



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, January 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 # 17-1273

St. James Missionary Baptist Church - Trustee

Derrick Anderson Church Trustee

2007 Staples Avenue

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

Sec. 108-677 Parking and storage of certain vehicles

Officer Bonnita Badgett

Certified Service: 12-18-2017

Initial Hearing: 1-31-2018

New Case

Request dismissal of Count 1 - Sec. 26-126

Count 1: For failure to maintain the property. Recycle bin is contaminated with plastic has water and a cat litter plastic container floating in it, yard debris between two vehicles and the property needs to be mowed and cleaned up of garbage. **Count 2:** All vehicles require current tags. There are two vehicles with expired tags.

2**Case # 17-1369**

RCJB Properties, Inc.
3401 Flagler Avenue
Sec. 62-2 Obstructions
Sec. 62-31 Maintenance of area between property line and adjacent paved roadway
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Bonnita Badgett
Certified Service: 12-29-2017
Certified Service: 1-4-2018 - Amended Notice
Initial Hearing: 1-31-2018

New Case**Counts 1 and 2 are in compliance - request dismissal**

Count 1: For failure to remove the large fallen tree that is obstructing the sidewalk and blocking the line of sight. **Count 2:** For failure to maintain the area between the property line and adjacent roadway from debris and trash. **Count 3:** For failure to remove tree debris and trash from the property.

3**Case # 17-1509**

The Bank of New York as Trustee for
The Benefit of The CWABS, Inc.
3402 Eagle Avenue
~~Sec. 122-1185 Swimming Pools - **Dismissed**~~
Sec. 26.32 Nuisances illustrated
Officer Bonnita Badgett
Certified Service: 12-8-2017
Initial Hearing: 12-20-2017

Continued from December 20, 2017 for compliance

~~Count 1: For failure to repair the gate to the pool with a self-closing and self-latching device to prevent accessibility to small children. **Count 2:** For failure to maintain the yard which is overgrown, tree debris is everywhere and the pool has black water and may be breeding mosquitoes.~~

Legislative History

12/20/17 Code Compliance Hearing Continuance

4

Case # 16-1707

Terence Schmida
 Joanna M Schmida Rev Trust DTD
 Walter G Schmida Rev Trust DTD
 3301 Duck Avenue C
 FBC 1612.4 Flood Hazard Construction
 Sec. 90-356 Building Permit Required
 Sec. 90-363 Certificate of Occupancy
~~Sec. 14-74 Nuisances – Dismissed~~
 FBC 1612.4 Flood Hazard Construction
 Officer Scott Fraser
 Certified Service: 8-17-2017 - W. Schmida
 Initial Hearing: 8-30-2017

Continued from November 15, 2017 for compliance

Count 1: Within FEMA designated AE-7 flood zone, interior space at ground level has been enclosed and said areas are actively being used for purposes other than the permitted uses for storage, parking or access to higher building levels. **Count 2:** Construct or allow to be constructed without the required building permits enclosed ground-floor areas for habitation. **Count 3:** Allowed occupancy of enclosed areas below the established flood level- constituting an unauthorized change of use from parking and storage to habitation; said enclosed areas not having been issued a certificate of occupancy, as required. ~~Count 4: Front of property exists a dilapidated wooden fence with concrete posts, both of which have deteriorated to the point where they present a danger from falling or collapse and injury to the occupants, neighbors and passers-by.~~ **Count 5:** Construct or allow to be constructed an enclosed area below the established floor level without benefit of the required permits a patio area at the rear of this building.

