



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Code Compliance Hearing

Wednesday, November 20, 2013

1:30 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting to Order

Code Violations

1

Case # 13-345

Richard C Wilson

Anne Wilson R/S

1024 Virginia Street

Sec. 14-40 Permits in historic district

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

Officer Peg Corbett

Certified Service: 6-20-2013

Initial Hearing: 11-20-2013

Continued to December 18, 2013

Count 1: For failure to obtain a certificate of appropriateness for the fence. **Count 2:** For failure to obtain a building permit for the fence.

Attachments: [13-345 1024 Virginia NOH 5408](#)

2

Case # 13-374

Ybarnea Artica (Q) &
Kevin & Yvette M Talbott R/S
Anola Mira L/E
c/o Appraisers of Key West
1104 Virginia Street
Sec. 14-40 Permits in the historic district
Sec. 14-37 Building permits; professional plans; display of permits
Officer Peg Corbett
Certified Service: 6-19-2013
Initial hearing: 7-31-2013

Continued to December 18, 2013 for compliance

Count 1: The fence was built without the benefit of a certificate of appropriateness. **Count 2:** The fence was built without the benefit of a building permit.

Attachments: [13-374 1104 Virginia NOH 5453](#)
[13-374 1104 Virginia NOH 5460](#)
[13-374 Survey](#)

Legislative History

7/31/13	Code Compliance Hearing	Continuance
8/28/13	Code Compliance Hearing	Continuance

3

Case # 13-541

Armando & Mercedes Parra
2922 Flagler Avenue
Sec. 90-356 Building permits required
Sec. 90-363 Certificate of occupancy - Required
Sec. 90-391 Variances
Sec. 108-887 Same - Elevation of residential buildings
Sec. 14-256 Required - Electrical Permit
Sec. 14-258 Plans and specifications
Sec. 14-362 Connection to public sewer
Officer Leonardo Hernandez
Certified Service: 6-11-2013
Initial Hearing: 6-26-2013

Continued from July 31, 2013 for compliance

Count 1: Failure to obtain a building permit for detached habitable space. **Count 2:** A certificate of occupancy is required for the new habitable space. **Count 3:** A variance is required to build in the setback. **Count 4:** Habitable space was built below required flood elevation. **Count 5:** Failure to obtain electrical permit. **Count 6:** Failure to submit plans for electrical work. **Count 7:** Failure to connect to public sewer.

Attachments: [13-541 2922 Flagler Ave NOH 8583](#)
[13-541 2922 Flagler Ave green card 8583](#)
[13-541 2922 Flagler Ave NOCV 6864](#)
[13-541 2922 Flagler Ave pics](#)
[13-541 2922 Flagler NOCV hand served](#)
[13-541 2922 Flagler NOCV 6864 good service](#)

Legislative History

6/26/13	Code Compliance Hearing	Continuance
7/31/13	Code Compliance Hearing	Continuance

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Case # 13-758

Andrea Shaye Morgan

621 Eaton Street

Sec. 74-209 Delinquent payments; disconnection and reconnection of service

Sec. 74-206 Owner's responsibility for payment

Officer Leonardo Hernandez

Certified Service: 6-13-2013

Initial Hearing: 6-26-2013

Continued from October 30, 2013 for compliance**Count 1:** Utility account is delinquent **Count 2:** Owner is responsible for payment.

Attachments: [13-758 621 Eaton St NOH 9030](#)
[13-758 621 Eaton account balance](#)
[13-758 621 Eaton emails](#)
[13-758 621 Eaton payment history & amount owed](#)

Legislative History

6/26/13	Code Compliance Hearing	Continuance
8/28/13	Code Compliance Hearing	Continuance
10/30/13	Code Compliance Hearing	Continuance

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Case # 13-1220

Delfina Rodriguez

1315 William Street

Sec. 26-31 Offensive and nuisance conditions prohibited

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

Officer Leonardo Hernandez

Certified Service: 11-8-2013

Initial Hearing: 11-20-13

Continuance granted to December 18, 2013**Count 1:** Windows are opened and may contribute to the entrance of pests or potential break-ins. **Count 2:** Property needs to be cleared of debris and trash.

