



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, October 31, 2018

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 # 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 28 Nov 2018 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

2

Case # 18-1098

Southernmost Homes, Inc.

Joseph Cleghorn, Jr

2002 Seidenberg Avenue

Sec. 62-2 Obstruction of Streets

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

Officer Bonnita Badgett

Certified Service:

Initial Hearing: 9-26-2018

In compliance 3 Oct 2018; Request dismissal

Count 1: In front and side of the property at 2002 Seidenberg Avenue, the City right of way has trash and furniture obstructing the passage of pedestrians. **Count 2:** Failure to clear the City right of way of debris and noxious materials.

Legislative History

9/26/18 Code Compliance Hearing Continuance

3

Case # 18-357

Bob Sunderman

922 Catherine Street

Sec. 110-292 Failure to achieve a compliance agreement

Officer Wherden Charles

Certified Service:

Initial Hearing: 4-25-2018

Continued from 26 Sept 2018 for compliance

Count 1: For failure to come into compliance with the signed settlement agreement for violations Sec. 110-256 and 110-321. The payment of \$500 and the planting of one coconut palm 8' tall has not been met.

Legislative History

4/25/18 Code Compliance Hearing Continuance

5/30/18 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

4

Case # 18-595

Curtis A Skomp
410 Caroline Street
Sec. 14-40 Permits in historic districts
Officer Wherden Charles
Certified Service: 8-6-2018
Initial Hearing: 9-26-2018

Continuance granted to 28 Nov 2018

Count 1: Failure to obtain required HARC permit for approval of signage.

Legislative History

9/26/18 Code Compliance Hearing Continuance

5

Case # 18-1132

Tyclay LP
Kimberly A Parker
3314 Northside Drive 13
Sec. 90-363 Certificate of Occupancy
Sec. 58-61 Determination and Levy
Officer Wherden Charles
Certified Service:
Initial Hearing: 10-31-2018

City request dismissal

Count 1: Failure to obtain the requisite certificate of occupancy. **Count 2:** Failure to pay the impact fees related to Utilities.

6

Case # 18-760

Hector Godoy
 1020 18th Street
 Sec. 108-677 Parking and storage of certain vehicles
 Sec. 108-677 Parking and storage of certain vehicles
 Officer Sophia Doctoche
 Certified Service: 7-20-2018
 Initial Hearing: 10-31-2018

In compliance 24 Jul 2018; request dismissal

Count 1: Vehicle with expired license plate must be stored in a completely enclosed building or removed from any residentially zoned property.

Count 2: Vehicle without a license plate must be stored in a completely enclosed building or removed from any residentially zoned property.

7

Case # 18-849

Child Life Society
 Chaim A. Wolkenfeld
 1000 17th Street
 Sec. 110-292 Failure to achieve a compliance agreement
 Officer Sophia Doctoche
 Posted: 7-5-2018
 Initial Hearing: 7-25-2018

In compliance 12 Oct 2018; Pending administrative fees

Count 1: Failure to achieve compliance regarding a settlement agreement with Karen Demaria of Urban Forestry.

Legislative History

7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

8

Case # 18-913

Federal National Mortgage Association
3367 Donald Avenue
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Sophia Doctoche
Certified Service: 7-31-2018
Initial Hearing: 8-29-2018

In compliance 30 Oct 2018; Request dismissal

Count 1: Redoing windows and door without the benefit of permits.

Legislative History

8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

9

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

Continuance granted to 28 Nov 2018

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

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

Continuance granted to 28 Nov 2018

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

Legislative History

9/26/18 Code Compliance Hearing Continuance

11

Case # 18-1773

Gerald R. Herms
1730 United Street
Sec. 122-235 Uses Permitted
Sec. 122-236 Conditional Uses
Officer Sophia Doctoche
Certified Mail: 10-9-2018
Initial Hearing: 10-31-2018

Settlement Agreement

Count 1: Charley Toppino and Sons Inc. is utilizing this property for construction storage which is prohibited. **Count 2:** A storage lot is prohibited in this single family residential neighborhood.

