



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

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Thursday, July 28, 2022

1:30 PM

City Hall

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**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**You may also attend these meetings virtually Via Zoom by telephoning +1 646 558 8656 Meeting ID: 882 3637 1600 Passcode: 758007 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/88236371600?pwd=WmpzcnEN5c2ZUR25qUElvcjlsbWhZZz09> Meeting ID: 882 3637 1600 Passcode: 758007**

**Call Meeting to Order**

**Code Violations**

**1**                      **Case # 22-437**  
Jean Fenold Metellus  
1213 14th Street Lot 193  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Sophia Doctoche  
Certified Mail: 5-11-2022  
Initial Hearing: 5-26-2022

**Continued from 26 May 2022**

**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**2****Case # 22-602**

BLKW LLC

418 William Street

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

**3****Case # 22-623**

Jetsurf Watersports

United States Corporation Agents Inc.- Registered Agent

2018 S Roosevelt Blvd

Sec. 82-72 Watercraft prohibited near beaches and parks

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

Officer Sophia Doctoche

Hand Posted: 7-22-2022

Initial Hearing: 7-28-2022

**In compliance as of 25 July 2022; Request dismissal**

**Count 1:** Failure to avoid operating any motorized watercraft within 300 feet of the shoreline.

**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

**4****Case # 22-811**

Leporace Joseph 2003 Trust for Anna Marie Frusco  
3308 Duck Ave

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 7-28-2022

**In compliance as of 21 June 2022; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City  
of Key West Licensing Department.

**5****Case # 22-815**

Gwendolyn J Campbell

1902 Seidenberg Ave

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

Officer Sophia Doctoche

Hand Posted: 7-13-2022

Initial Hearing: 7-28-2022

**In compliance as of 25 July 2022; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City  
of Key West Licensing Department.

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**Case # 22-831**

Borders Nidia F Revocable Trust 4/26/2020

1415 1st Street

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

Sec. 14-359 Permit display

Sec. 14-262 Request for inspection

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

Officer Sophia Doctoche

Certified Mail: 6-30-2022

Initial Hearing: 7-28-2022

**New Case****Count 1:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.**Count 2:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.**Count 3:** Failure to contact the City of Key West Building Department for  
an inspection.**Count 4:** Failure to apply and obtain a business tax receipt from the City  
of Key West Licensing Department.

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**Case # 22-836**

Dorr Ted Allen

1515 Josephine Street

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

Officer Sophia Doctoche

Certified Mail: 6-28-2022

Initial Hearing: 7-28-2022

**In compliance as of 17 June 2022; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City  
of Key West Licensing Department.

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**Case # 22-906**

Hart Daghan  
Ricciardi James Joseph  
2229 Seidenberg Ave 2  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 7-28-2022

**In compliance as of 8 July 2022; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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**Case # 22-641**

Crocs Retail LLC  
CT Corporation System- Registered Agent  
211 Duval Street B  
Sec. 2-939 Revocable Licenses  
Officer Keenan Mellendorf  
Certified Mail: 5-25-2022  
Initial Hearing: 5-26-2022

**Continued from 26 May 2022**

**Count 1:** Failure to apply for and obtain a revocable license with the City of Key West Licensing Department.

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**Case # 22-732**

John A Hadfield  
2801 Flagler Ave  
Sec. 62-2 Obstructions  
Officer Keenan Mellendorf  
Certified Mail: 6-28-2022  
Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to remove yard debris from the City right of way.

11

**Case # 22-562**

Paul Mead  
2924 Riviera Dr  
Sec. 100-292 Failure to achieve a compliance agreement  
Officer Paul Navarro  
Hand Posted: 3-9-2022  
Initial Hearing: 3-24-2022

**In compliance as of 21 July 2022; Request dismissal**

**Count 1:** Failure to comply with the settlement agreement.

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**Case # 22-1024**

JCWS General Services Inc  
Cardoso Beregeno Salgado, Walison- Registered Agent  
1100 Southard Street  
Sec. 18-150 Certificate of competency required  
Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business  
Officer Paul Navarro  
Certified Mail:  
Initial Hearing: 7-28-2022

**Settlement Agreement**

**Count 1:** Failure to register Florida State License with the City of Key West Licensing Department.

**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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**Case # 22-1031**

John & Rose Ingram  
1100 Southard Street  
Sec. 18-117 Acts declared unlawful  
Officer Paul Navarro  
Certified Mail: 7-18-2022  
Initial Hearing: 7-28-2022

**Settlement Agreement**

**Count 1:** Failure to hire a licensed contractor.

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**Case # 21-1329**

Love In Key West LLC  
Stocker Marsha Evans Law  
407 Front Street 4 D  
Sec. 58-68 Commercial solid waste accounts  
Officer Laurie Skinner  
Certified Mail:  
Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to contact Waste Management for a commercial waste account.

