



Sean & Karolina Seaman  
2401 Harris Ave  
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  
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.

**This case was previously granted a continuance to 26 January 2023**

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**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**

The Code Officer was Sean Davis. Attorney Van Fischer was present on behalf  
of the Respondent. Officer Davis read his timeline and evidence was shown.  
Mr.Fischer submitted evidence to the City and The Special Magistrate for

review. Mr. Fischer questioned Officer Davis about which cases he was referencing in his timeline. Attorney Van Fischer stated his is not disputing the violation against them, but he would like to dispute the repeat count. He stated the last violation was June 29, 2018 and the current now is 4 half years but for 162-04 Florida Statutes defines it as a violation occurring within 5 years. He also stated City code and statutes in 16.09b it indicates that The Special Magistrate shall consider one violator to correct the violation. The Special Magistrate denied the request due to being a problem for Duval Street and can't go unchecked. The Special Magistrate asked why the City wants to fine David Bootle \$500.00. Director Jim Young stated 2018 case Mr. Bootle was the violator that time and was cited with the property owner. The Special Magistrate found the Respondent to be in violation and imposed a \$250.00 court cost and a \$500.00 suspended fine for Mangoes Restaurant LLC and David Bootle if found in violation again the suspended fine will be collectable by the City indefinitely.

**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.**This case came into compliance as of 7 December 2022. The Special Magistrate granted the dismissal.****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.

The Code Officer was Sophia Doctoche. Attorney Van Fischer was present on behalf of the Respondent. Officer Doctoche read her timeline and evidence was shown. Attorney Fisher requested for a continuance due to not having insurance documents. The Special Magistrate denied the request due to safety issues. The Special Magistrate found that there was substantial evidence to find that there is a violation and imposed to \$250.00 court fine and \$250 Administrative fee and compliance by 23 January 2023.

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**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.

The Code Officer was Sophia Doctoche. The Respondents did not attend. Officer Doctoche read her timeline and stated that they have not obtained the license to come into compliance. The City asked for a finding of violation \$250.00 court cost and \$250.00 a day until license is obtained. The Special Magistrate granted the finding and imposed \$250.00 court cost and \$250.00 per count per day with compliance date of December 16, 2022.

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**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.

This case came into compliance as of 2 November 2022. The Special Magistrate granted the dismissal.

**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.

**This case came into compliance as of 5 December 2022. The Special Magistrate granted the dismissal.**

**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.

**This case came into compliance as of 5 December 2022. The Special Magistrate granted the dismissal.**

**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.

**This case came into compliance as of 5 December 2022. The Special Magistrate granted the dismissal.**

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**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.

**This case was previously granted a continuance to 26 January 2023**

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**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.

**This case came into compliance as of 22 November 2022. The Special Magistrate granted the dismissal.**

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**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.

**This case came into compliance as of 12 December 2022. The Special Magistrate granted the dismissal.**

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**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**

The Code Officer was Keenan Mellendorf. The Respondent Diane Seiter was present. The Respondent Valbona Vulaj and Daniella Dubrovich was not present. Officer Mellendorf stated to dismissed Diane Seiter due to she has supplied substantial evidence to indicate that she is not at fault for the violation. Diane Seiter provide a evidence package before code hearing. The Special Magistrate granted the dismissed for Diane Seiter. Diane Seiter was present for the rest of the hearing due to her being the witness. Officer Mellendorf read his timeline and evidence was shown. Officer Mellendorf questions Diane Seiter when did she rent to Valbona Vulaj? Diane Seiter stated September 24th - November 30th. Officer Mellendorf asked if she was aware she was going to rent to someone body else? Diane Seiter stated no the contract they sign said no subletting. Officer Mellendorf asked when did she receive notice? Diane Seiter stated yes on October 26. The City is asking Daniella Dubrovish \$250.00 administrative cost, 18-601 \$5,000.00 Irreparable and 66-87 \$250.00. Valbona Vulaj 18-601 Irreparable \$5,000.00 and 66-87 \$250.00. The Special Magistrate found there was enough evidence for a finding of violation and granted the fines.

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### **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**

The Code Officer was Keenan Mellendorf. The Respondent Diane Seiter was present. The Respondent Valbona Vulaj and Daniella Dubrovich was not present. This case is the same as the previous case that was read. The City requested Valbona Vulaj \$250.00 administrative cost, 18-601 \$5,000.00 Irreparable and 66-87 \$250.00. Daniella Dubrovich 18-601 Irreparable \$5,000.00 and 66-87 \$250.00. The Special Magistrate found that there was substantial evidence for a finding of violation and granted the fines.

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### **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

### **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.

This case came into compliance as of 11 November 2022. The Special Magistrate granted the dismissal.

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**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

The Code Officer was Paul Navarro. The Respondent Michael Goldberg was present. Mr. Goldberg stated for a continuance due to revisiting the professional plans that were done. The Special Magistrate granted the continuance to 23 February 2023.

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**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**

**This case was previously granted a continuance to 26 January 2023**

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**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**

**This case was previously granted a continuance to 26 January 2023**

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**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**

The Code Officer was Paul Navarro. The Respondent did not attend. Officer Navarro stated that the City is asking for a continuance due to Building Inspector Tarin Wright did not attend. The Special Magistrate granted the continuance to 26 January 2023

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**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.

The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner read his timeline and evidence was shown. Officer Skinner also stated that Nature's Boundary LLC is in compliance as of the day of the hearing and that the City would also be asking for a finding of violation with no fees or fines. The Special Magistrate granted a finding of violation with no fees or fines.

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.

**This case was previously granted a continuance to 26 January 2023**

**23****Case # 22-1417**

Dennis & Leigh Hooten

2829 Seidenberg Ave

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

Officer Leo Slection

Certified Mail: 11-10-2022

Initial Hearing: 11-17-2022

**Continued from 17 November 2022**

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

**The Code Officer was Leo Slection. The Respondent did not attend. Officer Slection stated that at the last hearing The Special Magistrate imposed a fine with a compliance date and the respondent is not in compliance. The Special Magistrate granted for the fines to start running.**

**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.

**This case came into compliance as of 30 November 2022. The Special Magistrate granted the dismissal.**

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**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.

**This case came into compliance as of 30 November 2022. The Special Magistrate granted the dismissal.**

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**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 business

Sec. 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.

**This case was previously granted a continuance to 26 January 2023**

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**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.

**This case came into compliance as of 13 December 2022. The Special Magistrate granted the dismissal.**

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**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.

**This case came into compliance as of 14 December 2022. The Special  
Magistrate granted the dismissal.**

**Adjournment**