



# 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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Wednesday, February 27, 2019

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 # 18-280**  
Robert Janicki  
1205 11th Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-262 Request for inspection  
FBC P2503.1 Inspections  
FBC 1612.4 Flood Hazard Construction  
Sec. 18-117 Acts declared unlawful  
Officer Bonnita Badgett  
Certified Service: 5-18-2018  
Initial Hearing: 5-30-2018

#### **Continuance granted to 27 Mar 2019 for compliance**

**Count 1:** Building, electrical and plumbing work being done without the benefit of a permits. **Count 2:** Failure to request electrical inspection for work being done without the benefit of a permit. **Count 3:** Failure to request plumbing inspections for work being done without the benefit of a permit. **Count 4:**The new rear room in the main house, the tiki hut and shed shall comply to the ordinance for structures located in the flood hazard areas. **Count 5:** Cease using an unlicensed contractor.

#### Legislative History

5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance

8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance

**2****Case # 18-2101**

Gold Empire U.S.A. / Orogold

Zohar Alon

Nir Chen

518 Duval Street

Sec. 18-705 Requirements of permit holder (3) written statement

Sec. 18-705 Requirements of permit holder (2) prices on each item

Officer Bonnita Badgett

Certified Mail: 2-5-16 - Nir Chen

Certified Mail: 2-5-2019 - Zohar Alon

Initial Hearing: 2-27-2019

**Continuance granted to 27 Mar 2019 - Repeat Violations**

**Count 1:** Failure to furnish to the customer a written statement showing the final total cost of the item or service. - Repeat violation reference Code Case#18-1157. **Count 2:** Failure to clearly display each cosmetic item offered for sale with each item bearing a sale price posted directly on the item. - Repeat violation reference Code Case# 18-1994.

**3****Case # 19-73**

Gold Empire USA, LLC.

Zohar Alon

Nir Chen

518 Duval Street

Sec. 18-705 (3) Requirements of permit holder

Officer Bonnita Badgett

Certified Mail: 2-5-2019 - Zohar Alon

Certified Mail: 2-5-2019 - Nir Chen

Initial Hearing: 2-27-2019

**Continuance granted to 27 Mar 2019 - Repeat Violation**

**Count 1:** Failure to furnish to the customer a written statement showing the final cost of the item or service. Repeat violation Case# 18-1157.

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**Case # 19-105**

Gold Empire USA/Orogold  
 Zohar Alon, AMBR  
 Nir Chen, AMBR  
 518 Duval Street  
 Sec. 18-705 Requirements of permit holder (3)  
 Officer Bonnita Badgett  
 Certified Mail: 2-1-2019 - Nir Chen  
 Certified Mail: 2-1-2019 - Zohar Alon  
 Initial Hearing: 2-27-2019

**Continuance granted to 27 Mar 2019 - Repeat Violation**

**Count 1:** Failure to give a written statement showing the final cost of the item or service before applying cream to a customer.

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**Case # 18-927**

RCJB Properties Inc.  
 3402 Eagle Avenue  
 Sec. 14-37 Building permits; professional plans; display of permits;  
 address; exceptions  
 Officer Sophia Doctoche  
 Certified Service: 7-28-2018  
 Initial Hearing: 9-26-2018

**In compliance 27 Feb 2019; Request dismissal**

**Count 1:** Failure to obtain permits for installation of a new door, windows and stucco on the house.

**Legislative History**

9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1064**

Heron House Court  
 Marsh Enterprises of SW Florida Inc  
 412 Frances Street  
 Sec. 14-37 Building permits; professional plans; display of permits;  
 address; exceptions  
 Officer Sophia Doctoche  
 Certified Service: 8-21-2018  
 Initial Hearing: 9-26-18

**Continued from 30 Jan 2019 for compliance**

**Count 1:** Failure to obtain a building permit for putting in a new fence.

Legislative History

9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1963****Mark Morales - Repeat for Counts 1 & 2**

Julie Moore  
 1600 Josephine Street  
 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 Sophia Doctoche  
 Posted: 1-8-2019 - Mark Morales  
 Posted: 1-8-2019 - Julie Moore  
 Initial Hearing: 12-19-2018

