



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, February 24, 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 +1 312 626 6799 Meeting ID: 823 1452 9766 Passcode: 825039 or online at <https://cityofkeywest-fl-gov.zoom.us/j/82314529766?pwd=bmNJbWZZSHpMVGJCR0hEek1Qa3I5QT09> Meeting ID: 823 1452 9766 Passcode: 825039

Call Meeting to Order

Code Violations

1

Case # 21-1808

Rent Key West Vacations Inc.

Paul N Hayes- Registered Agent

Michael A. Mele- Property Owner

504 Catherine Street

Sec. 18-601 License required- **Irreparable**

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations- **Irreparable**

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

Officer Sophia Doctoche

Certified Mail: 11-22-2021- Rent Key West Vacations Inc.

Certified Mail: Michael A. Mele

Initial Hearing: 12-16-2021

In compliance as of 24 February 2022; Request dismissal

Count 1-5: Unlawful to lease a residential property for a period of less than thirty days or one calendar month without having obtained a business tax receipt.- **Irreparable**

Count 6-8: Failure to obtain the required city, county or state license for holding out/ advertising a short-term rental at this property.- **Irreparable**

Count 9-13: Unlawfully holding out this short-term rental for five nights.- **Irreparable**

2

Case # 21-1884

Maouad Varela I LLC

1011 Varela Street

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

Officer Sophia Doctoche

Hand Posted: 2-14-2022

Initial Hearing: 2-24-2022

New Case

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

3

Case # 21-1885

Maouad- Varela 2 LLC

1011 Varela Street 2

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

Officer Sophia Doctoche

Hand Posted: 2-14-2022

Initial Hearing: 2-24-2022

New Case

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

4

Case # 21-1926

Historic Key West Vacation Rentals LLC

Brenda Donnelly- Registered Agent

711 Galveston Lane

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 2-24-2022

In compliance as of 29 December 2022; Request dismissal

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

5**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:

Initial Hearing: 2-24-2022

Continuance granted to 24 March 2022

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

6**Case # 22-125**

Coconut Mallory Properties LLC

Celeste P Gosselin

1445 S Roosevelt Blvd 412

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 2-24-2022

In compliance as of 4 February 2022; Request dismissal

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

7**Case # 22-141**

Secret Villa 1, LLC

James Heslin- Registered Agent

603 Free School Alley

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Doctoche

Certified Mail: 2-11-2022

Initial Hearing: 2-24-2022

In compliance as of 15 February 2022; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the

delinquent business tax receipt.

8

Case # 22-160

Secret Villa II LLC
James Heslin- Registered Agent
605 Free School Alley
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail: 2-11-2022
Initial Hearing: 2-24-2022

Continuance granted to 24 March 2022

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

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 27 January 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.

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Case # 22-189

Pohalski LLC
C/O Tony Willis CPA
1109 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Michal Matloch
Certified Mail:
Initial Hearing: 2-24-2022

New Case

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

11

Case # 21-1904

Steven Kunkemoeller

708 South Street 1

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail: 1-24-2022

Initial Hearing: 2-24-2022

Continuance granted to 24 March 2022

Count 1: Failure to apply and obtain a building permit from the City of Key West Building Department.

Count 2: Failure to apply and obtain a building permit from the City of Key West Building Department.

12

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 27 January 2022

Count 1: Failure to remove obstructing palm trees from the right-of-way.

13

Case # 21-1630

Ocean Key Resort & Spa

C/O Noble House Hotels

0 Duval Street

Sec. 14-325 Permits required

Sec. 14-327 Inspection

Officer Paul Navarro

Certified Mail: 1-20-2022
Initial Hearing: 2-24-2022

In compliance as of 20 January 2022; Request dismissal

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

Count 2: Failure to schedule an inspection with the City of Key West Building Department.

14

Case # 21-1631

Tadd Mallard
3359 Flagler Ave
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Paul Navarro
Hand Posted: 12-1-2021
Initial Hearing: 12-16-2021

In compliance as of 17 February 2022; Request dismissal

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

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Case # 21-1632

Elite Development and Mechanical Corp
Nelson Medina Jr.
0 Duval Street
Sec. 14-325 Permits required
Sec. 14-327 Inspection
Officer Paul Navarro
Certified Mail: 1-20-2022
Initial Hearing: 2-24-2022

In compliance as of 20 January 2022; Request dismissal

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

Count 2: Failure to schedule an inspection with the City of Key West Building Department.

