



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, July 26, 2017

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.

Call Meeting to Order

Code Violations

1 **Case # 17-758**
Jeremy & Kimberly Wilkerson
1110 Eaton Street 1
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Bonnita Badgett
Certified Service:
Initial Hearing: 7-26-2017

In compliance July 19, 2017; Request dismissal

Count 1: Failure to keep area where garbage is being stored clean.

2

Case # 17-488

James Messera

~~Kenneth Fagen~~

1409 Flagler Avenue

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

Sec. 108-677 Parking and storage of certain vehicles

Sec. 26-31 Offensive and nuisance conditions prohibited

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

Officer Sophia Doctoche

Certified Service:

Initial Hearing: 6-28-2017

Request for continuance for amended Notice of Hearing**Count 1:** Failure to maintain the property to prevent unsanitary conditions and a breeding place for snakes, rodents and vermin.**Count 2:** Failure to have a valid license plate for a trailer on the property or to store the trailer in a completely enclosed building. **Count 3:**Failure to maintain all substances that may cause a foul odor in the neighborhood along with maintaining the growth of the lot. **Count 4:**

Failure to have business tax receipts for the businesses Carpenter on Wheels and property manager.

Legislative History

6/28/17 Code Compliance Hearing Continuance

3

Case # 17-620

Richard & Marcia Weaver

651 William Street #4

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Doctoche

Certified Service:

Initial Hearing: 6-28-2017

In compliance July 11, 2017; Request dismissal**Count 1:** Failure to renew the business license which expired 30 September 2016.Legislative History

6/28/17 Code Compliance Hearing Continuance

4

Case # 17-819

Louis and Claudina Arnold
2603 Flagler Avenue
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Sophia Doctoche
Certified Service: 6-23-2017
Initial Hearing: 7-26-2017

In compliance July 24, 2017; request dismissal

Count 1: Failure to obtain a building permit for a structure that is underneath a shed in the front of the house.

5

Case # 17-877

Southernmost Homes, Incorporated
Joseph D. Cleghorn, Jr. - Registered Agent
2002 Seidenberg Avenue
Sec. 108-677 - Parking and storage of certain vehicles
Officer Sophia Doctoche
Certified Service: 7-5-2017
Initial Hearing: 7-26-2017

In compliance July 7, 2017; Request dismissal

Count 1: One car with an expired license plate and another car without a visible license plate parked in a residentially zoned property without being in a completely enclosed building.

6

Case # 17-975

Adam Kraskewicz
Pamela Kraskewicz
9 Pierce Lane
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Service: 7-11-2017
Initial Hearing: 7-26-2017

New Case

Count 1: Subject business owner has not renewed their license which expired 30 September 2016.

7

Case # 17-979

Bumble Bee Silver Company
Vinod Alwani - Registered Agent
201 William Street
Sec. 66-102 Dates due and delinquent; penalties.
Officer Sophia Doctoche
Certified Service: 7-3-2017
Initial Hearing: 7-26-2017

In compliance July 5, 2017; Request a Finding of Violation without fees or fines

Count 1: Subject business owner has not renewed their license which expired 30 September 2016.

8

Case# 17-1075

Peter Kendrick
1313 Petronia Street
Sec. 74-131 Required where public sewer available
Sec. 62-2 Obstructions
Officer Sophia Doctoche
Hand Served: 7-20-2017
Initial Hearing: 7-26-2017

New Case

Count 1: Failure to have proper sewer connection. **Count 2:** Plants located on City property are an obstruction to the sidewalk.

9

Case # 17-961

John Allan Strong
3704 Eagle Avenue
Flood Hazard Construction FBC 1612.4
Officer Scott Fraser
Certified Service: 7-11-2017
Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: Within a FEMA designated type AE-7 flood zone, did construct, allow to be constructed or occupy an area under the main residence, below the established flood level, contrary to law, safety of its occupants and floodplain management requirements.

10

Case # 17-431

Jean Dieuveze Azard

1300 15th Court #12

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **In compliance July 7, 2017**

Sec. 14-262 Request for inspection

Officer Leonardo Hernandez

Certified Service: 6-30-2017

Initial Hearing: 7-26-2017

New Case

Count 1: Failure to obtain after-the-fact plumbing permit and to get final inspections for all open after-the-fact permits for the construction of a laundry room and a concrete slab for a portable plastic shed. - In Compliance July 7, 2017. **Count 2:** After-the-fact plumbing permit has yet to be paid for in full and the need for final inspections for after-the-fact plumbing and electrical permits.