Attachments: [13-1220 1315 William Street NOH 9719](#)
[13-1220 1315 William St Green Card 9719](#)

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Case # 13-519

G Phillip & Susan Morris
909 United Street
Sec. 14-325 Permits required
Sec. 14-327 Inspection
Sec. 90-363 Certificate of occupancy - required
Sec. 108-991 Development not affection by article
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 74-131 Required where pubic sewer available
Officer Barbara Meizis
Certified Service: 10-21-2013
Initial Hearing: 11-20-2013

Continuance granted to February 26, 2014

Count 1: Failure to obtain an after the fact mechanical permit. **Count 2:** Failure to obtain a mechanical inspection. **Count 3:** A certificate of occupancy is required before a unit is occupied. **Count 4:** Failure to obtain a Lawful Unit Determination for the second unit. **Count 5:** Failure to obtain a business tax receipt to rent the second unit. **Count 6:** Failure to connect the second unit to the City sewer system.

Attachments: [13-519 909 united AmendedNOH](#)

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Case # 13-1237

Howard Paul Schneider Jr.
Howard Paul Schneider IV
3217 Pearl Avenue
Sec. 18-150 Certificate of competency required
Sec. 14-37 Building permits; professional plans; display of permits
Officer Barbara Meizis
Certified Service: 11-14-2013 Howard Jr.
Initial Hearing: 11-20-2013

New Case

Count 1: You shall not engage in the business of nor act in the capacity of a contractor without a certificate of competency. **Count 2:** For failure to obtain a building permit for the fence.

Attachments: [13-1237 3217 pearl NOCV-NOH](#)
[13-1237 & 13-1219 3217 pearl SWO](#)
[13-1237 3217 pearl photos](#)

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Case # 13-1337

David J Cuff
David Zelinske and
Karen S Wells-Zelinske
1223 2nd Street
Sec. 18-601 License required
Sec. 18-602 Rebuttable presumption of violation
Sec. 122-269 Prohibited uses
Sec. 66-87 Business tax receipt required for all holding themselves out
to be engaged in business
Officer Paul Nickle
Certified Service:
Initial Hearing: 11-20-2013

New Case

Count 1: For failure to obtain a transient rental license. **Count 2:** For
holding out this property for transient rentals without a transient license.
Count 3: Transient rentals are prohibited in the Medium Density
Residential District. **Count 4:** A business tax receipt is required to rent a
parking facility.

Attachments: [13-1337 1223 2nd street notice of irreparable code violation letter 6040](#)
[13-1337 1223 2nd street notice of irreparable code violation letter 6046](#)
[13-1337 1223 2nd street holding out evidence \(2\)](#)
[13-1337 1223 2nd street photos](#)

Mitigations

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Case # 12-1744

Keys Island Properties
Gary Carney
815 Pearl Street #4

Continued from October 2, 2013

Attachments: [12-1744 Request for Mitigation](#)
[12-1744 815 Pearl #4](#)

Legislative History

10/30/13 Code Compliance Hearing Continuance

Liens

10 **Case # 12-1523**
Jean Delice
Christella Brevil
1116 White Street
Certified Service:

Attachments: [13-345 1024 Virginia NOH 5408](#)

11 **Case # 13-532**
Daniel B Michie III
Discount Dumpsters & Demolition
1319 Eliza Street
Certified Service: 10-25-2013

Attachments: [13-532 NOLH 5593](#)

12 **Case # 10-304**
Ronald & Henrietta Deel
3727 Flagler Avenue
Certified Service: 11-7-2013

Attachments: [10-304 3727 Flagler Ave NOLH 5647](#)

Adjournment