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Case # 22-184

Rite-way of the Florida Keys
Richard Bellizzi

1711 Seminary Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Paul Navarro
Certified Mail: 2-17-2022
Initial Hearing: 2-24-2022

In compliance as of 22 February 2022; Request dismissal

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

17

Case # 22-147

Paul S Mills CPA
1541 5th Street
Sec. 66-102 Dates due and delinquent; penalties- **Repeat**
Officer Leo Slecton
Certified Mail: 2-17-2022
Initial Hearing: 2-24-2022

New Case

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

18

Case # 19-1707

211 Duval Company
C/O Duval Group
Charles Ittah- Registered Agent
215 Duval Street
~~Sec. 2-939 Licenses- **Dismissed**~~
~~Sec. 14-37 Building permits; professional plans; display of permits;-
address; exceptions- **Dismissed**~~
Sec. 114-108 Maintenance of all signs
~~Sec. 14-40 Permits in historic districts- **Dismissed**~~
Officer Igor Timus
Certified Mail: 10-4-2021
Initial Hearing: 11-18-2021

In compliance as of 23 February 2022; Request dismissal

~~Count 1: Failure to apply and obtain a revocable license from the City of
Key West Licensing Department.- **Dismissed**~~

~~Count 2: Failure to apply and obtain a permit from the City of Key West Building Department. - Dismissed~~

Count 3: Failure to restore historic sign.

~~Count 4: Failure to apply and obtain a certificate of appropriateness from the City of Key West HARC Department. - Dismissed~~

19

Case # 18-1639

Jessica Clark

1824 Fogarty Ave 1

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

Sec. 14-72 Minimum facilities

Officer Jim Young

Certified Mail: 1-27-2021

Initial Hearing: 2-18-2021

In compliance as of 10 February 2022; Request dismissal

Count 1: Failure to apply and obtain a certificate of occupancy for the unit located in the rear side of the property.

Count 2: Failure to contact the Planning Department to apply and obtain cost of impact fees.

Count 3: Failure to provide an as-built certificate to the Building Department.

Count 4: Failure to remove the tarp and bed from this area.

20

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

Continued from 16 December 2021

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.

21

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 16 December 2021

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

22

Case # 21-128

Singh Business Trust V
518 Elizabeth Street
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business
Sec. 122-629 Prohibited uses
Officer Jim Young
Certified Mail: 11-15-2021
Initial Hearing: 12-16-2021

In compliance as of 17 February 2022; Request dismissal

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

Count 2: Conducting tours in the Historic High Density Residential District which prohibits this type of activity.

23

Case # 21-1910

Rose Petals in Paradise, LLC
Monica Woodbury- C/O Manager
4 Charles Street
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business
Officer Jim Young
Certified Mail:
Initial Hearing: 1-27-2022

In compliance as of 3 February 2022; Request dismissal

Count 1: Failure to apply and obtain a Business Tax Receipt with the City of Key West Licensing Department.

Mitigations

24

Case # 21-1537

Edward A. Chilton

1011 Windsor Lane

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

Sec. 14-40 Permits in historic districts

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Sec. 14-359 Permit display

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 Leo Slecton

Certified Mail: 11-01-2021

Initial Hearing: 10-21-2021

Mitigation

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

Count 2: Failure to apply and obtain a Certificate of Appropriateness with the City of Key West HARC Department.

Count 3: Failure to apply and obtain electrical permits with the City of Key West Building Department.

Count 4: Failure to schedule a required inspection with the City of Key West Building Department.

Count 5: Failure to apply and obtain a plumbing permit with the City of Key West Building Department.

Count 6: Failure to achieve Certificate of Competency.

Count 7: Failure to apply and obtain a Business Tax Receipt with the City of Key West Licensing Department.

25

Case # 12-586

Michael Coppola

1109 Fleming Street

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

Sec. 58-63 Delinquency
Officer Bonnita Badgett
Certified Service: 7-30-2012
Initial Hearing: 8-22-2012

Mitigation

Count 1: A business tax receipt is required to rent your property.

Count 2: The sewer/solid waste accounts are delinquent.

Attachments: [12-586 1109 Fleming St NOH](#)
[12-586 1109 Fleming St. lease](#)

Adjournment