Legislative History

8/30/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance

5

Case # 17-101

Jeffrey L Smith
1601 Government Road
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Sophia Doctoche
Certified Service: 11-16-2017
Initial Hearing: 12-20-2017

In compliance January 23, 2018, request dismissal**Count 1:** For failure to obtain a building permit for the 6' fence.Legislative History

12/20/17 Code Compliance Hearing Continuance

6

Case # 17-1028

Poinciana Park Partners, LLP - property owner
Jean Prophete Senat - mobile home owner
1300 15th Court Lot 1
Sec. 14-37 Building permits; professional plans; display of permit;
address; exceptions
Officer Sophia Doctoche
Certified Service: 8-28-2017 - property owner
Certified Service: 8-21-2017 - mobile home owner
Initial Hearing: 10-18-2017

Continued from November 15, 2017 for compliance**Count 1:** For failure to a building permits to replace wallboard in the enclosure on the porch.Legislative History

10/18/17 Code Compliance Hearing Continuance
11/15/17 Code Compliance Hearing Continuance

7

Case # 17-1293

Marie Delus
Poinciana Park Partners, LLP
1300 15th Court Lot 11
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions.
Officer Sophia Doctoche
Certified Service: 10-16-2017 - Marie Delus
Initial Hearing: 11-15-2017

Continued from November 15, 2017 for compliance

Count 1: Construction of an addition to the subject property without benefit of required permits.

Legislative History

11/15/17 Code Compliance Hearing Continuance

8

Case # 17-1312

George & Leonor Pallas
1125 Washington Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - Counts 1 & 2
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business - Count 3 & 4
Sec. 90-363 Certificate of Occupancy - required - Counts 5 & 6
Sec. 58-61 Determination and levy of charge - Counts 7 & 8
Officer Sophia Doctoche
Certified Service: 11-17-2017
Initial Hearing: 12-20-2017

Continuance granted to March 28, 2018

Counts 1 & 2: For failure to obtain a building permit for converting the property from 3 units to 5 units. **Counts 3 & 4:** For failure to obtain a business tax receipt for units 4 and 5. **Counts 5 & 6:** For failure to obtain a certificate of occupancy for unit 4 and for unit 5. **Counts 7 & 8:** The subject property has 3 utility accounts associated with the property. The accounts do not reflect the 2 unrecognized units.

Legislative History

12/20/17 Code Compliance Hearing Continuance

9

Case # 17-1393

1026 Whitehead LLC
 1026 Whitehead Street
 Sec. 26-126 Clearing of property of debris and noxious material required
 Sec. 26-31 Offensive and nuisance conditions prohibited
 Officer Sophia Doctoche
 Certified Service: 12-1-2017
 Initial Hearing: 12-20-2017

In compliance January 25, 2018, request dismissal

Count 1: For failure to remove the debris from the property and not placing the trash bins out for pickup. **Count 2:** Failure to maintain all substances that may cause a foul odor.

Legislative History

12/20/17 Code Compliance Hearing Continuance

10

Case # 16-917

Phillip & Patsy Amsterdam - Property Owner
 512 Caroline Street
 Sec. 18-601 License required.
 Sec. 90-363 Certificate of occupancy - Required.
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions.
 Officer Leonardo Hernandez
 Certified Service: 12-15-2016 - Property Owner
 Certified Service: 12-15-2016 - Registered Agent
 Initial Hearing: 1-25-2017

In compliance January 24, 2018, request dismissal

Count 1: This business is renting short term at least two illegal units without the required license. There are 8 actual units, one is allegedly employee housing but only 5 are recognized. **Count 2:** Required certificate of occupancy was never procured or issued for 3 units in question. **Count 3:** Required building permits were never procured or issued for the 3 units in question.

Legislative History

1/25/17	Code Compliance Hearing	Continuance
2/15/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance

12/20/17 Code Compliance Hearing Continuance

11

Case # 16-1028

Phillip & Patsy Amsterdam - Property Owner

511 Caroline Street

Sec. 18-601 License required.

Sec. 90-363 Certificate of occupancy - Required.

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

Officer Leonardo Hernandez

Certified Service: 12-15-2016 - Property Owner

Certified Service: 12-15-2016 - Registered Agent

Initial Hearing: 1-25-2017

In compliance January 24, 2018, request dismissal

Count 1: This business is renting short term 5 units without the required license. **Count 2:** Required certificate of occupancy was never procured or issued for 5 units in question. **Count 3:** Required building permits were never procured or issued for the 5 units in question.

Legislative History

1/25/17	Code Compliance Hearing	Continuance
2/15/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance

12

Case # 17-1261

Redmarq Homes LTD Co.