12

Case # 17-1198

Harold J Merritt II

Marianne L Csigi

1301 Atlantic Drive

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **City request dismissal**

Sec. 90-363 Certificate of Occupancy - required - **City request dismissal**

Sec. 58-61 Determination and levy of charge - **City request dismissal**

Sec. 14-262 Request for inspection - **City request dismissal**

FBC 1612.4 & ASCE 24-05 Floor hazard construction

FBC 1612.5; ASCE 24-05 Sec 2.6 Flood venting required

FBC 301.16 Flood hazard

Scott Fraser

Certified Service: 10-23-2017

Initial Hearing: 12-20-2017

Continued from 26 Sept 2018

Count 1: For failure to obtain building permits to convert the shed into habitable space. **Count 2:** For failure to obtain a Certificate of Occupancy for the shed. **Count 3:** For failure to obtain a solid waste account for shed. **Count 4:** For failure to obtain an electrical inspection for installing electric in the storage area/habitable space below the house for the window air conditioners. **Count 5:** For the construction of habitable space under the elevated home in a flood zone for use other than the permitted uses for storage, parking or access to higher building levels. **Count 6:** For failure to provide adequate flood venting for a substantially improved residential building located in the AE-8 flood zone. **Count 7:** Electrical appliances have been installed below the minimum flood safety elevation.

Legislative History

12/20/17	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
5/30/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

13

Case # 18-269

Larry O Strom - President

Nathan Eden ESQ

Jack Niles

Marino Construction Group, Inc

3500 North Roosevelt Boulevard

Sec. 90-356 Building permit required

FBC 1612.4 Flood hazard construction & ASCE 24-05 Unprotected enclosed below design flood elevation - **In compliance 8 Sept 2018;****request dismissal**

Officer Scott Fraser

Certified Service: 6-7-2018 - Jack Niles

Certified Service: 6-20-2018 - Marino Construction Group, Inc

Certified Service: 6-7-2018 - Larry O Strom

Certified Service: 6-7-2018 - Nathan Eden ESQ

Initial Hearing: 7-25-2018

In compliance 28 Sept 2018; Request dismissal

Count 1: Construct a non-residential steel-framed metal clad building absent the required building permits. **Count 2:** Within a FEMA delineated type AE-9 flood zone, allow the construction of a non-residential steel-framed metal clad building below the minimum flood safety elevation in the Special Flood Hazard Area.

Legislative History

7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance

14

Case # 18-69

Lam Fong Yin

Tong Yat Hok

2108 Harris Avenue

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

~~Sec. 14-261 Failure to obtain~~ - **Dismissed**

Sec. 14-262 Request for inspection

Officer Leonardo Hernandez

Posted: 4-10-2018

Initial Hearing: 4-25-2018

City requesting dismissal; Administrative fees pending

Count 1: For failure to obtain building permits for the interior work involving dry wall, ceiling and exterior porch roof coverage. **Count 2:** ~~An electrical permit was obtained but the work performed was not done by that electrical contractor.~~ - **Dismissed.** **Count 3:** For failure to obtain required electrical inspections.

Legislative History

4/25/18	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

15

Case # 18-295

Renee R Spencer

Fogarty Builders

Christopher Fogarty

1405 12th Street

Sec. 14-261 Failure to obtain - **In Compliance 22 Jun 2018 - Request****Dismissal**Sec. 14-325 Permits required - **In Compliance 22 Jun 2018 - Request****Dismissal**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **In Compliance 22 Jun 2018 - Request Dismissal**Sec. 14-327 Mechanical inspection - **In Compliance 17 Oct 2018 -****Request Dismissal**

FBC 1612.4 Flood hazard construction

Sec. 14-262 Request for inspection

Officer Leonardo Hernandez

Certified Service:

Initial Hearing: 10-31-2018

Continuance granted to 28 Nov 2018

Count 1: Failure to obtain an electrical permit. **Count 2:** Failure to obtain a mechanical permit. **Count 3:** Failure to obtain required building permits. **Count 4:** Failure to obtain mechanical inspections for permit #18-1721. **Count 5:** Failure to obtain required inspection for Florida Building Code FBC 16512.4. **Count 6:** Failure to obtain required final electrical inspection.