11

Case # 17-854

Ms. Maribel Perez - Property Owner

Ms. Raquel Perez T/C - Property Co-Owner

Ernesto Balmaceda - Violator

2930 Flagler Avenue

Sec. 26-192 Unreasonably excessive noise prohibited.

Officer Leonardo Hernandez

Certified Service: 7-14-2017 - Raquel Perez

Certified Service: 7-13-2017 - Maribel Perez

Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: The subject property has been visited on June 6, June 18, and the weekend of July 2 & 3, 2017 regarding disturbing noise. The complainant has been suffering disturbing noise for quite a long time and defendants have made zero efforts to cease activity.

12

Case # 16-1552

Laney & Stephanie Caston
 1901 South Roosevelt Boulevard S302
 Sec. 18-601 License required
 Sec. 122-1371 Transient living accommodations in residential dwellings
 Sec. 122-1371 D(9) Transient living accommodations in residential dwellings - **Counts 3 - 14**
 Officer Beau Langford
 Certified Service: 1-23-2017
 Initial Hearing: 2-15-2017

Continuance granted to December 20, 2017

Count 1: For holding the property out for short term rentals on VRBO.com for the dates of 15 Jan 2017 through 27 Jan 2017 without a transient rental license. **Count 2:** For holding the property out for short term rentals on VRBO.com for the dates of 15 Jan 2017 through 27 Jan 2017 without the benefit of the required city, county and state licensing, medallion and fire inspection. **Counts 3 through 14:** The subject property owner is holding out for transient rental for 12 nights for a total of \$3,744.00.

Legislative History

2/15/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
5/31/17	Code Compliance Hearing	Continuance

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Case # 17-550

Hainalka Raffai
 1221 Royal Street
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
 Sec. 14-40 permits in historic districts
 Officer Gerald L Leggett
 Certified Service: 6-24-2017
 Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: Failure to obtain a building permit for a newly constructed "Cabana". **Count 2:** Failure to obtain a certificate of appropriateness for the structure recently constructed in the rear of the property.

14

Case # 17-735

Gravity Pole Fitness
Monica Matroci
3224 Flagler Avenue
Sec. 66-102 Dates due and delinquent; penalties
Officer Gerald L Leggett
Certified Service: 7-3-2017
Initial Hearing: 7-26-2017

In compliance July 13, 2017; request dismissal

Count 1: Subject business owner has not renewed their license which expired 30 September 2016.

15

Case # 17-978

Dominic Ip
1117 Fleming Street
Sec. 18-117 Acts declared unlawful. - **Repeat**
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.
Sec. 14-40 Permits in historic districts.
Officer Gerald L Leggett
Posted: 7-13-2017
Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: A licensed contractor is required to continue work within the scope observed performed as the subject property is being utilized as a rental property. **Count 2:** The subject property is being utilized as a rental property without an active business license. **Count 3:** A licensed contractor is required to apply for a building permit. **Count 4:** The subject property is in the historic district and will need a certificate of appropriateness.

16

Case # 17-992

Armondo Parra

Smathers Beach

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

Officer Gerald L Leggett

Hand Served: 7-5-2017

Initial Hearing: 7-26-2017

In compliance July 6, 2017; Request dismissal

Count 1: Failure to have a license to operate at the subject location or within the City of Key West.

17

Case # 16-939

R R Beason Jr Trust 12/18/2000

1603 Von Phister Street

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

Officer Jorge Lopez

Officer Scott Fraser

Certified Service: 10-5-2016

Initial Hearing: 10-19-2016

Continued from June 28, 2017 for status

Count 1: For failure to obtain building permits for the interior and exterior renovations.