**Continued from 30 Jan 2019**

**Count 1:** Doing roof work without the benefit of a certificate of competency. **Count 2:** Failure to obtain a business tax receipt from the City of Key West.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1969**

Gary the Carpenter  
 Gary Burchfield - Registered Agent  
 1600 Josephine Street  
 Sec. 18-117 Acts declared unlawful  
 Officer Sophia Doctoche  
 Certified Mail: 11-16-2018  
 Initial Hearing: 12-19-2018

**Settlement Agreement**

**Count 1:** Obtaining permits for an unlicensed person to do roofing work.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1972**

Mark Morales - **Repeat for Counts 1 & 2**

Julie Moore  
 824 Center Street  
 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 Sophia Doctoche  
 Posted: 1-8-2019 - Mark Morales  
 Posted: 1-8-2019 - Julie Moore  
 Initial Hearing: 12-19-2018

**Continued from 30 Jan 2019**

**Count 1:** Doing roof work without the benefit of a certificate of competency. **Count 2:** Failure to obtain a business tax receipt from the City of Key West.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1974**

Gary the Carpenter  
 Gary Burchfield  
 516 Olivia Street  
 Sec. 18-117 Acts declared unlawful  
 Officer Sophia Doctoche  
 Certified Mail: 11-16-2018  
 Initial Hearing: 12-19-2018

**Settlement Agreement**

**Count 1:** Obtaining permits for an unlicensed person to do roofing work.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1979**

Julie Moore  
 Mark Morales - **Repeat for Counts 1 & 2**  
 516 Olivia Street  
 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 Sophia Doctoche  
 Posted: 1-8-2019 - Julie Moore  
 Posted: 1-8-2019 - Mark Morales  
 Initial Hearing: 12-19-2018

**Continued from 30 Jan 2019**

**Count 1:** Doing roof work without the benefit of a certificate of competency. **Count 2:** Failure to obtain a business tax receipt from the City of Key West.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-2014**

Mark Morales

1118 Petronia Street

Sec. 18-150 Certificate of competency required - **Repeat**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business - **Repeat**

Officer Sophia Doctoche

Certified Mail: 12-21-2018

Initial Hearing: 12-19-2018

**Continued from 30 Jan 2019 - Repeat Violations**

**Count 1:** Holding himself out as a contractor without a current certificate of competency. - **Repeat.** **Count 2:** Failure to obtain a business tax receipt with the City of Key West. - **Repeat.**

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-2016**

Mark Morales

1120 Petronia Street

Sec. 18-150 Certificate of competency required - **Repeat**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business. - **Repeat**

Officer Sophia Doctoche

Certified Mail: 12-21-2018

Initial Hearing: 12-19-2018

**Continued from 30 Jan 2019 - Repeat Violations**

**Count 1:** Holding himself out as a contractor without the benefit of a certificate of competency. - **Repeat.** **Count 2:** Failure to obtain a business tax receipt with the City of Key West. - **Repeat.**

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 19-67**Mark Morales - **Repeat for Counts 1 & 2**

Julie Moore

908 Trinity Drive #5

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 Sophia Doctoche

Hand Serviced: 1-19-2019 - Mark Morales

Hand Serviced: 1-19-2019 - Julie Moore

**Continued from 30 Jan 2019**

**Count 1:** Holding themselves out as a contractor without the benefit of a certificate of competency. **Count 2:** Failure to obtain a business tax receipt from the City of Key West.

Legislative History

1/30/19	Code Compliance Hearing	Continuance
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**Case # 17-716**

Rockwell Property, Inc. - Property Owner

Gregory G. Farrelly - Registered Agent

816 Fleming Street

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

Officer Leonardo Hernandez

Certified Service: 4-13-2018 - Registered Agent

Certified Service: 4-16-2018 - Property Owner

Initial Hearing: 5-30-2018

**In compliance 27 Feb 2019; Request dismissal**

**Count 1:** Addition to the roof with black tar coating poured down that extends to the neighbor's property was erected without the required building permits.