James Lewis Redmond -

Marcel, Milan & Dominika Kozak - property owners

1501 Truman Avenue Down Rear

Sec. 18-118 Acts declared unlawful

Sec. 18-157 Employment of unlicensed persons prohibited

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

Sec. 14-40 Permits in historic districts

Sec. 14-235 Permits required

Sec. 14-327 Inspection

Sec. 14-261 Failure to obtain

Sec. 14-262 Request for inspection

Officer Leonardo Hernandez

Certified Service: 12-6-2017 - property owners

Certified Service:

Initial Hearing: 1-3-2018

Continuance granted to March 28, 2018

Count 1: For aiding and abetting unlicensed contractors. **Count 2:** Employment of unlicensed persons is prohibited. **Count 3:** For working over the scope of permit 17-2809. **Count 4:** A/C condensers were installed without the benefit of a Certificate of Appropriateness. **Count 5:** A mechanical permit is required to install a/c condensers. **Count 6:** Inspections are required for mechanical installations. **Count 7:** Electrical work being done without the benefit of a electrical permit. **Count 8:** Electrical apparatus work requires inspection.

13

Case # 17-1598

Gold Empire USA LLC - Business
Nir Chen - Registered Agent
518 Duval Street
Sec. 18-705 Requirements of permit holder (2)
Officer Leonardo Hernandez
Certified Service: 1-4-2018 - business
Certified Service: 1-4-2018 - registered agent
Initial Hearing: 1-31-2018

Settlement Agreement

Count 1: On December 7, 2017, a routine inspection was done finding the business in violation of not having a sale price on multiple displayed items for sale as required. Follow up inspections were done of December 22, 2017 and December 28, 2017 with the same result.

14

Case # 17-1673

Key Home Investors LLC - Property Owners
c/o The Mack Company
The Home Depot Inc. #6313 - Business
Maintenx International Service Management - Code Violator
2811 N Roosevelt Boulevard
Sec. 26-31 Offensive and nuisance conditions prohibited
Sec. 26-32 Nuisances illustrated
Officer Leonardo Hernandez
Certified Service: 1-9-2018 - property owners
Certified Service: 1-3-2018 - business
Certified Service: 1-2-2018 - code violator
Initial Hearing: 1-31-2018

In compliance January 9, 2018, request dismissal

Count 1: The restrooms inside home depot are posted as closed due to a sewer pump issue. The porta potties located outside are leaking, the handicap porta potty has a sign that it is out of order and the smell is obnoxious. **Count 2:** The porta potties are not being maintained to prevent them from leaking. A follow-up inspection showed that the nuisance had worsened.

15

Case # 16-773

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
Posted: 8-10-2017
Initial Hearing: 8-30-2017

Continued from October 18, 2017

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

16

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

Continued from November 15, 2017

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

17

Case # 17-967

Overtown Public Assistance Trust #9

c/o Mary E Shirley

827 Emma Street 1/2

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

Officer Beau Langford

Certified Service: 12-20-2017

Initial Hearing: 1-31-2018

In compliance January 30, 2018, request dismissal

Count 1: For failure to obtain a business tax receipt to rent this property
non-transiently.

18

Case # 17-1023

Fish Sean
Sean Williams
1801 N Roosevelt Blvd
Sec. 66-102 Dates due and delinquent; penalties
Officer Beau Langford
Certified Service: 12-1-2017
Initial Hearing: 1-31-2018

In compliance January 31, 2018, request dismissal

Count 1: For failure to renew business tax receipt # 24065 for Fish Sean.

19

Case # 17-1317

Mark Hunt
1020 Eaton Street
Sec. 18-601 License required - Counts 1 - 7
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Counts 8-10
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations (d)(9) - Counts 11 - 17
Officer Beau Langford
Certified Service: 11-8-2017
Certified Service: 11-21-2017 - Amended Notice
Initial Hearing: 12-20-2017

Settlement Agreement

Counts 1 through 7: For renting the property transiently without the benefit of a transient license from 23 Oct 2017 to 30 Oct 2017. **Counts 8 through 10:** The subject property owner is holding out/advertising for short term rentals without the benefit of the required city, county and state licensing. The subject property does not have a transient medallion. The subject property has not been inspected by the Fire Department. **Counts 11 through 17:** The subject property owner is holding out for transient rental for 7 nights; dates of 30 Oct 2017 through 6 Nov 2017 for a total of \$5,500.00.