Legislative History

10/19/16	Code Compliance Hearing	Continuance
11/16/16	Code Compliance Hearing	Continuance
12/21/16	Code Compliance Hearing	Continuance
1/25/17	Code Compliance Hearing	Continuance
3/29/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance

18

Case # 17-49

Keys Cooling, LLC

Christopher Gazzale - Registered Agent

Scott Ostlund - Property Owner

620 Thomas Street 286

~~Sec. 14-325 Permit required –~~ **Dismissed**~~Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions -~~ **Dismissed**~~Sec. 14-40 Permits in historic districts -~~ **Dismissed**

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Posted: 3-29-2017

Initial Hearing: 3-29-2017

In compliance July 25, 2017; request dismissal

~~**Count 1:** Failure to obtain required permits for the installation of HVAC units. **Count 2:** Failure to apply and obtain the required mechanical permit for the HVAC units. **Count 3:** Failure to obtain a certificate of appropriateness for the HVAC units. **Count 4:** Failure to obtain required permits and inspections for the HVAC units.~~

Legislative History

3/29/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
5/31/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance

19

Case # 17-138

Tong Hok Yat

1717 Thompson Street

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

Sec. 14-262 Request for inspection

Sec. 122-238 Dimensional requirements

Sec. 90-392 Application

Officer Jorge Lopez

Certified Service: 4-19-2017

Initial Hearing: 5-31-2017

Continued from May 31, 2017

Count 1: New structure located in the setback without the benefit of required mechanical, electrical and plumbing permits. **Count 2:** Electrical, mechanical and plumbing work conducted without requesting the required final inspections. **Count 3:** New structure is located within 25 feet from the neighbor's fence. **Count 4:** The new structure is located in the setbacks without the benefit of a variance.

Legislative History

5/31/17

Code Compliance Hearing

Continuance

20

Case # 17-461

Waterfront Brewery, LLC

Joseph Walsh - Registered Agent

201 William Street

Sec. 26-192 Unreasonably excessive noise prohibited

~~Sec. 14-40 Permits in historic districts -~~ **Dismissed**~~Sec. 90-142 Historic Architectural Commission Design Guidelines adopted -~~ **Dismissed**

Officer Jorge Lopez

Posted: 6-9-2017

Initial Hearing: 5-31-2017

Continued from June 28, 2017

Count 1: Responding to this complaint, I conducted a site visit on May 12, 2017. I met with the complainant and she filled out an affidavit stating she suffers from disturbing noise within the boundaries of her property. ~~**Count 2:** Failure to obtain the required certificate of appropriateness for the installation of speakers on the exterior of the building. **Count 3:** I observed and photographed carports located on the second floor of the building. Carports located in the historic districts and visible from city's right of way are prohibited.~~

Legislative History

5/31/17 Code Compliance Hearing Continuance

6/28/17 Code Compliance Hearing Continuance

21

Case # 17-720

Land 10031, LLC

Frances Casey Lowe - RA

3700 North Roosevelt Boulevard

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Jorge Lopez

Certified Service: 6-26-2017

Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: The car wash is operating 24 hours daily and the neighbor suffers disturbing noise within the boundaries of his property.

22

Case # 17-733

Michael & Cindy Delongchamp
926 Southard Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Jorge Lopez
Certified Service: 6-10-2017
Initial Hearing: 6-28-2017

In compliance July 21, 2017, request dismissal

Count 1: Installation of a new fence without obtaining a building permit.

Count 2: Installation of a new fence without obtaining a certificate of appropriateness.

Legislative History

6/28/17 Code Compliance Hearing Continuance

23

Case # 17-811

Far Beauty LLC
Aviv Shmuel - Registered Agent
218 Duval Street
Sec. 18-415 Restrictions in historic districts
Officer Jorge Lopez
Hand Served: 6-23-2017
Hand Served: 7-14-2017 - Amended Notice of Administrative Hearing
Initial Hearing: 7-26-2017

Continuance granted to August 30, 2017

Count 1: On June 7, 2017, Hovav Frank was observed actively off premise canvassing a passerby on the City right of way within the restricted area and was issued a civil citation. On May 27, 2017, Haim Kanelsky was observed actively off premise canvassing a passerby within the restricted area on the City right of way and was given a courtesy notice. On June 19, 2017, Hovav Frank was observed actively off premise canvassing in the restricted area on the City right of way.

24

Case # 17-832

Hilario Ramos Corporation
Michael Halpern - Registered Agent
120 Duval Street 122
Sec. 14-40 Permits in historic district
Officer Jorge Lopez
Certified Service: 6-28-2017 - Registered Agent
Initial Hearing: 7-26-2017

In compliance June 27, 2017; request dismissal

Count 1: The exterior of the subject property has been painted white without the required certificate of appropriateness.

