



# 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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Thursday, December 19, 2024

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 # 24-1192**

Key Westie LLC

Spiegel & Utrera- **Registered Agent**

1519 Florida Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodation in residential dwellings; regulations

Sec. 122-1371 Transient living accommodation in residential dwellings; regulations D(9)

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 12-19-2024

**New Case**

**Count 1-7:** Failure to obtain a transient medallion and license to advertise and rent short-term.

**Count 8-10:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

**Count 11-16:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

**2****Case # 24-1196**

Alarcon Yeison

709 Emma Street 1

Sec. 18-601 License required- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)- **Irreparable**

Officer Sophia Doctoche

Hand Posted: 12-3-2024- **Amended Notice**

Initial Hearing: 11-21-2024

**Settlement Agreement****Count 1-6:** Failure to obtain a transient medallion and license to advertise  
and rent short-term.- **Irreparable****Count 7-9:** Failure to obtain all required city, county and state licensing to  
advertise and rent short-term.- **Irreparable****Count 10-15:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.- **Irreparable****3****Case # 24-665**

Corporation Service Company

1300 15th CT #67

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

Officer Alma Montano

Certified Mail: 12-3-2024

Initial Hearing: 12-19-2024

**Continuance granted to 23 January 2025****Count 1:** Failure to apply and obtain the appropriate building permits from  
the Key West Building Department.

4

**Case # 24-963**

4911 Carter LLC

Michael J. Santis- **Registered Agent**

3608 Duck Ave

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

Sec. 18-117 Acts declared unlawful

Sec. 14-256 Required

Sec. 14-359 Permit display

Officer Alma Montano

Certified Mail: 8-27-2024

Initial Hearing: 9-26-2024

**City request to vacate findings and order****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 2:** Failure to hire a licensed contractor.**Count 3:** Failure to apply and obtain the appropriate electrical permit with the City of Key West Building Department.**Count 4:** Failure to display building permits.

5

**Case # 24-1279**

Play Time Apparel Inc.

Joseph Cohen

620 Duval Street

Sec. 106-51 Prohibited

Officer Alma Montano

Certified Mail: 11-19-2024

Initial Hearing: 12-19-2024

**New Case****Count 1:** Failure to remove outdoor display.

6

**Case # 24-1138**

Ronald E Saunders  
1121 Georgia Street  
Sec. 62-2 Obstructions  
Sec. 58-35 Requirements for bulk and excess yard waste pickup  
Officer Laurie Skinner  
Hand Posted: 11-5-2024  
Initial Hearing: 11-21-2024

**In compliance as of 27 November 2024; Request dismissal****Count 1:** Failure to remove bulk trash from the City right-of-way.**Count 2:** Failure to call Waste Management for a bulk pick up.

7

**Case # 24-733**

Orioles Nest Key West Inc.  
David W. Lehmkuhi- **Registered Agent**  
106 Simonton Street  
Sec. 122-63 Review; enforcement (F)- **Irreparable**  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 11-21-2024

**Continuance granted to 23 January 2025****Count 1:** Failure to not adhere to the conditional use.- **Irreparable**

8

**Case # 24-1060**

Southernmost Contracting LLC

Kevin Pickett

518 Margaret Street

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

Sec. 14-40 Permits in historic districts

Officer Leo Slecton

Certified Mail: 8-21-2024

Initial Hearing: 8-29-2024

**In compliance as of 17 December 2024; Request dismissal****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 a certificate of appropriateness with the City of Key West HARC Department.

9

**Case # 24-1356**

Kurt Alan Becker

0 Duval Street

Sec. 66-87 Business tax receipt required for holding themselves out to be engaged in business- **Irreparable**Sec. 78-5 Business license or franchise required for all vehicles for hire- **Irreparable**

Officer Leo Slecton

Hand Served: 12-11-2024

Initial Hearing: 12-19-2024

**Settlement Agreement****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to apply and obtain a vehicle for hire license with the City of Key West Licensing Department.- **Irreparable**

10

**Case # BLD24-17**

Yahman's LLC

Mark Thompson- **Registered Agent**

2510 N Roosevelt Blvd #1

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

Officer Leo Slecton

Hand Served: 10-3-2024

Initial Hearing: 10-31-2024

**Continued from 31 October 2024****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

11

**Case # 24-1312**

Teshouva Ronen

3460 Duck Ave

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

Officer David Wilson

Hand Posted: 12-5-2024

Initial Hearing: 12-19-2024

**New Case****Count 1:** Failure to clear property of debris and noxious material.**Adjournment**