



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, May 25, 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 27 April 2023

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

2

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

3

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

In compliance as of 28 April 2023; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

4

Case # 23-221

Amanda Real Estate Holdings LLC
Michael E. Dana- **Registered Agent**
1207 United Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Sophia Doctoche
Certified Mail: 4-27-2023
Initial Hearing: 5-25-2023

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.

5

Case # 23-234

Cafe Des Artistes Inc.

Ryan Timothy- **Registered Agent**

1007 Simonton Street

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

Officer Sophia Doctoche

Certified Mail: 5-2-2023

Initial Hearing: 5-25-2023

In compliance as of 17 May 2023; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

6

Case # 23-377

Pohalski LLC

C/O Tony Willis CPA and Associates

1109 Truman Ave

Sec. 66-102 Dates due and delinquent; penalties- **Repeat**

Officer Sophia Doctoche

Hand Posted: 5-16-2023 **Amended Notice**

Initial Hearing: 3-30-2023

Continued from 27 April 2023**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.- **Repeat**

7

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

Hand Posted: 5-3-2023 **Amended Notice**

Initial Hearing: 4-27-2023

Continued from 27 April 2023**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

Settlement Agreement

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 # 23-657

Kirk Rohde & Cara A. Rohde

42 Seaside South CT

Sec. 18-601 License required

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

Sec. 18-601 License required

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 5-25-2023

Continuance granted to 27 July 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.

Count 3: Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.

Count 4: Failure to apply and obtain all required city, county, and state licensing to advertise and rent short-term.

10

Case # 23-283

Shawn Guinan
1026 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Keenan Mellendorf
Certified Mail:
Initial Hearing: 5-25-2023

In compliance as of 4 May 2023; Request dismissal

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

11

Case # 23-289

HD Service Divison INC
Alan B. Dubrow
710 South Powerline Road #H
Sec. 66-102 Dates due and delinquent; penalties
Officer Keenan Mellendorf
Certified Mail: 5-16-2023
Initial Hearing: 5-25-2023

Requesting dismissal without prejudice

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

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

Hand Served: 5-12-2023

Initial Hearing: 4-27-2023

Continued from 27 April 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 a certificate of appropriateness with the City of Key West HARC Department.

13

Case # 23-397

Rebecca Nakoneczna

912 James Street Rear

Sec. 66-102 Dates due and delinquent; penalties

Officer Keenan Mellendorf

Certified Mail:

Initial Hearing: 5-25-2023

In compliance as of 9 May 2023; Request dismissal**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

14

Case # 23-443

The Zimmerman Agency LLC
Corporation Service Company- **Registered Agent**
1821 Miccosukee Commons DR
Sec. 66-102 Dates due and delinquent; penalties
Officer Keenan Mellendorf
Certified Mail: 5-11-2023
Initial Hearing: 5-25-2023

Requesting dismissal without prejudice

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

15

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 27 April 2023

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

16

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

In compliance as of 28 April 2023; Request dismissal**Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

17

Case # 23-360

Estep Thomas and Susan B Revocable Trust 07/07/2021

826 Eaton Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Laurie Skinner

Certified Mail: 4-27-2023

Initial Hearing: 5-25-2023

In compliance as of 17 May 2023; Request dismissal**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

18

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
Hand Posted: 5-10-2023
Initial Hearing: 4-27-2023

Continued from 27 April 2023

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.

19

Case # 23-210

Mayanjali
1114 White Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slecton
Hand Posted: 5-15-2023
Initial Hearing: 5-25-2023

Continuance granted to 27 July 2023

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

20

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

In compliance as of 10 May 2023; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

21

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

Continuance granted to 27 July 2023**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

22

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

Continuance granted to 27 July 2023**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

23

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

In compliance as of 15 May 2023; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

24

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

Continuance granted to 27 July 2023**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

25

Case # 23-481

Leaping Lizard Tree Service Inc.

410 Avenue C

Sec. 66-102 Dates due and delinquent; penalties

Officer Leo Slecton

Hand Posted: 5-11-2023

Initial Hearing: 5-25-2023

New Case**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

Settlement Agreement**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.

27

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

Settlement Agreement**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.

28

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

Continued from 27 April 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**

29

Case # 23-640

On The Lane LLC
Corporation Service Company- **Registered Agent**
204 Southard Street 8
Officer Roman Stenko
Hand Posted: 5-15-2023
Initial Hearing: 5-25-2023

In compliance as of 22 May 2023; Request dismissal

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

30

Case # 23-716

135 Duval Company
C/O Duval Group 7860
501 Greene Street
Sec. 109-4 Expiration and revocation
Officer Roman Stenko
Hand Served: 5-15-2023
Initial Hearing: 5-25-2023

In compliance as of 16 May 2023; Request dismissal

Count 1: Failure to pay delinquent fees with the City of Key West Licensing Department for the revocable license.

31

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 Jim Young

Hand Posted: 4-19-2023

Initial Hearing: 4-27-2023

Continuance granted to 27 July 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.**Adjournment**