Legislative History

5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance



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**Case # 18-536**

Brugman Holdings LLC - Owner

Thomas J Sireci, Jr - Registered Agent

10 Hilton Haven Drive C

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

Officer Leonardo Hernandez

Certified Service: 5-30-2018 - Owner

Certified Service: 5-23-2018 - Registered Agent

Initial Hearing: 6-27-2018

**Continued from 30 Jan 2019****Count 1:** Failure to obtain an after-the-fact building permit for interior framing of shed and dock behind shed.Legislative History

6/27/18	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
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-556**

Wendall A. Wall

4 Go Lane

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

Officer Leonardo Hernandez

Certified Service: 5-18-2018

Initial Hearing: 6-27-2018

**Continued from 30 Jan 2019 for compliance****Count 1:** Failure to obtain after-the-fact building permit for fence with required supporting documents provided to the Planning Department and Urban Forestry Manager.Legislative History

6/27/18	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

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**Case # 19-4**

Emily Lombard  
 3301 Duck Avenue K  
 Sec. 66-102 Dates due and delinquent; penalties  
 Officer Leonardo Hernandez  
 Certified Mail: 1-30-2019  
 Initial Hearing: 2-27-2019

**In compliance 10 January 2019; Request dismissal**

**Count 1:** Failure to renew the business license for Tranquility Spa of Key West LLC by 30 Oct 2018.

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**Case # 17-710**

AIRBNB, Inc.  
 Lawyers Incorporating Services 2710  
 3333 Duck Avenue J204  
 Sec. 122-1371 D (9) Transient living accommodations in residential dwellings; regulations - Counts 1 thru 7  
 Officer Beau Langford  
 Certified Service: 5-16-2017  
 Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**Counts 1 - 7:** During a routine investigation of the online website www.airbnb.com, the subject property was held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 June 2017 through 8 June 2017.

**Legislative History**

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-724**

AIRBNB, Inc.

Lawyers Incorporating Services 2710

620 Thomas Street 165

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations. D (9) - Counts 1 thru 7

Officer Beau Langford

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**Counts 1 - 7:** During routine investigation of the online website [www.airbnb.com](http://www.airbnb.com), the subject property held out for short term rental without benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 11 June 2017 through 18 June 2017.

**Legislative History**

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-745**

AIRBNB, Inc.

Lawyers Incorporating Services 2710

714 Thomas Street

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations. D (9) - Counts 1 thru 7

Officer Beau Langford

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**Counts 1-7:** During a routine investigation of the online website [www.airbnb.com](http://www.airbnb.com), the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 July 2017 through 8 July 2017 for a total of \$1,638.00.

**Legislative History**

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-746**

AIRBNB, Inc. - Registered Agent

Brian Chesky - CP

Lawyers Incorporating Services 2710

1207 Florida Street

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations (d) (9) - Counts 1 thru 4Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations (d) (9) - Count 5

Officer Beau Langford

Certified Service: 5-22-2017

Certified Service: 1-5-2018 - Amended Notice of Hearing

Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**AIRBNB, Inc.:** **Counts 1-4:** During a routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 4 nights for the dates of 1 July 2017 through 5 July 2017 for a total of \$551.00. **Count 5:** For unlawful holding out or advertising of a transient rental by an owner, tenant, broker, realtor, agent or other representative of the owner if the property is not permitted.

Legislative History

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-751**

AIRBNB, Inc.

Lawyers Incorporating Services 2710

3312 Northside Drive 106

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations. D (9) - Counts 1 thru 7

Officer Beau Langford

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**Counts 1-7:** During a routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 June 2017 through 8 June 2017 for a total of \$808.00.

**Legislative History**

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-866**

AIRBNB, Inc  
Lawyers Inc Service - Registered Agent  
721 Georgia Street A  
Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations. D (9)  
Officer Beau Langford  
Certified Service: 11-15-2017 Amended Notice  
Initial Hearing: 7-26-2017

**Continuance granted to 27 Mar 2019**

**Counts 1-7:** The subject property was held out/advertised by the respondent for transient rental for 7 nights the dates of 19 June 2017 through 26 June 2017 for a total of \$834.00

**Legislative History**

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-06**Brian Sharples - Director - **Counts 3 through 20**

