



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### 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.

**The Code Officer was Sophia Doctoche. The Respondents did not attend.**

Officer Doctoche requested a continuance for good service. The Special Magistrate granted the continuance to 23 January 2025.

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**

This case had a settlement agreement between the City and Alarcon Yeison which outlined the following: an administrative cost in the amount of \$250.00 and a fine of \$2,364.70. The total due to the City is \$2,614.70. The Respondent further agreed to a suspended fine in the amount of \$5,000.00 for 60 months. The settlement agreement was signed by all parties and the Special Magistrate executed the agreement.

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.

This case was previously granted a continuance to 23 January 2025.

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.

The City requested to vacate the finding and order. The Special Magistrate granted vacating the finding and order.

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.

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano read her timeline and evidence was shown. Officer Montano requested a finding of the violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fine.

**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.

**This case came into compliance as of 27 November 2024. The Special Magistrate granted the dismissal.**

**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**

**This case was previously granted a continuance to 23 January 2025.**

**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

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**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.

This case came into compliance as of 17 December 2024. The Special Magistrate granted the dismissal.

**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**

This case had a settlement agreement between the City and Kurt Allen Becker which outlined the following: an administrative cost in the amount of \$250.00 and a fine of \$1,000.00. The total due to the City is \$1,250.00. The Respondent further agreed to a suspended fine in the amount of \$5,000.00 for 60 months. The settlement agreement was signed by all parties and the Special Magistrate executed the agreement.

**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.

The Code Officer was Leo Slection. The Respondent Mark Thompson did attend. Director Jim Young was present on behalf of the City. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Officer Slection updated the court with what transpired during the 31 October 2024 hearing where a finding of the violation was found and there was a compliance date of 8 November 2024. The Respondent is not in compliance and the fines have ran for 41 days and fines have accrued to \$10,500.00. The Respondent stated that he could not obtain a BTR since he did not have a current lease. The Special Magistrate pointed out that the Code Officer had provided a lease with his timeline. The Respondent stated that the lease was not current and that he had his wife review the lease and he told her to sign it. He is still occupying the space. The Respondent stated that he firmly resent his signature from the lease because he did not like the terms. The Special Magistrate asked if the City had reviewed the lease extension that was provided by the land lord. Director Jim Young stated that you can obtain a BTR with a lease extension as long as you provide the other requirements needed from the department. The Respondent asked to call for a witness Payne Thomas. Witness Payne Thomas stated he was a witness to the lease and lease extension. The Special Magistrate granted for the fines to continue to run until compliance is achieved.

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.

The Code Officer was David Wilson. The Respondent Teshouva Ronen was present. Officer Wilson read his timeline and evidence was shown. Officer Wilson requested a finding of the violation with \$250.00 administrative cost. The Respondent stated that during that time he had a contract with a maintenance company who quit and was in the process of retaining another company to keep up the yard at the property. Once the new maintenance company was contracted, they cleaned up the area. The Special Magistrate stated that during the Respondents testimony there was an admission to the violation. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fine.

**Adjournment**