



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

---

Thursday, December 15, 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 +1 305 224 1968 Meeting ID: 826 9294 1128 Passcode: 788053 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/82692941128?pwd=VjNKN0FORVgyYkllUGhPYXNrRi81Zz09> Meeting ID: 826 9294 1128 Passcode: 788053**

**Call Meeting to Order**

**Code Violations**

**1**                      **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

**In compliance as of 6 December 2022; Request dismissal**

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

**2****Case # 22-1456**

Sean &amp; Karolina Seaman

2401 Harris Ave

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptionsSec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy-required

Officer Sean Davis

Certified Mail:

Initial Hearing: 12-15-2022

**Continuance granted to 26 January 2023****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 business tax receipt with the City of  
Key West Licensing Department.**Count 3:** Failure to apply and obtain a LUD with the City of Key West  
Planning Department.**Count 4:** Failure to apply and obtain a certificate of occupancy.**3****Case # 22-1474**

Mangoes Restaurant LLC

700 Duval Street LLC- **Property Owner**Daniel Dingeman- **Registered Agent**David Bootle- **Entertainer**

700 Duval Street

Sec. 26-192 Unreasonably excessive noise prohibited- **Repeat**

Code Officer Sean Davis

Certified Mail: 11-23-2022- **Property Owner**Certified Mail: 11-23-2022- **Registered Agent**Certified Mail: 11-23-2022- **Entertainer**

Initial Hearing: 12-15-2022

**New Case****Count 1:** Failure to keep music sound at a legal level.- **Repeat**

**4****Case # 22-1262**

Corraine A Ybarra  
3075 Flagler Ave Unit 12  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Hand Posted: 11-23-2022  
Initial Hearing: 11-17-2022

**In compliance as of 7 December 2022; Request dismissal**

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

**5****Case # 22-1297**

Narmina LLC  
Nigora Rakhmanova- **Registered Agent**  
6401 3rd Street  
Sec. 18-360 Annual Inspection  
Officer Sophia Doctoche  
Hand Posted: 11-22-2022  
Initial Hearing: 12-15-2022

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to renew the regulatory license and schedule an annual inspection.

**6****Case # 22-1327**

CP LTD Partnership  
2104 Fogarty Ave  
66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Hand Posted: 11-1-2022  
Initial Hearing: 12-15-2022

**New Case**

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

7

**Case # 22-1335**

Key West Cottages LLC

Catherine Dishner- **Registered Agent**

1209 William Street #4

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

Officer Sophia Doctoche

Certified Mail: 11-2-2022

Initial Hearing: 12-15-2022

**In compliance as of 2 November 2022; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

8

**Case # 22-1442**

330 Key West LLC

330 Caroline Street

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

Sec. 14-40 Permits in historic districts

Sec. 18-117 Acts declared unlawful

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 12-15-2022

**In compliance as of 5 December 2022; 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 the appropriate permits with the City of Key West HARC Department.**Count 3:** Failure to hire a licensed contractor.

9

**Case # 22-1443**

Tim Lucas  
330 Caroline Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Sophia Doctoche  
Certified Mail: 11-14-2022  
Initial Hearing: 12-15-2022

**In compliance as of 5 December 2022; Request dismissal**

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

10

**Case # 22-1472**

Victor Olson  
330 Caroline Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-40 Permits in historic districts  
Sec. 18-117 Acts declared unlawful  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 12-15-2022

**In compliance as of 5 December 2022; 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 the appropriate permits with the City of Key West HARC Department.

**Count 3:** Failure to hire a licensed contractor.

11

**Case # 22-1493**

NBA Properties Corp.

Esney Diaz- **Registered Agent**

1623 Venetian Drive

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 12-15-2022

**Continuance granted to 26 January 2023****Count 1:** Failure to apply and obtain a transient medallion with the City of  
Key West Licensing Department.**Count 2:** Failure to obtain all required city, county and state licensing to  
advertise and rent short-term.**Count 3:** Failure to apply and obtain the appropriate license with the City  
of Key West Licensing Department.

12

**Case # 22-1495**

Alta Vista Real Estate Partners LLC

Ray McLaughlin- **Registered Agent**

711 Southard Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 12-15-2022

**In compliance as of 22 November 2022; Request dismissal****Count 1:** Failure to apply and obtain a transient medallion with the City of  
Key West Licensing Department.**Count 2:** Failure to obtain all required city, county and state licensing to  
advertise and rent short term.**Count 3:** Failure to apply and obtain the appropriate licenses with the City  
of Key West Licensing Department.

13

**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

**In compliance as of 12 December 2022; 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 the appropriate building permits with the City of Key West Building Department.

