



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

---

Thursday, April 28, 2022

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.**

**You may also attend these meetings virtually via Zoom by telephoning +1 301 715 8592 Meeting ID: 837 2698 3182 Passcode: 542449 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/83726983182?pwd=bEcyS04zOEJQVkJxVGxqeWpPbjc0QT09> Meeting ID: 837 2698 3182 Passcode: 542449**

**Call Meeting to Order**

**Code Violations**

**1**                      **Case # 21-1787**  
Pinku Chandra Debnath  
MD Lutful Imad  
1213 14th Street Lot 179  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-359 Permit display  
Officer Sophia Doctoche  
Hand Posted: 3-18-2022  
Initial Hearing: 3-24-2022

**In compliance as of 27 April 2022; Request dismissal**

**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.

**2****Case # 22-3**

Liberty Noma LLC

416 Petronia Street #4

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

Officer Sophia Doctoche

Certified Mail: 3-2-2022

Initial Hearing: 2-24-2022

**Continued from 24 March 2022****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**3****Case # 22-344**

Michael Edward Dana

Albena Dana

916 Seminary Street

Sec. 18-601 License required- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings; regulations- **Irreparable**Sec. 122-1371 (D)(9) Transient living accommodations in residential dwellings; regulations (D)(9)- **Irreparable**

Officer Sophia Doctoche

Certified Mail: 3-15-2022

Initial Hearing: 4-28-2022

**Settlement Agreement****Counts 1-7:** Failure to obtain a transient medallion and license to advertise and rent short-term.- **Irreparable****Counts 8-10:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.- **Irreparable****Counts 11-17:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.- **Irreparable**

4

**Case # 22-551**

Southernmost Ghosts

512 Caroline 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: 4-28-2022

**In compliance as of 22 April 2022; Request dismissal****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

5

**Case # 22-556**

Altia Solutions Inc.

Theresa Evans- Registered Agent

58 Golf Club Drive

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 4-28-2022

**In compliance as of 7 March 2022; Request dismissal****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

6

**Case # 22-612**

Eileen Luongo

1114 Elgin Lane

Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations (D)(9)- **Repeat**

Officer Sophia Doctoche

Hand Posted: 3-28-2022

Initial Hearing: 4-28-2022

**New Case****Counts 1-15:** Failure to obtain a transient medallion and license to  
advertise and rent short term.- **Repeat****Counts 16-18:** Failure to obtain all required city, county and state  
licensing to advertise and rent short-term.- **Repeat****Counts 19-33:** Failure to obtain all required city, county and state  
licensing to advertise and rent short-term.- **Repeat**

7

**Case # 22-658**

Jaime Caballero

2929 Venetian Drive

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

Officer Sophia Doctoche

Certified Mail: 4-14-2022

Initial Hearing: 4-28-2022

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

8

**Case # 22-661**

Cocotte O'Clock DBA Egg O'Clock

Elisabeth Chalaca Odou

517 Fleming Street

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

Officer Sophia Doctoche

Hand Served: 4-20-2022- Amended Notice

Initial Hearing: 4-28-2022

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

9

**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 Edward Keane

Certified Mail: 6-30-2021

Initial Hearing: 6-24-2021

**Continued from 24 March 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.

10

**Case # 22-17**

BB&amp;T

Truist Bank Corporation Service Company

1010 Kennedy Dr Suite 100

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Keenan Mellendorf

Certified Mail: 3-17-2022

Initial Hearing: 3-24-2022

**Continued from 24 March 2022**

**Count 1:** Failure to contact the Revenue Department to submit payment for the delinquent fire inspection fees.

11

**Case # 22-419**

Linda K Carter Living Trust

602 Southard Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Keenan Mellendorf

Certified Mail:

Initial Hearing: 4-28-2022

**In compliance as of 22 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

12

**Case # 22-690**

Last Key Investors LLC

Rich Pesce- Registered Agent

311 Elizabeth Street

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Keenan Mellendorf

Certified Mail:

Initial Hearing: 4-28-2022

**New Case**

**Count 1:** Failure to keep music and conversations at a normal volume to not disrupt other residents.

13

**Case # 21-391**

Christian E Teves and Michael S Burau  
533 Petronia Street  
Sec. 62-2 Obstructions  
Officer Paul Navarro  
Certified Mail: 6-7-2021  
Initial Hearing: 6-24-2021

**Continued from 24 February 2022****Count 1:** Failure to remove obstructing palm trees from the right-of-way.

14

**Case # 22-200**

Skippy's Mobile Rescue  
Scott Weber  
1300 15th Ct Lot 43  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Paul Navarro  
Hand Posted: 3-14-2022  
Initial Hearing: 3-24-2022

**Continued from 24 March 2022****Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

15

**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

**Continued from 24 March 2022****Count 1:** Failure to comply with the settlement agreement.

16

**Case # 22-242**

Preferred Painting 2  
Michael Syring  
3144 Northside Drive  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Leo Slecton  
Hand Posted: 3-30-2022  
Initial Hearing: 4-28-2022