16

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

Continuance granted to 28 Nov 2018**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

17

Case # 18-556

Wendall A. Wall

4 Go Lane

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

Officer Leonard Hernandez

Certified Service: 5-18-2018

Initial Hearing: 6-27-2018

Continued from 26 Sept 2018**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

18

Case # 18-864

Shawarma of Key West, LLC

Nir Chen

413 Greene Street

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

Officer Leonardo Hernandez

Certified Service: 8-15-2018 - Shawarma of Key West, LLC

Certified Service: 8-10-2018 - Nir Chen

Initial Hearing: 9-26-2018

In compliance 11 Oct 2018; Request dismissal**Count 1:** Failure to obtain a business tax receipt to operate as a food service establishment.Legislative History

9/26/18 Code Compliance Hearing Continuance

19

Case # 18-1113

Federal National Mortgage Association

2811 Staples Avenue

Sec. 90-363 Certificate of occupancy - Required - **Dismissed**

Sec. 58-61 Determination and levy of charge

FBC P2503.1 Inspections

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

Officer Leonardo Hernandez

Certified Service: 8-6-2018

Initial Hearing: 8-29-2018

Continuance granted to 19 Dec 2018 for compliance**Count 1:** ~~For failure to obtain a certificate of occupancy for second unit. -~~Dismissed **Count 2:** For failure to obtain utility accounts for second unit.**Count 3:** For failure to obtain inspections for plumbing work. **Count 4:**For failure to obtain building permits for the kitchen, storage room, wall siding and ceiling work that was done. **Count 5:** For failure to obtain

required business tax receipt to rent non-transiently.

Legislative History

8/29/18 Code Compliance Hearing Continuance

9/26/18 Code Compliance Hearing Continuance

20

Case # 16-720

Trevor Cook
 Elizabeth Fuller
 908 Packer Street
 Sec. 62-2 Obstructions
 Officer Beau Langford
 Certified Service: 6-21-2018
 Initial Hearing: 6-27-2018

Continued from 26 Sept 2018 for compliance

Count 1: Fence was built over the property line and will either need to be demolished or a variance applied for.

Legislative History

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

21

Case # 16-773

Brittany D Delgado
~~Mark R Delgado Estate~~
 2807 Seidenberg Avenue
 Sec. 90-363 Certificate of occupancy - Required
 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 Beau Langford
 Certified Service:
~~Posted: 8-10-2017~~
 Posted: 7-10-2018
 Initial Hearing: 8-30-2017

Continuance granted to 28 Nov 2018 for compliance

Count 1: Failure to obtain a Certificate of Occupancy for residential unit in the rear of the property. **Count 2:** Failure to have Utilities associated with the residential unit in the rear of the property. **Count 3:** Failure to have a non-transient business tax receipt for the residential unit in the rear of the property.

Legislative History

8/30/17	Code Compliance Hearing	Continuance
10/18/17	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
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

22

Case # 16-1570

Robert Reilly

Nicola Roques

1535 5th 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

Sec. 122-238 Dimensional requirements. Paragraph 6, Section a.

Single-family

Officer Beau Langford

Certified Service: 10-16-2017

Initial Hearing: 11-15-2017

Continuance granted to 28 Nov 2018 for compliance

Count 1: Construction of a new one room structure and roof structural changes to the original house have been made without the benefit of required permits. **Count 2:** Did install, or installing or allowed to be installed, an inhabitable structure within a FEMA designated AE-8 flood zone, below the minimum required elevation deemed necessary for flood damage prevention. **Count 3:** One room structure is currently being built within the rear setback of the property and possibly on top of a 10' utility easement.

