



# 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, November 17, 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 +1 309 205 3325 Meeting ID: 819 8258 8869 Passcode: 855595 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/81982588869?pwd=QWhCSGZ0bUhPc3ZZYzNuK3psZE9lUT09> Meeting ID: 819 8258 8869 Passcode: 855595**

**Call Meeting to Order**

#### **Code Violations**

**1**                      **Case # 22-1210**  
Michael Cates  
3708 Northside Drive  
14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Sean Davis  
Certified Mail: 9-12-2022  
Initial Hearing: 9-29-2022

**Continued from 20 October 2022**

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

**2****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

**In compliance as of 9 November 2022; Request dismissal**

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

**3****Case # 22-1262**

Corraine A Ybarra  
3075 Flagler Ave Unit 12  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 11-17-2022

**New Case**

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

**4****Case # 22-1323**

Noble Family Eastgate LLC  
Marion Stricker- Registered Agent  
711 Fleming Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 10-25-2022  
Initial Hearing: 11-17-2022

**In compliance as of 17 October 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 # 22-1363**

Country Club Investments LLC

Joseph Pinto

1800 Atlantic Blvd 100A

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

Officer Sophia Docotche

Hand Posted: 10-25-2022

Initial Hearing: 11-17-2022

**Settlement Agreement****Count 1:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to obtain all required city, county and state licensing to advertise and rent short term.- **Irreparable**

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**Case # 22-510**

Charles Arthur Mcconn

620 White Street

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail: 9-8-2022

Initial Hearing: 9-29-2022

**Continuance granted to 15 December 2022****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.

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**Case # 22-1373**

Key West Electric INC

Jorge Sanchez- Registered Agent

1518 Laird Street

Sec. 18-150 Certificate of competency required- **Irreparable**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Irreparable**Sec. 14-262 Request for inspection- **Irreparable**Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions- **Irreparable**

Officer Paul Navarro

Certified Mail: 10-27-2022

Initial Hearing: 11-17-2022

**Continuance granted to 15 December 2022****Count 1:** Failure to register Florida State License with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable****Count 3:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.- **Irreparable****Count 4:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable**

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**Case # 22-1374**

JC Electric of the Florida Keys INC  
Juan C. Morales- Registered Agent  
1518 Laird Street

Sec. 14-262 Request for inspection- **Irreparable**

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

Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Paul Navarro

Certified Mail:

Initial Hearing: 11-17-2022

**Continuance granted to 15 December 2022**

**Count 1:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.- **Irreparable**

**Count 2:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable**

**Count 3:** Failure to hire a licensed contractor.- **Irreparable**

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**Case # 22-1414**

Joel Bernard Lucien Odou  
611 Whitehead Street

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

Sec. 14-40 Permits in historic districts- **Irreparable**

Sec. 18-150 Certificate of competency required- **Irreparable**

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

Officer Paul Navarro

Certified Mail:

Initial Hearing: 11-17-2022

**New Case**

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

**Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West Planning Department.- **Irreparable**

**Count 3:** Failure to achieve Certificate of Competency.- **Irreparable**

**Count 4:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable**

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**Case # 22-1417**

Dennis & Leigh Hooten  
2829 Seidenberg Ave  
Sec. 26-126 Clearing of property of debris and noxious materials required  
Officer Leo Slecton  
Certified Mail: 11-10-2022  
Initial Hearing: 11-17-2022

**New Case**

**Count 1:** Failure to clear property of overgrown grass

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**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 20 October 2022**

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

**Mitigations**

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**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

**Mitigation**

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

