert the structure back to storage.~~

~~Count 3: Failure to obtain all plumbing permits or convert the structure back to storage.~~

~~Count 4: Failure to cease renting the storage enclosure and apply for a LUD from the City Planning Department.~~

Legislative History

7/30/20	Code Compliance Hearing	Continuance
8/27/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance

3**Case # 20-790**

Lisa Rivard

727 Emma Street

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

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

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

Sec. 14-40 Permits in historic districts

Officer Edward Keane

Certified Mail: 11-6-2020

Initial Hearing: 11-19-2020

New Case

Count 1: Failure to apply and obtain the appropriate electrical permits.

Count 2: Failure to apply and obtain the appropriate plumbing permits.

Count 3: Failure to apply and obtain the appropriate building permits.

Count 4: Failure to apply and obtain a HARC Certificate of Appropriateness.

4**Case # 20-802**

Christine L Gorham

1105 Thomas Street

Sec. 14-40 Permits in historic districts

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

Officer Rachel Kobylas

Certified Mail:

Initial Hearing: 11-19-2020

In Compliance on 29 October 2020; request dismissal

Count 1: Failure to apply and obtain the building permits.

Count 2: Failure to apply and obtain the HARC certificate of appropriateness.

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Case # 20-1121

Genevieve Degroot - Registered Agent
 C/O DGK Key West LLC
 1420 Von Phister Street
 Sec. 66-102 Dates due and delinquents; penalties
 Officer Rachel Kobylas
 Certified Mail: 10-14-2020
 Initial Hearing: 11-19-2020

New Case

Count 1: Failure to pay all past due fines and fees to the Licensing Department.

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Case # 19-1568

TU-TI-FRU-TI, Inc.
 Charles Mendola - Registered agent
 828 Duval Street
 Sec. 114-103 Prohibited signs
 Sec. 14-40 Permits in historic districts
~~Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions~~
~~Sec. 66-109 Schedule of taxes~~
~~Sec. 2-939 Revocable Licenses~~
 Officer Troy Montero
 Certified Mail: 3-2-2020
 Initial Hearing: 3-26-2020

Continued to 19 November 2020

Count 1: Failure to obtain HARC approval for signage.

Count 2: Failure to obtain HARC certificate of appropriateness for-
~~installation of cameras and outside bar.~~

~~Count 3: Failure to obtain building permits.~~

~~Count 4: Failure to obtain approval for additional seating.~~

~~Count 5: Failure to obtain revocable license for awning over city right of way.~~

Legislative History

7/30/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance

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Case # 20-313

SH5 LTD

Robert A. Spottswood - registered agent
3841 N Roosevelt BlvdSec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Officer Troy Montero

Certified Mail: 6-15-2020

Initial Hearing: 7-30-2020

Continued to 19 November 2020**Count 1:** Failure to apply for fence permits.Legislative History

7/30/20	Code Compliance Hearing	Continuance
8/27/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance

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Case # 20-887

Rooster Rental LLC

Szentgyorgyi Istvan - registered agent

5031 5th Ave

Sec. 66-102 Dates due and delinquent; penalties

Officer Troy Montero

Certified mail: 11-2-2020

Initial Hearing: 11-19-2020

New Case**Count 1:** Failure to contact the Licensing Department to renew or close
this license.

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Case # 18-241Lawney Management Company - **New Owner**~~Theresa Didato Gioffi - **Removed**~~~~Wilmington Trust Company - **Removed**~~

3222 Riviera Drive

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

Sec. 122-238 Dimensional requirements

Sec. 26-32-Nuisance illustrated - **Dismissed**

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

Director Jim Young

Certified Service: 6-15-2018 - Registered Agent

Certified Service: 7-17-2018 - Theresa Cioffi - Amended Notice

Initial Hearing: 5-30-2018

Continued to 19 November 2020

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. **Count 2:** The roof is located in the rear side of the subject property in the setbacks. **Count 3:** ~~Observed the pool with stagnant water that is a breeding ground or feeding area for mosquitoes. -~~ **Dismissed.** **Count 4:** ~~Debris located on the driveway of this property which causes a nuisance or other unsightly or unsanitary condition. -~~ **Dismissed.**

Legislative History

5/30/18	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
1/30/19	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
8/28/19	Code Compliance Hearing	Continuance
11/20/19	Code Compliance Hearing	Continuance
1/30/20	Code Compliance Hearing	Continuance
7/30/20	Code Compliance Hearing	Continuance
10/22/20	Code Compliance Hearing	Continuance

Adjournment