Corporation Service Company - Registered Agent

D/B/A CSC - Lawyers Inc. - **Counts 3 through 20**Michael J McMahon - **Counts 1 through 20**

107 Front Street Unit 217

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

Officer Beau Langford

Certified Service: 1-12-2018 - Brian Sharples

Certified Service: 1-17-2018 - Corporate Service Company

Posted: 2-27-2018 - Michael McMahon

Initial Hearing: 2-28-2018

**Continuance granted to 27 Mar 2019**

**Count 1:** During a routine inspection, found a black Cadillac parked in the subjects parking space. Made contact with Frances and Valerie Sirotzki inside the unit. Mrs. Sirotzki forwarded the rental agreement along with all correspondence between the couple, HomeAway and Michael J McMahon. Rental agreement was for 18 nights, dates of 19 Dec 2017 through 6 Jan 2018 for a total of \$21,787.66. **Count 2:** The subject property has not had the requisite fire inspection. Owner has not provided the requisite TDC tax account with Monroe County Tax Collector or DBPR licensing information. There is no medallion for this property. **Counts 3 through 20:** The subject property owner is holding out for transient rental for 18 nights, the date of 19 Dec 2017 through 6 Jan 2018 for a total of \$21,787.66.

**Legislative History**

2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance



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**Case # 18-1038**

Brookwood LLC

Dan Marrin

1216 Watson Street

Sec. 18-601 License required - Counts 1-8 - **Repeat Irreparable**Sec. 122-1371 - Counts 9-11 - **Repeat Irreparable**Sec. 122-1371 D (9) - Counts 12-19 - **Repeat Irreparable**

Officer Beau Langford

Certified Mail:

Initial Hearing: 1-30-2019

**Settlement Agreement**

**Counts 1-8:** Short-term rental from Saturday 11/17/18 to Saturday 11/24/18 without the required business tax receipt issued by the City of Key West. This is a repeat violation: Cases #17-1478 and #14-785.

**Counts 9-11:** Subject property owner is renting on a short-term basis without the benefit of the required city, county and state licensing. The subject property does not have a transient medallion and has not been inspected by the City of Key West Fire Department. **Counts 12-19:**

Subject property held out for transient rental for 7 nights the dates of 11/17/18 - 11/24/18 for a total of \$5600. This property is listed on VRBO for 1-30 night stay at \$800 per night for a total monthly rental cost of \$24,000 before taxes and fees.

**Legislative History**

1/30/19

Code Compliance Hearing

Continuance

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**Case # 17-1146**

Jordan James &amp; Sara Key

1309 Newton Street

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions - **In compliance 9 Nov 2018; Request dismissal**Sec. 14-40 Permits in historic districts - **In compliance 9 Nov 2018;****Request dismissal**

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Certified Service: 3-26-2018

Initial Hearing: 4-25-2018

**Continued from 30 Jan 2019 for compliance**

**Count 1:** For failure to obtain a mechanical permit to install the A/C condenser on the roof. **Count 2:** For failure to obtain HARC approval for installation of the A/C condenser on the roof. **Count 3:** For failure to obtain an inspection for the A/C condenser.

Legislative History

4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 17-1213**

Erwin Mayer &amp; Didier R Moritz - property owner

1300 15th Court Lot 77

Sec. 90-363 Certificate of Occupancy - required

Sec. 58-61 Determination and levy of charge

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

Officer Jorge Lopez

Certified Service: 11-16-2017

Initial Hearing: 12-20-2017

**Continuance granted to 27 Mar 2019 for compliance****Count 1:** For failure to obtain a certificate of occupancy for the addition that was built. **Count 2:** For failure to pay impact fees related to utilities.**Count 3:** For failure to obtain building permits for the addition to the trailer and for the installed plumbing.**Legislative History**

12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-392**

Silver KW, Inc.

Alon Croitoru - Registered Agent

137 Duval Street 141

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

Sec. 14-40 Permits in historic districts

Sec. 114-103 Prohibited signs

Sec. 2-939 Licenses

Officer Jorge Lopez

Certified Service: 6-11-2018

Initial Hearing: 5-30-2018

**In compliance 27 Feb 2019; Request dismissal**

**Count 1:** New installation of rolling steel doors on the exterior of the building without the benefit of a permit. **Count 2:** The rolling steel doors and the hanging sign over the sidewalk were installed without the benefit of a certificate of appropriateness. **Count 3:** Multiple prohibited signs on the exterior of the building. **Count 4:** The sign hanging over the sidewalk does not have a revocable license.

