



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, March 30, 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.

You may also attend these meetings virtually via Zoom by telephoning 1 305 224 1968 Meeting ID: 821 0622 9213 Passcode: 100547 or online at: <https://cityofkeywest-fl-gov.zoom.us/j/82106229213?pwd=NHQyMWxoeEIM1BPd1Z0SS9Scnh4QT09> Meeting ID: 821 0622 9213 Passcode: 100547

Call Meeting to Order

Code Violations

1 Case # 22-1518
Catherine Ann Still
Charles Andrew Baxter
610 Dey Street
Sec. 14-364 Storm water retention
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 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

In compliance as of 24 February 2023; Request dismissal

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.

2

Case # 23-46

Sugar Apple Natural Foods
Phillip Crumbley- **Business Owner**
917 Simonton Street
Sec. 62-2 Obstructions
Officer Sean Davis
Certified Mail: 3-17-2023 **Amended Notice**
Initial Hearing: 3-30-2023

In compliance as of 22 March 2023; Request dismissal

Count 1: Failure to remove planters and benches from the City right of way.

3

Case # 23-48

Key West Chemical & Paper Supply Inc.
Gilda Fernandez- **Registered Agent**
909 Simonton Street
Sec. 62-2 Obstructions
Officer Sean Davis
Certified Mail: 3-14-2023 **Amended Notice**
Initial Hearing: 3-30-2023

Requesting dismissal without prejudice

Count 1: Failure to remove planters, statues, and benches from the City right of way.

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Case # 23-57

The Hip Tourist INC
Cathy Fernandez- **Registered Agent**
915 Simonton Street
Sec. 62-2 Obstructions
Officer Sean Davis
Certified Mail: 3-14-2023 **Amended Notice**
Initial Hearing: 3-30-2023

Requesting dismissal without prejudice

Count 1: Failure to remove planters, statues, and benches from the City right of way.

5

Case # 23-505

Hank's Hair of the Dog Saloon

Nick Brownell- **Musician**Paul Lopez- **Manager**

409 Caroline Street

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Sean Davis

Hand Served: 3-16-2023

Initial Hearing: 3-30-2023

Continuance granted to 27 April 2023**Count 1:** Failure to keep music sound at a legal level.

6

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

In compliance as of 10 March 2023; 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 # 23-27

Restless 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

City request to vacate findings and order; Request dismissal**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.

8

Case # 23-375

Marc Milstein

Sharon Bartsch

56 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: 3-30-2023

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 # 23-377

Pohalski LLC
C/O Tony Willis CPA and Associates
1109 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 3-30-2023

New Case

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

10

Case # 23-175

1700 North Roosevelt LLC
Robert Highsmith Esq Feldman Koenig & Highsmith PA- **Registered Agent**
1708 N Roosevelt Blvd
66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Certified Mail: 2-14-2023
Initial Hearing: 3-30-2023

In compliance as of 24 February 2023; Request dismissal

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

11

Case # 23-182

Thomas H. Means
1514 Bertha Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Certified Mail: 2-14-2023
Initial Hearing: 3-30-2023

In compliance as of 27 February 2023; Request dismissal

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

12

Case # 23-259

Suzanne Desaulniers

Daniel Michaud

221 Petronia Street

Sec. 18-601 License required

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

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-30-2023

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 a non-transient license with the City of Key West Licensing Department.**Count 3:** Failure to apply and obtain all required city, county, and state licensing to advertise and rent short term.

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Case # 23-271

Kean Philippa

56 Seaside South Court

Sec. 66-102 Dates due and delinquent; penalties

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-30-2023

In compliance as of 3 March 2023; Request dismissal**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

14

Case # 23-301

Karrie Porter Photography
Karrie Porter Bond
400 Whitehead Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Hand Posted: 3-15-2023
Initial Hearing: 3-30-2023

New Case

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

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Case # 23-378

Ready Software Solutions LLC
Stephen Schroeder- Registered Agent
1015 Windsor Lane
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Certified Mail: 3-7-2023
Initial Hearing: 3-30-2023

In compliance as of 21 March 2023; Request dismissal

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

16

Case # 23-387

Ivy Faatuai LLC
Corporate Creations Network INC- **Registered Agent**
1614 Johnson Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Certified Mail: 3-7-2023
Initial Hearing: 3-30-2023

In compliance as of 1 March 2023; Request dismissal

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

17

Case # 23-395

The Keys Carpet Lady and Floor Guy Inc.
United States Corporation Agents Inc.- **Registered Agent**
3144 Northside Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Certified Mail: 3-1-2023
Initial Hearing: 3-30-2023

New Case

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

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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 23 February 2023

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

Continued from 23 February 2023**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.

20

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 23 February 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.

21

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: 1-26-2023
Initial Hearing: 2-23-2023

In compliance as of 21 February 2023; Request dismissal

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

22

Case # 23-45

1724 Rose LLC
Att Scott Oropeza- **Registered Agent**
1724 Rose Street
Sec. 58-35 Requirements for bulk and excess yard waste pickup
Sec. 62-2 Obstructions
Sec. 58-31 Container and receptacle requirements
Officer Laurie Skinner
Certified Mail: 3-1-2023
Initial Hearing: 3-30-2023

New Case

Count 1: Failure to call Waste Management and schedule a bulk waste pick up.

Count 2: Failure to remove trash from the right of way.

Count 3: Failure to remove trash bins from the right of way.

23

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. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy-Required

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

Officer Leo Slecton

Hand Posted: 9-19-2022- **Amended Notice**

Initial Hearing: 7-28-2022

Continued from 26 January 2023**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 3:** Failure to schedule an inspection for all work that has been
completed.**Count 4:** Failure to apply and obtain a LUD with the City of Key West
Planning Department.**Count 5:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 6:** Failure to apply and obtain a business tax receipt from the City
of Key West Licensing Department.

24

Case # 22-1568

JLB and Assoc Key West LLC

Paula Crewe- **Registered Agent**

1116 Truman Ave

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

Sec. 14-40 Permits in historic districts

Officer Leo Slecton

Certified Mail: 3-28-2023

Initial Hearing: 3-30-2023

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 a certificate of appropriateness with the City of Key West HARC Department.

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Case # 22-1501Adamant Group LLC- **Property Owner**David Gomez- **Unlicensed Contractor**

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 23 February 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.

26

Case # 23-478Beyer Holdings LLC- **Home Owner**Steven E. Krejci- **Registered Agent**

Hands on Deck LLC

Susan M. Corbin- **Registered Agent**

829 Eaton Street

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

Sec. 14-40 Permits in historic districts

Officer Roman Stenko

Certified Mail: 3-23-2023

Initial Hearing: 3-30-2023

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

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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

Mitigation**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.