25

Case # 17-932

Zerby Rose Lane LLC
Registered Agents Legal Services, LLC
524 Rose Lane A
Sec. 62-1 Deposits of oil, grease, and other waste
Officer Jorge Lopez
Certified Service: 7-7-2017
Initial Hearing: 7-26-2017

**Settlement Agreement
Irreparable Violation**

Count 1: On June 21, 2017, Officer Lopez photographed and video recorded waste water coming out from the subject property running onto Rose Lane going all the way to Duval Street.

26

Case # 17-668

Freedom Healing LLC
Registered Agents Inc
2027 Flagler Avenue
Sec. 66-102 Dates due and delinquent; penalties
Officer Demi R Vazquez
Certified Service: 6-28-2017
Initial Hearing: 7-26-2017

In compliance July 24, 2017; request dismissal

Count 1: Subject business owner has not renewed thir license which expired 30 September 2016

27

Case # 17-708

Jonathan Harper
627 Whitehead Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Demi R Vazquez
Certified Service: 6-24-2017
Initial Hearing: 7-26-2017

In compliance June 26, 2017; request dismissal

Count 1: Subject business owner has not renewed their license which expired 30 September 2016.

28

Case # 17-767

Wendell Wall
1610 South Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
FBC 1612.4 Flood Hazard Construction & ASCE 24-05 Unprotected
Enclosed Below Design Flood Elevation
Officer Demi R Vazquez
Posted: 6-7-2017
Initial Hearing: 6-28-2017

Continuance granted to August 30, 2017

Count 1: Failure to obtain building permits for a structure being built in the rear of the property. **Count 2:** Subject property being within a FEMA designated AE-7 flood zone without benefit of required building permits has demolished the interior, windows electrical and plumbing contrary to flood damage prevention provisions of the Florida Building Code. Said area being below the established minimum safe flood elevation for purposes other than storage and parking, contrary to the state building code.

Legislative History

6/28/17 Code Compliance Hearing Continuance

29

Case # 16-455

Donald R Lynch

820 Carstens Lane

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **Counts 1 - 3**Sec. 102-152 Required for permits - **Counts 4 - 5**Sec. 90-142 Historic Architectural Commission Design Guidelines
adopted - **Count 6**

Officer Kenneth JW Waite

Certified Service: 2-3-2017 - amended notice

Posted: March 30, 2017

Initial Hearing: 10-19-2016

Continued from June 28, 2017

Count 1: For failure to obtain a building permit for the enclosure of the second story porch. **Count 2:** For failure to obtain a building permit for the exterior stairway. **Count 3:** For failure to obtain a building permit and inspections for the plumbing that was installed. **Count 4:** For failure to obtain a certificate of appropriateness for the enclosure of the second story porch. **Count 5:** For failure to obtain a certificate of appropriateness for the exterior stairway. **Count 6:** For failure to obtain a certificate of appropriateness for the satellite dish that was installed.

Legislative History

10/19/16	Code Compliance Hearing	Continuance
11/16/16	Code Compliance Hearing	Continuance
12/21/16	Code Compliance Hearing	Continuance
1/25/17	Code Compliance Hearing	Continuance
2/15/17	Code Compliance Hearing	Continuance
3/29/17	Code Compliance Hearing	Continuance
5/31/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance

30

Case # 16-1620

Roxanne E Fleszar

Michel Appellis

723 Catherine Street

Sec. 18-601 License Required - **Counts 1 and 2**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D (9) - **Count 3 through 9**

Officer Kenneth JW Waite

Certified Service: 2-23-2017

Initial Hearing: 4-26-2017

Continuance granted to December 20, 2017

Count 1: The subject property was held out for 7 nights rental, 15 August 2017 - 22 August 2017 without the required transient rental business tax receipt. **Count 2:** The subject property is being held out/advertised for short term rental without the benefit of the required city, county and state licensing and does not have the required transient medallion or the required fire inspection. **Counts 3 through 9:** The subject property is being held out for transient rental for 7 nights, 15 August 2017 through 22 August 2017 for a total of \$4,130.00.

Legislative History

4/26/17 Code Compliance Hearing Continuance

5/31/17 Code Compliance Hearing Continuance

31

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

Kenneth JW Waite

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017

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.