14

**Case # 22-1435**Daniella Dubrovich- **Property Manager**Valbona Vulaj- **Property Manager**Thomas & Diane Seiter- **Property Owner**

1316 Eliza Street

Sec. 18-601 License required- **Irreparable**

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

Officer Keenan Mellendorf

Certified Mail: 11-23-2022- **Daniella Dubrovich**Certified Mail: 11-23-2022- **Daniella Dubrovich**Certified Mail: 11-23-2022- **Valbona Vulaj**Certified Mail: 11-23-2022- **Valbona Vulaj**Certified Mail: 12-1-2022- **Thomas & Diane Seiter**

Initial Hearing: 12-15-2022

**New Case****Count 1:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.- **Daniella Dubrovich, Valbona Vulaj, Thomas & Diane Seiter- Irreparable****Count 2:** Failure to apply and obtain the appropriate licenses with the City of Key West Licensing Department.- **Daniella Dubrovich and Valbona Vulaj**



15

**Case # 22-1459**Daniella Dubrovich- **Property Manager**Valbona Vulaj- **Property Manager**Thomas & Diane Seiter- **Property Owner**

1316 Eliza Street

Sec. 18-601 License required- **Irreparable**

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

Officer Keenan Mellendorf

Certified Mail: 11-23-2022- **Daniella Dubrovich**Certified Mail: 11-23-2022- **Daniella Dubrovich**Certified Mail: 11-23-2022- **Valbona Vulaj**Certified Mail: 11-23-2022- **Valbona Vulaj**Certified Mail: 12-1-2022- **Thomas & Diane Seiter**

Initial Hearing: 12-15-2022

**New Case****Count 1:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.- **Daniella Dubrovich, Valbona Vulaj, Thomas & Diane Seiter- Irreparable****Count 2:** Failure to apply and obtain the appropriate licenses with the City of Key West Licensing Department.- **Daniella Dubrovich and Valbona Vulaj**

16

**Case # 21-1690**

Lisa &amp; 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

**In compliance as of 11 November 2022; Request dismissal****Count 1:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.

17

**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

**Continued from 20 October 2022****Count 1:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department

18

**Case # 22-1373**

Key West Electric INC

Jorge Sanchez- **Registered Agent**

1518 Laird Street

Sec. 18-150 Certificate of competency required- **Irreparable**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Irreparable**Sec. 14-262 Request for inspection- **Irreparable**Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions- **Irreparable**

Officer Paul Navarro

Certified Mail: 10-27-2022

Initial Hearing: 11-17-2022

**Continuance granted to 26 January 2023****Count 1:** Failure to register Florida State License with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable****Count 3:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.- **Irreparable****Count 4:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable**

19

**Case # 22-1374**

JC Electric of the Florida Keys INC

Juan C. Morales- **Registered Agent**

1518 Laird Street

Sec. 14-262 Request for inspection- **Irreparable**Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions- **Irreparable**Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Paul Navarro

Certified Mail:

Initial Hearing: 11-17-2022

**Continuance granted to 26 January 2023****Count 1:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.- **Irreparable****Count 2:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable****Count 3:** Failure to hire a licensed contractor.- **Irreparable**

20

**Case # 22-1414**

Joel Bernard Lucien Odou

611 Whitehead Street

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**Sec. 18-150 Certificate of competency required- **Irreparable**Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business- **Irreparable**

Officer Paul Navarro

Hand Posted: 11-15-2022

Initial Hearing: 11-17-2022

**Continued from 17 November 2022****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.- **Irreparable****Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West Planning Department.- **Irreparable****Count 3:** Failure to achieve Certificate of Competency.- **Irreparable****Count 4:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable**

21

**Case # 22-1446**

Nature's Boundary LLC  
C/O Peregrin Law Firm, PA  
1010/ 1012 Olivia Street  
Sec. 26-32 Nuisances illustrated  
Officer Laurie Skinner  
Certified Mail: 11-28-2022  
Initial Hearing: 12-15-2022

**New Case**

**Count 1:** Failure to clear property of over grown grass and trash.

22

**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

**Continuance granted to 26 January 2023**

**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.

23

**Case # 22-1417**

Dennis & Leigh Hooten  
2829 Seidenberg Ave  
Sec. 26-126 Clearing of property of debris and noxious materials required  
Officer Leo Slecton  
Certified Mail: 11-10-2022  
Initial Hearing: 11-17-2022

**Continued from 17 November 2022**

**Count 1:** Failure to clear property of overgrown grass

24

**Case # 22-1449**

Tubs Refinishing Services INC.  
Lissette B Calmo- **Registered Agent**  
3920 S Roosevelt Blvd Apt. 305W  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 18-150 Certificate of competency required  
Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business  
Officer Roman Stenko  
Certified Mail: 11-14-2022  
Initial Hearing: 12-15-2022

**In compliance as of 30 November 2022; 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 register Florida State License with the City of Key West Licensing Department.

**Count 3:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

25

**Case # 22-1450**

Tubs Refinishing Services, INC

Lissette B Calmo- **Registered Agent**

3920 S Roosevelt Blvd Apt. 105N

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

Sec. 18-150 Certificate of competency required

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

Officer Roman Stenko

Certified Mail: 11-14-2022

Initial Hearing: 12-15-2022

**In compliance as of 30 November 2022; 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 register Florida State License with the City of Key  
West Licensing Department.**Count 3:** Failure to apply and obtain a business tax receipt with the City of  
Key West Licensing Department.

26

**Case # 22-1501**

David Gomez

2308 Patterson Ave

Sec. 18-150 Certificate of competency required

Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in businessSec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions

Officer Roman Stenko

Certified Mail: 12-7-2022

Initial Hearing: 12-15-2022

**Continuance granted to 26 January 2023****Count 1:** Failure to achieve Certificate of Competency.**Count 2:** Failure to apply and obtain a business tax receipt with the City of  
Key West Licensing Department.**Count 3:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.

27

**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

**In compliance as of 13 December 2022; Request dismissal**

**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.

28

**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

**In compliance as of 14 December 2022; Request dismissal**

~~**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.

**Adjournment**