Legislative History

12/20/17 Code Compliance Hearing Continuance

20

Case # 17-846

A Modern Romance
Eric Baker
Mobile Vendor
Sec. 66-102 Dates due and delinquent; penalties
Officer Gerald Leggett
Certified Service: 1-3-2018
Initial Hearing: 12-20-2017

In compliance January 30, 2018, request dismissal

Count 1: The business tax receipt for A Modern Romance expired 30 Sept 2016.

Legislative History

12/20/17 Code Compliance Hearing Continuance

21

Case # 16-335

Eleanor J Miller-Laino
3735 Cindy Avenue
Sec. 90-363 Certificate of occupancy - Required
Sec. 58-61 Determination and levy of charge
Sec. 122-238 Dimensional requirements
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Jorge Lopez
Certified Service: 7-17-2017
Initial Hearing: 8-30-2017

Continuance granted to April 25, 2018

Count 1: Failure to obtain a certificate of occupancy. **Count 2:** Failure to pay impact fees related to utilities. **Count 3:** This unit/structure is located in the rear side of the subject property in the setback. **Count 4:** Renovations including plumbing and electrical work done without the benefit of building permits.

Legislative History

8/30/17 Code Compliance Hearing Continuance
12/20/17 Code Compliance Hearing Continuance

22

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 - property owner
Initial Hearing: 12-20-2017

Continued from December 20, 2017

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

23

Case # 17-1396

Marcia Rock
1331 Duncan Street
Sec. 26-192 Unreasonably excessive noise prohibited
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-261 Failure to obtain
Sec. 14-262 Request for inspection
Officer Jorge Lopez
Certified Service: 1-4-2018
Initial Hearing: 1-31-2018

New Case**Request dismissal of Counts 2, 3 and 4, Sections 14-37, 14-261 and 14-262**

Count 1: The city received a complaint of disturbing noise. Officer could hear the loud music inside the complainant's house. **Count 2:** For failure to obtain a permit for installation of a Jacuzzi. **Count 3:** For failure to obtain an electrical permit for the Jacuzzi. **Count 4:** For failure to obtain the required inspections for the Jacuzzi.

24

Case # 17-1554

Far Beauty LLC
Aviv Shumel - Registered Agent
211 Duval Street A
Sec. 18-415 Required - **Repeat Violation**
Officer Jorge Lopez
Certified Service: 12-11-17
Initial Hearing: 1-31-2018

Settlement Agreement

Count 1: On November 29, 2017, an employee (Ashtar Nofar) from the subject store was observed off premise canvassing a passerby in front of the store. On November 30, 2017, an employee (Romeo Maldini) from the subject store was observed off premise canvassing a passerby in front of the store. On December 6, 2017, an employee (Ofri Navon) from the subject store was observed off premise canvassing a passerby in front of the store. These are repeat violations referencing case numbers 16-1451, 17-483 and 17-811.

25

Case # 17-1561

E & M Imports Inc.
Eliran Damri - Registered Agent
120 Duval Street 122
Sec. 18-441 Required
Officer Jorge Lopez
Hand Served: 12-4-2017
Initial Hearing: 1-31-2018

Continuance granted to March 28, 2018

Count 1: On November 23, 2017, Code received a photograph and a video showing an employee (Nataliya Shkurat) from the subject business actively off premise canvassing in front of the store.

26

Case # 17-1639

Jose Freire
 1202 Packer Street Down
 Sec. 26-192 Unreasonable excessive noise prohibited
 Officer Jorge Lopez
 Hand Served: 12-15-2017
 Initial Hearing: 1-31-2018

In compliance January 23, 2018, request dismissal

Count 1: Responding to a noise complaint on November 30, 2017, entered complainant's house (Mr. Mendoza) and could hear the loud footsteps and loud music. Jose Freire was given a warning. On December 14, 2017, responded to another noise complaint at 9:25 pm and recorded the loud music and loud footsteps.