Legislative History

11/15/17	Code Compliance Hearing	Continuance
1/31/18	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
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

23

Case # 17-1146

Jordan James & Sara Key

1309 Newton 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

Officer Jorge Lopez

Certified Service: 3-26-2018

Initial Hearing: 4-25-2018

Continuance granted to 28 Nov 2018 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

24

Case # 17-1203

Browning Family Irrevocable Trust

Michael Leo Browning

1300 White Street

Sec. 78-126 Required

Sec. 78-91 Required

Officer Jorge Lopez

Posted: 7-2-2018

Initial Hearing: 6-27-2018

Continued from 26 Sept 2018

Count 1: Subject business owner has not renewed their vehicle for hire license. **Count 2:** The subject individual has not received their documented permit which is required to operate a passenger vehicle for hire within the city limits.

Legislative History

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

25

Case # 17-1213

Erwin Mayer & 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 28 Nov 2018 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

26

Case # 17-1579

Home Depot U.S.A. Inc.
Corporation Service Company - Registered Agent
2811 North Roosevelt Boulevard
Sec. 26-192 Unreasonably excessive noise prohibited
Officer Jorge Lopez
Certified Service: 6-15-2018
Initial Hearing: 7-25-2018

Continued from 26 Sept 2018

Count 1: Noise complaint was investigated and the noise emanating from the subject property on 8 Jan 2018 was 83.9 Decibels which exceeds the noise limitation of 77 Decibels. As of this date, the subject property has not scheduled a sound reading to check that the noise level is within the limits set forth by the ordinance.

Legislative History

7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

27

Case # 18-46

Jana Kopkova
Kukal Vaclav
3304 Duck Avenue
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Jorge Lopez
Certified Service:
Initial Hearing: 10-31-2018

Continuance granted to 28 Nov 2018

Count 1: Failure to obtain required permits for the enclosed driveway and new roof.

28

Case # 18-241

Theresa Cioffi

Wilmington Trust Company

CT Corporation System

3222 Riviera Drive

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

Sec. 122-238 Dimensional requirements

Sec. 90-363 Certificate of occupancy - Required

Sec. 58-61 Determination and levy of charge

Sec. 26-32 Nuisance illustrated

Officer Jorge Lopez

Certified Service: 6-15-2018 - CT Corporation System

Certified Service: 7-17-2018 - Theresa Cioffi

Initial Hearing: 5-30-2018

Continuance granted to 30 Jan 2019

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. **Count 2:** The roof is located in the rear side of the subject property in the setbacks. **Count 3:** The detached unit located in the rear side of the property has not been issued the requisite certificate of occupancy. **Count 4:** This unit has not paid impact fees related to utilities. **Count 5:** Observed the pool with stagnant water.

Legislative History

5/30/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

29

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

Continued from 26 Sept 2018

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

30

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

Sec. 102-152 Requirements for permits

Officer Jorge Lopez

Certified Service: 5-23-2018

Initial Hearing: 6-27-2018

Continued from 29 Aug 2018 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. **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.Legislative History

6/27/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance

31

Case # 18-668

Waterfront Brewery LLC.

Joseph Walsh - Registered Agent

201 William 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

Officer Jorge Lopez

Posted: 7-18-2018

Initial Hearing: 7-25-2018

In compliance 26 Oct 2018; Pending administrative fees

Count 1: Speakers and lights installed on the exterior of the building without obtaining required permits. **Count 2:** Speakers and lights installed on the exterior of the building without obtaining certificate of appropriateness. **Count 3:** Speakers and lights installed at the subject property without the required permits and inspections.

Legislative History

7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

32

Case # 18-673

John Cameron

Lara Schmidt

620 Thomas Street 178

~~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

Certified Service: 6-28-2018

Initial Hearing: 7-25-2018

Continued from 26 Sept 2018

~~Count 1: Installation of the HVAC system without required permit. - Dismissed~~ ~~Count 2: The HVAC system was installed without required mechanical permit. - Dismissed~~ ~~Count 3: HVAC system was installed without certificate of appropriateness. - Dismissed~~ **Count 4: HVAC installed without required permits and inspections.**

Legislative History

7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance

33

Case # 18-675

Victor & Cynthia Mills

1202 White Street

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

~~Sec. 14-325 Permit required - Dismissed~~~~Sec. 14-262 Request for inspection - Dismissed~~