**Legislative History**

5/30/18	Code Compliance Hearing	Continuance
6/27/18	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
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-615**

Martin Busam

1126 Grinnell Street

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 ~~Request for inspection~~ - **Dismissed**Sec. 102-152 ~~Requirements for permits~~ - **Dismissed**

Officer Jorge Lopez

Certified Service: 5-23-2018

Initial Hearing: 6-27-2018

**Continued from 30 Jan 2019 for compliance****Count 1:** Ductless AC units installed without the benefit of a permit.**Count 2:** Metal fence was installed and a new structure is being built in the rear side of the property without the benefit of a HARC certificate of appropriateness. **Count 3:** ~~Two ductless AC units were installed without the benefit of inspections.~~ - Dismissed.**Count 4:** ~~Significant alterations were made to the deck at the subject property without the benefit of applying and obtaining the required HARC certificate of appropriateness.~~ - Dismissed.Legislative History

6/27/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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**Case # 18-1697**

Center Court Historic Inn &amp; Cott. LC

Naomi Van Steelandt - Registered Agent

912 Center Street

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

Officer Jorge Lopez

Certified Mail: 11-20-2018

Initial Hearing: 12-19-2018

**In compliance 27 Dec 2018; Request dismissal****Count 1:** Failure to obtain a Permanent Right-of-Way permit from the City of Key West Engineering Department for adding gravel to the City right of way.Legislative History

12/19/18	Code Compliance Hearing	Continuance
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**Case # 18-1698**

Center Court Historic Inn & Cott. Lc  
Naomi Van Steelandt - Registered Agent  
918 Center Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Jorge Lopez  
Certified Mail: 11-20-2018  
Initial Hearing: 12-19-2018

**In compliance 27 Dec 2018; Request dismissal**

**Count 1:** Failure to obtain a Permanent Right-of-Way permit from the City of Key West Engineering Department for adding gravel to the City right of way.

Legislative History

12/19/18 Code Compliance Hearing Continuance

33

**Case # 18-1699**

Center Court Historic Inn & Cott. Lc  
Naomi Van Steelandt - Registered Agent  
915 Center Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Jorge Lopez  
Certified Mail: 11-20-2018  
Initial Hearing: 12-19-2018

**In compliance 27 Dec 2019; Request dismissal**

**Count 1:** Failure to obtain a Permanent Right-of-Way permit from the City of Key West Engineering Department for adding gravel to the City right of way.

Legislative History

12/19/18 Code Compliance Hearing Continuance

34

**Case # 18-1904**S Group Inc - **Counts 1 & 2 only**Andrienne Sanchez - Registered Agent - **Counts 1 & 2 only**Richard & Deborah Pesce - Property Owners - **Counts 1 thru 10 and 12 only**Michael Herrera - **Counts 1 thru 10 and 12 thru 13 with Repeat Count 11.**

712 Eaton Street

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

Sec. 14-40 Permits in historic districts

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

Sec. 14-261 Failure to obtain

Sec. 14-327 Inspection

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

Sec. 14-40 Permits in historic districts

Sec. 18-150 Certificate of competency required

Sec. 18-117 Acts declared unlawful

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

Officer Jorge Lopez

Certified Mail: 12-13-2018 - Registered Agent (Amended Notice)

Certified Mail: 12-18-2018 - Richard &amp; Deborah Pesce (Amended Notice)