27

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 Kenneth JW Waite
 Certified Service: 5-16-2017
 Initial Hearing: 7-26-2017

Continued from December 20, 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.

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

28

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

Continued from December 20, 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.

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

29

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

Continued from December 20, 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.

Legislative History

7/26/17	Code Compliance Hearing	Continuance
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10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	Code Compliance Hearing	Continuance

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Case # 17-746

AIRBNB, Inc. - Registered Agent

Brian Chesky - CP

Lawyers Incorporating Services 2710

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

1207 Florida Street

Officer Kenneth JW Waite

Certified Service: 5-22-2017

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

Initial Hearing: 7-26-2017

Continued from December 20, 2017

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

31

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

Continued from December 20, 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.

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

32

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 Kenneth JW Waite
 Certified Service: 11-15-2017 Amended Notice
 Initial Hearing: 7-26-2017

Continued from December 20, 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

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

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Case # 17-1478

Brookwood, LLC

c/o Dan Marrin

1216 Watson Street

Sec. 18-601 License required - Count 1 of 9 - **Repeat Violation**

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Count 2 of 9 - **Repeat Violation**

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Counts 3 through 9 - **Repeat Violation**

Officer Kenneth JW Waite

Certified Service: 11-21-2017

Initial Hearing: 12-20-2017

In compliance, request dismissal

Count 1: For holding the property out for transient rental on vrbo.com/497773 without the benefit of a transient license. **Count 2:** The subject property owner 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 Fire Department. **Counts 3 through 9:** The subject property owner is holding out for transient rental for 7 nights the dates of 1 Dec 2017 through 8 Dec 2017 for a total of \$6,758.00.

Legislative History

12/20/17 Code Compliance Hearing Continuance

34

Case # 17-1527

Michael & Lynda Kopecki

1111 South Street

Sec. 18-601 License required - Count 1

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Count 2Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations (d)(9) - Counts 3 - 9

Officer Kenneth JW Waite

Certified Service: 12-19-2017

Initial Hearing: 1-31-2018

**In compliance December 12, 2017, request a Finding of Violation
without fees or fines**

Count 1: Subject property is being held out on www.vrbo.com for short term rentals without the benefit of a transient license. **Count 2:** The subject property owner 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 through 9:** The subject property owner is holding out for transient rental for 7 nights the dates of 2 Dec 2017 through 9 Dec 2017 for a total of \$6,535.00.

35

Case # 17-1635

Stephen M Tann

810 Terry Lane

Sec. 18-601 License required - Count 1

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Count 2Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations (d)(9) - Counts 3 - 9

Officer Kenneth JW Waite

Certified Service: 1-4-2018

Initial Hearing: 1-31-2018

**In compliance January 16, 2018, request a Finding of Violation
without fees or fines**

Count 1: Subject property is being held out on www.vrbo.com for short term rentals without the benefit of a transient license. **Count 2:** The subject property owner 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 through 9:** The subject property owner is holding out for transient rental for 7 nights the dates of 1 May 2018 through 8 May 2018 for a total of \$1,067.46.

36

Case # 17-253

National Field Network

c/o Donna Chieco, Violations Department

3514 Duck Avenue

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

Sec. 26-127 Periods for mowing and removal of debris

Officer Jim Young

Certified Service: 12-8-2017

Initial Hearing: 12-20-2017

Continued from December 20, 2017 for compliance

Count 1: Failure to maintain the property. It is filled with weeds, is unkempt, vines are growing on the side and inside the house and there are large piles of leaves everywhere. The house is in disrepair. **Count 2:** Failure to mow and remove debris on a quarterly basis.

Legislative History

12/20/17

Code Compliance Hearing

Continuance

HARC Appeals

37

SMA 17-02

Tropical Soup Corporation
Joseph H. Walsh
Pike Architects, Inc.
Van D. Fischer, Esquire
Mallory Square
H17-03-0008

Continued from August 30, 2017

Legislative History

6/28/17	Code Compliance Hearing	Continuance
8/30/17	Code Compliance Hearing	Continuance

Adjournment