Officer Jorge Lopez

Certified Service: 6-6-2018

Initial Hearing: 6-27-2018

Continuance granted to 28 Nov 2018 for compliance

Count 1: Failure to obtain all required permits for drywall work and ceiling work. ~~Count 2: Failure to obtain mechanical permits for the HVAC system installation. - Dismissed~~ ~~Count 3: Failure to obtain all required inspections. - Dismissed~~

Legislative History

6/27/18	Code Compliance Hearing	Continuance
---------	-------------------------	-------------

9/26/18 Code Compliance Hearing Continuance

34

Case # 18-755

Joseph Humberger

421 United Street

Sec. 122-630 Dimensional requirements - **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 - **Dismissed**

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Jorge Lopez

Certified Service: 7-13-2018

Initial Hearing: 8-29-2018

In compliance 14 Sept 2018; City request vacating administrative fee

Count 1: ~~Structures (2 aviaries) built are in the setback and will need either a variance or to relocate 20 feet back from rear property line. - Dismissed~~ **Count 2:** ~~Failure to obtain an electrical permit for the placement of a camera installed on the second floor of the subject property. - Dismissed~~ **Count 3:** ~~Failure to obtain a certificate of appropriateness for the installation of a camera on the second floor of the subject property. - Dismissed~~ **Count 4:** ~~The camera installed on the subject property's second floor needs an electrical inspection. - Dismissed~~ **Count 5:** A noise complaint was filled out for disturbing noise emanating from multiple birds at the subject property and upon investigation this was found to be a disturbing noise.

Legislative History

8/29/18 Code Compliance Hearing Continuance

9/26/18 Code Compliance Hearing Continuance

35

Case # 18-785

Eithne Dunne

John Dunne

Josephine Dunne

1506 Rose Street

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

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Certified Service: 9-21-2018

Initial Hearing: 9-26-2018

In compliance 24 Oct 2018; Request dismissal**Count 1:** Electrical outlets and sliding glass doors installed without permits. **Count 2:** Failure to obtain electrical inspection.**Legislative History**

9/26/18

Code Compliance Hearing

Continuance

36

Case # 18-1011

Bahama Gardens LTD

Steven Justi - Registered Agent

712 Thomas Street

Sec. 14-325 Permit required

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 Request for inspections

Officer Jorge Lopez

Certified Service: 09-17-2018

Initial Hearing: 10-31-2018

New Case**Count 1:** Failure to obtain required permits for a new HVAC system installed in the rear side of the subject property. **Count 2:** Failure to obtain mechanical permit for the installation of a new HVAC system in the rear side of the subject property. **Count 3:** Failure to obtain the certificate of appropriateness from HARC for the new HVAC system. **Count 4:** Failure to obtain all required inspections for the new HVAC system.

37

Case # 18-1154

Larry Blackburn
901 Emma Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Jorge Lopez
Certified Mail: 9-26-2018
Initial Hearing: 10-31-2018

In compliance 30 Oct 2018; Request dismissal

Count 1: The subject business owner is advertising his services without the benefit of a business tax receipt.

38

Case # 18-1177

Victor & Cynthia Mills
1204 White Street
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Officer Jorge Lopez
Certified Service:
Initial Hearing: 9-26-2018

Continuance granted to 28 Nov 2018 for compliance

Count 1: Failure to obtain building permits for drywall work.

Legislative History

9/26/18 Code Compliance Hearing Continuance

39

Case # 18-1182

Katherine Lebrigio Cruz
817 Duval Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Jorge Lopez
Certified Service:
Initial Hearing: 10-31-2018

In compliance 11 Oct 2018; Request dismissal

Count 1: Failure to obtain a business tax receipt with the City of Key West.

Liens

40

Case #18-1689

Antonia German, Jr
1075 Duval Street, C5&6
Sec. 42-1 Offenses under state law (c) (1)
Certified Service:
Initial Hearing: 9-26-2018

In compliance 26 Sept 2018; Request dismissal

Legislative History

9/26/18 Code Compliance Hearing Continuance

Adjournment