**New Case**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

17

**Case # 22-248**

Susan Marie Rostein  
3202 Duck Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Leo Slecton  
Hand Posted: 3-30-2022  
Initial Hearing: 4-28-2022

**In compliance as of 27 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

18

**Case # 22-325**

Alex Aiello  
1701 Jamaica Drive  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Leo Slecton  
Certified Mail: 3-10-2022  
Initial Hearing: 3-24-2022

**Continued from 24 March 2022**

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



19

**Case # 22-425**

Mary Poole Forsythe  
623 Catholic Lane  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 4-28-2022

**In compliance as of 30 March 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

20

**Case # 22-497**

Volcanic Charters LLC  
Walter Woodward  
951 Caroline Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 4-28-2022

**In compliance as of 30 March 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

21

**Case # 22-498**

Volcanic Charters LLC  
Mikhael Blumid  
951 Caroline Street Dock  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 4-28-2022

**In compliance as of 30 March 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

22

**Case # 22-691**

Island Life of Key West  
Bon Voyage  
614 Front Street  
Sec. 2-939 Revocable licenses  
Officer Leo Slecton  
Hand Posted: 4-15-2022  
Initial Hearing: 4-28-2022

**In compliance as of 15 April 2022; Request dismissal**

**Count 1:** Failure to pay delinquent fees for the awning sign revocable license with the City of Key West Licensing Department.

23

**Case # 21-1212**

Gloria H Bradford  
1509 Seminary Street  
Sec. 26-126 Clearing of property of debris and noxious material required  
Officer Roman Stenko  
Hand Posted: 4-13-2022  
Initial Hearing: 4-28-2022

**New Case**

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

24

**Case # 22-212**

Rupp William R Tr 10/31/1991  
C/O Luba Kogan  
115 Whitehead Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 12 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

25

**Case # 22-213**

Rupp William R Tr 10/31/1991  
C/O Luba Kogan  
116 Fitzpatrick Street 201  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 12 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

26

**Case # 22-215**

Bone Island Welding LLC  
118 4th Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**New Case**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

27

**Case # 22-225**

Harold J Stieber III  
1203 Newton Street 1  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 12 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

28

**Case # 22-304**

Oberon Marine LLC  
Michael F Ulrich  
245 Front Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-12-2022  
Initial Hearing: 4-28-2022

**New Case**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

29

**Case # 22-314**

Nelson Jimenez  
2601 S Roosevelt Blvd 607A  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 18 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

30

**Case # 22-318**

Marsha A Garrard  
2616 Patterson Ave 1  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 12 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

31

**Case # 22-394**

GCZ Key West Partners LLC  
Daniel Zier- Registered Agent  
431 Front Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-21-2022  
Initial Hearing: 4-28-2022

**In compliance as of 27 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

32

**Case # 22-669**

Rupp William R Tr  
C/O Kogan Luba 14  
811 Truman Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**In compliance as of 12 April 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

33

**Case # 22-294**

Pro Yacht Solutions LLC  
Jason Goldenberg  
22362 Lafitte Drive  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Igor Timus  
Hand Posted: 3-31-2022  
Initial Hearing: 4-28-2022

**In compliance as of 31 March 2022; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

34

**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 24 February 2022**

**Count 1:** Failure to apply and obtain after the fact permits for building,  
electrical and plumbing.

35

**Case # 20-1493**

Richard T Lewis

Susan Derose

1102 Washington Street

~~Sec. 62-2-Obstructions~~~~Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions~~

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

~~Sec. 14-40 Permits in historic districts~~~~Sec. 62-2-Obstructions~~

Officer Jim Young

Hand Served: 3-25-2021

Initial Hearing: 2-18-2021

**In compliance as of 25 March 2022; Request dismissal**~~Count 1: Failure to contact the Engineering Department to obtain the proper permits for installation of plants, trees and shrubs on public easements.~~~~Count 2: Failure to obtain permits to install plants, trees and shrubs on a public easement.~~**Count 3:** Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.~~Count 4: Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.~~~~Count 5: Failure to contact the City of Key West Engineering Department to obtain the proper permits for installing plants, trees, scrubs on public easement.~~

36

**Case # 21-1562**

Michael Donoghue

1501 George Street

Sec. 110-292 Failure to achieve a settlement agreement

Officer Jim Young

Certified Mail: Amended Notice

Initial Hearing: 11-18-2021

**City request to vacate findings and order; Request dismissal****Count 1:** Failure to comply with the settlement agreement.

**Mitigations****37****Case # 22-400**

Eileen Luongo

1114 Elgin Lane

Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Repeat**

Officer Sophia Doctoche

Certified Mail: 2-25-2022

Initial Hearing: 3-24-2022

**Mitigation****Count 1-15:** Failure to obtain a transient medallion and license to  
advertise and rent short-term.- **Repeat****Count 16-18:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.- **Repeat****Count 19-33:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.- **Repeat****Adjournment**