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**Case # 22-728**

Just Beds of Key West LLC  
Richard Klitenick Esq.- Registered Agent  
2726 N Roosevelt Blvd  
Sec. 30-1 Fees for false alarms and fire code inspections  
Officer Laurie Skinner  
Certified Mail: 5-17-2022  
Initial Hearing: 5-26-2022

**In compliance as of 1 June 2022; Request dismissal**

**Count 1:** Failure to pay delinquent fee for fire alarm inspections.

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**Case # 22-616**

The Key West Yacht Club Inc.  
Scott Saunders- Registered Agent  
2315 N Roosevelt Blvd  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-256 Permit required  
Sec. 14-262 Request for inspection  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 5-26-2022

**In compliance as of 8 June 2022; Request dismissal**

**Count 1:** Failure to apply and obtain building permits with the City of Key West Building Department.

**Count 2:** Failure to apply and obtain the appropriate electrical permits with the City of Key West Building Department.

**Count 3:** Failure to contact the City of Key West Building Department and schedule an inspection.

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**Case # 22-853**

604 Building LLC  
Stewart Applerouth- Registered Agent  
604 Duval Street  
Sec. 2-939 Revocable Licenses  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 7-28-2022

**In compliance as of 29 June 2022; Request dismissal**

**Count 1:** Failure to renew revocable license with the City of Key West Licensing Department.



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**Case # 22-1106**

Gloria Bradford  
1509 Seminary Street  
Sec. 26-126 Clearing of property of debris and noxious material required-

**Repeat**

Officer Roman Stenko  
Hand Served: 7-25-2022- **Amended Notice**  
Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to clean property of noxious materials and debris.-

**Repeat**

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**Case # 22-1131**

Martin Romero  
1509 Seminary Street  
Sec. 26-126 Clearing of property of debris and noxious material required

Officer Roman Stenko  
Hand Served: 7-25-2022  
Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to clean property of noxious materials and debris.

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**Case # 19-1465**

Robert B & Voctory Walsh  
810 Terry Lane  
Sec. 62-2 Obstructions

Officer Jim Young  
Certified Mail: 7-18-2022  
Initial Hearing: 7-28-2022

**Continuance granted to 25 August 2022**

**Count 1:** Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

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**Case # 19-1468**

Nancy A. Paulic Revocable Trust 8/11/2015  
812 Terry Lane  
Sec. 62-2 Obstructions  
Officer Jim Young  
Certified Mail: 6-28-2022  
Initial Hearing: 7-28-2022

**Continuance granted to 25 August 2022**

**Count 1:** Failure to remove pavers from the City's right of way or obtain an easement from the City of Key West Engineering Department.

22

**Case # 20-524**

Gregory G Farrelly- Registered Agent  
828 Windsor Lane  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
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 Jim Young  
Certified Mail: 6-30-2021  
Initial Hearing: 6-24-2021

**Continued from 26 May 2022**

**Count 1:** Failure to submit as built certifications to the City of Key West.

**Count 2:** Failure to apply and obtain an LUD with the City of Key West Planning Department.

**Count 3:** Failure to apply and obtain a non-transient license from the City of Key West Licensing Department.

**23****Case # 20-676**

Futterman Phenphak

1704 Jamaica Drive

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

Sec. 14-262 Request for inspection

Officer Jim Young

Certified Mail: 4-10-2021

Initial Hearing: 4-29-2021

**In compliance as of 19 July 2022; Request dismissal****Count 1:** Failure to apply and obtain the after the fact permits for all  
un-permitted work.**Count 2:** Failure to schedule an inspection for all work that has been  
completed.**24****Case # 20-1335**

John Lindle

1617 White Street

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

Officer Jim Young

Certified Mail: 2-2-2021

Initial Hearing: 2-18-2021

**Continued from 26 May 2022****Count 1:** Failure to apply and obtain after the fact permits for building,  
electrical and plumbing.

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**Case # 21-722**

Key Home Investors LLC  
C/O The Mack Company  
2811 North Roosevelt Blvd  
Sec. 26-126 Clearing of property of debris and noxious material required  
Sec. 14-364 Stormwater retention  
Officer Jim Young  
Hand Served: 6-8-2022  
Initial Hearing: 7-28-2022

**New Case**

**Count 1:** Failure to trim the landscaping and remove the refuse and trash.

**Count 2:** Failure to develop and maintain a stormwater retention plan.

26

**Case # 21-1344**

Lawney Management  
Company C/O James Dix, P  
124 Duval Street  
Sec. 18-601 License required  
Sec. 122-1371 (d)(9) Transient living accommodations in residential dwellings; regulations  
Officer Jim Young  
Certified Mail: 7-11-2022  
Initial Hearing: 7-28-2022

**In compliance as of 23 June 2022; Request dismissal**

**Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

**Count 2:** Failure to cease and desist renting the extra unit or obtain a transient license with the City of Key West Licensing Department.

**27**

**Case # 22-757**

Murphy Jean F Living Trust 01/18/2012  
1115 Southard Street  
Sec. 58-31 Container and receptacle requirements  
Officer Jim Young  
Certified Mail: 7-19-2022  
Initial Hearing: 7-28-2022

**Settlement Agreement**

**Count 1:** Failure to remove garbage bins from City right of way.

**Adjournment**