



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, February 23, 2023

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

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Case # 22-1437

Joe Raines

Kathleen Raines

2009 Roosevelt Drive

Sec. 108-680 Recreational vehicles and boats

Officer Sean Davis

Certified Mail: 2-1-2023

Initial Hearing: 2-23-2023

In compliance as of 19 February 2023; Request dismissal

Count 1: Failure to remove RV from property or move RV 50% behind the front structure line of the main dwelling.

2**Case # 22-1518**

Catherine Anna Still

Charles Andrew Baxter

610 Dey Street

Sec. 14-364 Storm water retention

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business

Officer Sean Davis

Certified Mail: 1-26-2023

Initial Hearing: 2-23-2023

New Case**Count 1:** Failure to retain a storm water retention plan.**Count 2:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 3:** Failure to apply and obtain a business tax receipt with the City of
Key West Licensing Department.**3****Case # 22-1643**

Van Allen Bruce

2303 Linda Ave

Sec. 110-259 Duty of private property owner

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

Officer Sean Davis

Certified Mail:

Initial Hearing: 1-26-2023

Continued from 26 January 2023**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to clear property of overgrown grass.

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Case # 22-799

Ronald & Teresa Dalton
321 Margaret Street
Sec. 90-363 Certificate of occupancy required
Sec. 58-61 Determination and levy of charge
Officer Sophia Doctoche
Certified Mail: 12-19-2022
Initial Hearing: 1-26-2023

Continued from 26 January 2023

Count 1: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

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

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Case # 22-1585

Key West Hideaways, Inc.
Kenneth H. Schultz- **Registered Agent**
329 Peacon Lane
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Hand Posted: 12-20-2022
Initial Hearing: 1-26-2023

Settlement Agreement

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

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Case # 23-7

Vacasa Florida LLC

CT Corporation System- Registered Agent

12 Kingfisher Lane

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

Officer Sophia Doctoche

Certified Mail: 1-18-2023

Initial Hearing: 2-23-2023

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

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Case # 23-27

Resless Native Charters LLC

Brad Barker- Registered Agent

201 William Street #C18

Sec. 18-601 License required

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

Officer Sophia Doctoche

Certified Mail: 2-14-2023

Initial Hearing: 2-23-2023

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

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Case # 21-1831

Migo 2 LLC

Michael Goldberg- **Registered Agent**

2016 Roosevelt Drive

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

Officer Paul Navarro

Certified Mail: 8-22-2022

Initial Hearing: 9-29-2022

Continued from 15 December 2022**Count 1:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department

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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-~~ **Dismiss**~~Sec. 14-40 Permits in historic districts-~~ **Dismiss**

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

Hand Posted: 11-15-2022

Initial Hearing: 11-17-2022

Continued from 26 January 2023~~Count 1: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.-~~ **Dismiss**~~Count 2: Failure to apply and obtain a certificate of appropriateness with the City of Key West Planning Department.-~~ **Dismiss****Count 3:** Failure to achieve Certificate of Competency.**Count 4:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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Case # 23-31

Key West Spine & Injury

Michael Norman

1117 Key Plaza

Sec. 14-262 Request for inspection

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

Sec. 18-117 Acts declared unlawful

Officer Paul Navarro

Certified Mail: 2-14-2023

Initial Hearing: 2-23-2023

New Case**Count 1:** Failure to schedule inspections for the un permitted work 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 hire a licensed contractor.

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Case # 23-32

Jorge A. Sanchez

1117 Key Plaza

Sec. 14-262 Request for inspection

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

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: 1-26-2023

Initial Hearing: 1-26-2023

Continued from 26 January 2023**Count 1:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.**Count 2:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 3:** Failure to achieve Certificate of Competency.**Count 4:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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Case # 23-73

Simply Blue Pools LLC
Brain S. Thomas- Registered Agent
1922 Patterson Ave
Sec. 74-31 Unlawful deposits
Officer Paul Navarro
Certified Mail: 2-14-2023
Initial Hearing: 2-23-2023

Settlement Agreement

Count 1: Failure to cease the deposit of any human or animal excrement, garbage, or other waste on any public property within the City.

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Case # 22-1507

Jackson Square Condominium Association INC.
Eric Wild Lcam
600 Whitehead Street 208
Sec. 58-68 Commercial solid waste accounts
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 2-23-2023

Continuance granted to 30 March 2023

Count 1: Failure to hold a trash account with Waste Management.

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Case # 23-193

Suzanne Desaulniers

Daniel Michaud

221 Petronia Street

Sec. 58-31 Container and receptacle requirements

Sec. 58-35 Requirements for bulk and excess yard waste pickup

Sec. 62-2 Obstructions

Officer Laurie Skinner

Hand Posted: 2-3-2023

Initial Hearing: 2-23-2023

New Case**Count 1:** Failure to remove bins from the right of way.**Count 2:** Failure to call Waste Management to remove concrete and trash from the right of way.**Count 3:** Failure to remove concrete and trash from the right of way.

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Case # 22-1233

Marie Rose Guerline Cine

1300 15th CT Lot #20

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

Officer Leo Slecton

Certified Mail: 1-13-2023

Initial Hearing: 1-26-2023

Continued from 26 January 2023**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department

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Case # 22-1501

David Gomez

2308 Patterson Ave

Sec. 18-150 Certificate of competency required

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

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

Officer Roman Stenko

Certified Mail: 12-7-2022

Initial Hearing: 12-15-2022

Continued from 26 January 2023**Count 1:** Failure to achieve Certificate of Competency.**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.**Count 3:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

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Case # 23-3

Thomas McGuirk

1909 Blanche Street 1

Sec. 18-117 Acts declared unlawful

Officer Jim Young

Certified Mail: 1-18-2023

Initial Hearing: 1-26-2023

Settlement Agreement**Count 1:** Failure to hire a licensed building inspector.

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Case # 23-3

Jaime Cutimanco
1909 Blanche Street 1
Sec. 18-146 License required
Sec. 66-87 Business tax required for all holding themselves out to be engaged in business
Officer Jim Young
Certified Mail: 2-1-2023
Initial Hearing: 1-26-2023

Settlement Agreement

Count 1: Failure to apply and obtain a contractors license.

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

Mitigations

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Case # 22-975

Hector E. Vazquez
3930 S Roosevelt Blvd 113E
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 8-31-2022
Initial Hearing: 9-29-2022

Mitigation

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

Adjournment