



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, April 27, 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

1

Case # 22-1194

Kava Culture Key West Co.

Jacqueline L. Rusher- **Registered Agent**

901 Fleming Street

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

Officer Sean Davis

Certified Mail: 12-16-2022

Initial Hearing: 1-26-2023

Continued from 26 January 2023

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

2**Case # 22-1571**

Janker Living Trust 11/16/2021
Peter Janker- **Property Owner**
1301 Whitehead Street 1
Sec. 58-61 Determination and levy of charge
Sec. 90-363 Certificate of occupancy required
Officer Sean Davis
Hand Posted: 4-19-2023
Initial Hearing: 4-27-2023

Continuance granted to 25 May 2023

Count 1: Failure to apply and obtain a LUD with the City of Key West Planning Department.

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

3**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

Continued from 30 March 2023

Count 1: Failure to keep music sound at a legal level.

4

Case # 23-128

Kennedy Cafe Inc.

Rahimov Shukhart- **Registered Agent**

924 Kennedy Drive

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

Officer Sophia Doctoche

Certified Mail: 3-10-2023

Initial Hearing: 4-27-2023

New Case**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

5

Case # 23-220

DiamondRock Key West Tenant LLC

Nrai Services Inc.- **Registered Agent**

3420 N Roosevelt Blvd

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

Officer Sophia Doctoche

Certified Mail: 3-10-2023

Initial Hearing: 4-27-2023

In compliance as of 26 April 2023; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

6

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

Hand Posted: 4-19-2023

Initial Hearing: 3-30-2023

Continued from 30 March 2023

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- **Repeat**

Officer Sophia Doctoche

Certified Mail: **Amended Notice**

Initial Hearing: 3-30-2023

Continued from 30 March 2023

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

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Case # 23-448

Arnold Steven
327 Peacon Lane
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)
Officer Sophia Doctoche
Certified Mail: 3-17-2023
Initial Hearing: 4-27-2023

In compliance as of 24 March 2023; 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.

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Case # 23-547

Key West Residential Property Management
Jaime M. Caballero- **Registered Agent**
824 Thomas Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**
Officer Sophia Doctoche
Certified Mail: 3-31-2023
Initial Hearing: 4-27-2023

New Case

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

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Case # 23-582

Katharina Tiffany and Veritas Gassmann LLC

Palani Meador- **Registered Agent**

1104 Packer Street

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

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Sec. 18-601 License required

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

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Sec. 58-61 Determination and levy of charge

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

Officer Ashton Gentry

Certified Mail: **Amended Notice**

Initial Hearing: 4-27-2023

New Case**Count 1-4:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**Count 5-9:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.**Count 10-14:** Failure to apply and obtain all required city, county, and state licensing to advertise and rent short-term.

Count 15-18: Failure to apply and obtain a LUD with the City of Key West Planning Department.

Count 19: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

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Case # 23-596

Brass Monkey Investments LLC

Patrick J. Madden- **Registered Agent**

923 Eaton Street

Sec. 18-601 License required

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 4-27-2023

Continuance granted to 25 May 2023

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.

12

Case # 23-386

Joshua Martin

Ashley Kaehn

624 Mickens Lane

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail:

Initial Hearing: 4-27-2023

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 # 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 30 March 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 # 22-1644

Dunkin Donuts #24

DBA HZ Coffee Group, LLC

Corporation Service Company- **Registered Agent**

3124 N Roosevelt Blvd

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

Officer Paul Navarro

Certified Mail: 3-14-2023

Initial Hearing: 4-27-2023

New Case**Count 1:** 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

In compliance as of 18 April 2023; Request dismissal**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.

16

Case # 23-490

John A Hadfield

2801 Flagler Ave

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:

Initial Hearing: 4-27-2023

New Case**Count 1:** Failure to call Waste Management and schedule a bulk waste pick up.**Count 2:** Failure to remove bulk waste from the right of way.**Count 3:** Failure to remove trash bins from the right of way.

17

Case # 23-581

H and S of Key West LLC

Christian M. Zuelch

324 Southard Street

Sec. 58-34 Unlawful disposal

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

Officer Laurie Skinner

Certified Mail: 4-19-2023

Initial Hearing: 4-27-2023

New Case**Count 1:** Failure to lawfully deposit hazardous waste.**Count 2:** Failure to contact Waste Management and schedule a bulk waste pickup.

18

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

In compliance as of 6 April 2023; 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 a certificate of appropriateness with the City of Key West HARC Department.

19

Case # 23-264

Milagro Restaurant & Bar LLC

Magdalena Montoya- **Registered Agent**

1401 Simonton Street

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

Officer Leo Slecton

Certified Mail:

Initial Hearing: 4-27-2023

New Case**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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Case # 23-274

Mellow Enterprises Key West Inc.

Richard Klitenick- **Registered Agent**

1605 N Roosevelt Blvd

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

Officer Leo Slecton

Certified Mail: 4-4-2023

Initial Hearing: 4-27-2023

New Case**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

21

Case # 23-300

Mo's Restaurant

Jean L. Delice- **Owner**

1116 White Street

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

Officer Leo Slecton

Certified Mail: 3-31-2023

Initial Hearing: 4-27-2023

New Case

Count 1: Failure to contact the City of Key West Licensing Department to update license for the excess seats.

22

Case # 23-306

JM Conch Farm LLC

Gregory Mcmenaman- **Registered Agent**

2798 N Roosevelt Blvd

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

Officer Leo Slecton

Certified Mail: 4-3-2023

Initial Hearing: 4-27-2023

New Case

Count 1: Failure to contact the City of Key West Licensing Department to update license for the excess seats.

23

Case # 23-312

Pho King Awesome
DBA Kojin Noodle Bar Inc.

Rahimov Shukhrat- **Registered Agent**

626 Duval Street

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

Officer Leo Slecton

Certified Mail: 4-14-2023

Initial Hearing: 4-27-2023

New Case

Count 1: Failure to contact the City of Key West Licensing Department to update license for the excess seats.

24

Case # 23-430

Sonnenklar Law

Jared Sonnenklar

3132-C Northside Drive

Sec. 66-102 Dates due and delinquent penalties

Officer Leo Slecton

Certified Mail: 4-7-2023

Initial Hearing: 4-27-2023

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 # 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

City to request to vacate findings and order; Request dismissal

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

26

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 30 March 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 # 22-1542

Key West Trim Works INC.

Luigi Vaccaro- **Registered Agent**

10 Lowes Lane

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

Sec. 14-40 Permits in historic districts

Officer Roman Stenko

Certified Mail:

Initial Hearing: 4-27-2023

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 # 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

Continued from 30 March 2023**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.

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Case # 23-493

Marathon Electric Sign & Light Inc.

Randall Frank Mearns- **Registered Agent**

3850 N Roosevelt Blvd

Sec. 74-31 Unlawful deposits- **Irreparable**

Officer Roman Stenko

Certified Mail: 3-28-2023

Initial Hearing: 4-27-2023

Continuance granted to 25 May 2023**Count 1:** Failure to cease the deposit of any human or animal excrement, garbage, or other waste on any public property within the City.- **Irreparable****Mitigations**

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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

Mitigation**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.