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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 Kenneth JW Waite

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017

Counts 1 - 7: During routine investigation of the online website 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.

33

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 Kenneth JW Waite

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017

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 July 2017 through 8 July 2017 for a total of \$1,638.00.

34

Case # 17-746

AIRBNB, Inc. - Registered Agent
Lawyers Incorporating Services 2710
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations. D (9) - Counts 1 thru 4
Shannon D. Whitfield - Tenant - **Irreparable Violation - Settlement Agreement**
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations
Sec. 122-1371 D (9) Transient living accommodations in residential
dwellings; regulations
1207 Florida Street
Officer Kenneth JW Waite
Certified Service: 5-22-2017
Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017 for AIRBNB, Inc Settlement Agreement for Shannon D. Whitfield

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.

Shannon D. Whitfield: Count 1: On 22 June 2017, Ofc. Doctoche and I visited the property in an attempt to hand serve Shannon Whitfield for holding out the property for short term rental on Airbnb.com. On arrival, we met a group of Danish tourists who had rented the upstairs unit from Ms. Whitfield for one night. I requested a copy of the rental agreement from the subject by the name of Andres Angulo. Mr. Angulo forwarded the reservation confirmation email he received from Ms. Whitfield through Airbnb.com. The email shows a one night stay checking in on 21 June 2017 and checking out on 22 June 2017 for a total of \$203.54.
Count 2: The subject tenant is transiently renting and has not provided the city with county, state and city licensing per the ordinance. The subject property does not have a medallion and has not had a fire inspection by the City of Key West Fire Department.
Count 3: The subject property was held out and rented short term without the benefit of transient rental license. The property was rented for 1 night the dates of 21 June 2017 through 22 June 2017 for a total of \$203.54.

35

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 Kenneth JW Waite

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017

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.

36

Case # 17-827

Anthony G. Carrello - Owner
Michelle C. Lane - Tenant
406 Fleming Street B
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations
Sec. 122-1371 Transient living accommodations in residential dwelling;
regulations. D (9) - Counts 3 thru 16
Officer Kenneth JW Waite
Certified Service: 6-16-2017 - Owner
Certified Service: 6-5-2017 - Tenant
Initial Hearing: 7-26-2017

In compliance June 7, 2017; request Finding of Violation without fees or fines

Count 1: During a routine investigation of the online website www.flipkey.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 14 nights for the dates of 11 November 2017 through 25 November 2017. **Count 2:** The subject property is holding out/advertising for short term rental 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 3 - 16:** The subject property owner is holding out for transient rental for 14 nights the dates of 11 November 2017 through 25 November 2017 for a total of \$3,249.93.

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Case # 17-855

Anthony G. Carrello - Owner
Michael C. Lane - Tenant
406 Fleming Street B
Sec. 18-601 License required - Count 1
Sec. 122-1371 Transient living accommodations in residential dwelling;
regulations - Count 2
Sec. 122-1371 Transient living accommodations in residential dwelling;
regulations. D (9) - Counts 3 - 16
Officer Kenneth JW Waite
Certified Service: 6-2-2017 - Owner
Certified Service: 6-8-2017 - Tenant
Initial Hearing: 7-26-2017

In compliance June 7, 2017; request Finding of Violation without fees or fines

Count 1: During a routine investigation of the online website www.airbnb.com, the subject property was held out for a short term rental without the benefit of a transient rental license for 26 nights for the date of 1 December 2017 through 27 December 2017. **Count 2:** The subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state license. The subject property does not have a transient medallion and has not been inspected by the City of Key Fire Department. **Counts 3 - 16:** The subject property tenant is holding out for transient rental for 14 nights the dates of 1 December 2017 through 27 December 2017 for a total of \$3,087.00.

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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) - Counts 1-7 - **Repeat Violations**
Officer Kenneth JW Waite
Certified Service: 6-12-2017
Initial Hearing: 7-26-2017

Continuance granted to September 27, 2017

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

HARC Appeals

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SMA 17-01

Donald and Susan Lynch
William Rowan - Architect
Gregory S. Oropeza, Esq.
820 Carsten Lane
H16-03-0015

Continued from June 28, 2017

Legislative History

6/28/17 Code Compliance Hearing Continuance

Adjournment