Posted: 1-7-2019 - Michael Herrea

Initial Hearing: 1-30-2019

**Settlement Agreement**

**Count 1:** Failure to obtain the permit for the exterior renovations regarding the railings and column. **Count 2:** Failure to obtain the certificate of appropriateness for the railings on the second floor and one column removal on the first floor. **Count 3:** Electrical work performed without the benefit of an electrical permit. **Count 4:** Failure to obtain an electrical permit. **Count 5:** Failure to obtain an electrical inspection. **Count 6:** Plumbing work performed without the benefit of a plumbing permit. **Count 7:** Installation of new kitchen cabinets without the benefit of

permits. **Count 8:** Framing and plumbing work performed without the benefit of permits. **Count 9:** New structure being built in the rear side of the property without the benefit of a permit. **Count 10:** New structure being built without the benefit of a certificate of appropriateness. **Count 11:** Does not have a certificate of competency to operate as a licensed electric contractor nor a licensed plumbing contractor. Mr. Herrera was found in violation in Case# 17-1019. **Count 12:** Unlawful for work to be performed by an unlicensed contractor. **Count 13:** Failure to obtain a business tax receipt which is required.

Legislative History

1/30/19      Code Compliance Hearing      Continuance



35

**Case # 18-2029**

218 Duval Street Corp.

Elizabeth Johnson - Business Registered Agent

Famlo Development Corporation

Michael Halpern - Building Registered Agent (Amended Notice only)

Jennifer Stefanacci Doll - Sec. 26-32 only (Original Notice)

218 Duval Street

Sec. 26-32 Nuisances illustrated (Original Notice only) - **In compliance 17****Dec 2018; Request dismissal**Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions (Amended Notice)

Sec. 14-40 Permits in historic districts (Amended Notice)

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions (Amended Notice)

Sec. 14-262 Request for inspection (Amended Notice)

Officer Jorge Lopez

Certified Mail: 12-7-2018 (Original Notice) - Jennifer Stefanacci Doll

Certified Mail: 1-4-2019 (Amended Notice) - Michael Halpern

Posted: 1-17-2019 (Amended Notice) - Elizabeth Johnson

Initial Hearing: 1-30-2019

**Continued from 30 Jan 2019**

**Count 1 (Original Notice):** The use of a foam machine spreading foam on the City's right of way which was causing a hazard to pedestrians and adjacent properties. **In compliance 17 Dec 2018; Request dismissal.**

**Count 1 (Amended Notice):** Two signs installed without the benefit of a building permit. **Count 2 (Amended Notice):** Signs installed without the

benefit of a certificate of appropriateness. **Count 3 (Amended Notice):**

Two flood lights installed without the benefit of an electrical permit. **Count**

**4 (Amended Notice):** Electrical work performed without an inspection.

Legislative History

1/30/19

Code Compliance Hearing

Continuance

36

**Case # 18-2070**

Michael Herrera - Unlicensed Contractor  
Artist House Key West Group, LLC - Owner - **Counts 1 thru 3 only**  
CT Corporation System - Registered Agent  
1016 Fleming 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  
Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business  
Officer Jorge Lopez  
Posted: 1-7-2019 - Michael Herrera  
Certified Mail: 12-24-2018 - CT Corporation System  
Initial Hearing: 1-30-2019

**Settlement Agreement**

**Count 1:** Failure to obtain building permits for new deck built on the second floor, 3 new posts and deck frame. Michael Herrera is the maintenance manager at this property and did not obtain permits. **Count 2:** Failure to obtain a certificate of appropriateness for building a new second floor dec, 3 new posts, deck frame, siding work in the rear side of the building and multiple paint buckets on the property. **Count 3:** Mr. Herrera is not qualified as a license contractor and was employed by the property owner. Repeat violation from Case# 17-1019 for Mr. Herrera. **Count 4:** Mr. Herrera does not have a business tax receipt to providserviceses as a licensed contractor. Repeat violation from Case# 17-1019

Legislative History

1/30/19      Code Compliance Hearing      Continuance

37

**Case # 19-35**

Rasta's LLC

Rostislav Novotny - Registered Agent

520 William Street

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

Sec. 14-40 Permits in historic districts

Sec. 18-150 Certificate of competency required

Officer Jorge Lopez

Hand Served: 1-23-2019

Initial Hearing: 2-27-2019

**Settlement Agreement**

**Count 1:** Deck boards being replaced without the benefit of building permit. **Count 2:** Deck boards being replaced without the benefit of a certificate of appropriateness. **Count 3:** Acting in the capacity of a contractor without having a certificate of competency.

**Adjournment**