



# 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, July 27, 2023

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.**

**Call Meeting to Order**

#### Code Violations

**1**

**Case # 23-178**

Lola's Key West LLC

Renata Coll CPA- **Registered Agent**

728 Simonton Street

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

Officer Sophia Doctoche

Certified Mail: 6-2-2023

Initial Hearing: 7-27-2023

**In compliance as of 23 June 2023; Request dismissal**

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

**2****Case # 23-609**

Alison Costello  
1227 2nd Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 6-6-2023  
Initial Hearing: 7-27-2023

**In compliance as of 7 June 2023; Request dismissal**

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

**3****Case # 23-673**

Waterfront Brewery LLC  
Joseph H. Walsh  
201 William Street  
Sec. 18-615 Revocation or suspension  
Officer Sophia Doctoche  
Hand Served: 7-21-2023  
Initial Hearing: 7-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing and schedule an inspection for the conditional use permit.

**4****Case # 23-889**

Nicholas Pierre Boumerhi  
Jennifer Erin Dellantonio  
1518 United Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Hand Posted: 7-21-2023  
Initial Hearing: 7-27-2023

**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 # 23-907**

Peacon Palms LLC

Steven Arnold- **Registered Agent**

3312 Northside Drive 711

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

Officer Sophia Doctoche

Certified Mail: 7-10-2023

Initial Hearing: 7-27-2023

**In compliance as of 13 July 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 # 23-921**

Iolanda &amp; John Stashenko

1213 20th Street

Sec. 26-32 Nuisances illustrated

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

Officer Sophia Doctoche

Hand Posted: 7-21-2023

Initial Hearing: 7-27-2023

**In compliance as of 24 July 2023; Request dismissal****Count 1:** Failure to clear property of all overgrown weed, grasses, and trees.**Count 2:** Failure to clear property of all overgrown weed, grasses, and trees.

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 25 May 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 # 23-657**

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

Hand Posted: 7-11-2023

Initial Hearing: 5-25-2023

**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.

**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.

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**Case # 23-799**

Jeffery S. Barry  
20 Kestral Way  
Sec. 18-601 License required  
Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Ashton Gentry  
Hand Posted: 6-16-2023  
Initial Hearing: 7-27-2023

**In compliance as of 14 July 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.

**Count 3:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

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**Case # 23-55**

Keys Gear  
ZenBusiness Inc.- **Registered Agent**  
127 Fitzpatrick Street  
Sec. 2-939 Revocable licenses  
Officer Keenan Mellendorf  
Certified Mail: 7-19-2023  
Initial Hearing: 7-27-2023

**New Case**

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

11

**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

**In compliance as of 2 June 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.

12

**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 Keenan Mellendorf

Hand Served: 3-16-2023

Initial Hearing: 3-30-2023

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

13

**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

**In compliance as of 26 June 2023; Request dismissal****Count 1:** Failure to apply and obtain the appropriate building permits from  
the City of Key West Building Department

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**Case # 22-1194**

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 Paul Navarro

Certified Mail: 12-16-2022

Initial Hearing: 1-26-2023

**Continued from 25 May 2023****Count 1:** Failure to apply and obtain a business tax receipt with the City of  
Key West Licensing Department.



15

**Case # 23-837**

Nem Green LLC  
C/O Efi Marsiano- **Registered Agent**  
419 Duval Street 3  
Sec. 58-68 Commercial solid waste accounts  
Officer Laurie Skinner  
Certified Mail: 7-14-2023  
Initial Hearing: 7-27-2023

**New Case**

**Count 1:** Failure to set up a solid waste account with Waste Management.

16

**Case # 23-95**

KW Five II LLC  
Miles Prentice III  
2814 North Roosevelt Blvd  
Sec. 30-1 Fees for false alarms and fire code inspections  
Officer Leo Slecton  
Hand Served: 7-10-2023  
Initial Hearing: 7-27-2023

**New Case**

**Count 1:** Failure to pay past due fire inspection fees.

17

**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

**Settlement Agreement**

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

18

**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

**Requesting dismissal without prejudice****Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

19

**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

**In compliance as of 13 July 2023; Request dismissal****Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

20

**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

**In compliance as of 25 July 2023; Request dismissal**

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

21

**Case # 23-620**

The Keyed Up Communications Co.

John Russin- President

1075 Duval Street C17

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Leo Slecton

Hand Served: 7-6-2023

Initial Hearing: 7-27-2023

**In compliance as of 6 July 2023; Request dismissal**

**Count 1:** Failure to pay delinquent fire inspection fees.

22

**Case # 23-740**

Green Pineapple Holdings LLC

Edward Russo- **Manager**

1130 Duval Street

Sec. 18-615 Revocation or suspension

Officer Leo Slecton

Hand Served: 7-17-2023

Initial Hearing: 7-27-2023

**Continuance granted to 31 August 2023**

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

**23****Case # 23-550**

Begam Anwara  
1907 Patterson Ave  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 108-680 Recreational vehicles and boats  
Officer Roman Stenko  
Certified Mail:  
Initial Hearing: 7-27-2023

**In compliance as of 13 July 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 remove the recreational vehicle from the subject property.

**24****Case # 23-667**

Zano Noam  
2117 Harris Ave  
Sec. 90-363 Certificate of occupancy- Required  
Sec. 58-61 Determination and levy of charge  
Officer Roman Stenko  
Certified Mail:  
Initial Hearing: 7-27-2023

**In compliance as of 25 July 2023; Request dismissal**

**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 Licensing Department.

25

**Case # 23-901**

Ego Scooters LLC

John Jackson- **Registered Agent**

5615 2nd Ave #D

Sec. 18-354 Permit required; application; franchise fees

Officer Roman Stenko

Certified Mail:

Initial Hearing: 7-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to schedule an inspection and pay all delinquent fees.

26

**Case # 21-1562**

Michael Donoghue

1501 George Street

Sec. 110-292 Failure to achieve a settlement agreement

Officer Jim Young

Certified Mail: Amended Notice

Initial Hearing: 11-18-2021

**In compliance as of 31 May 2023; Request dismissal**

**Count 1:** Failure to comply with the settlement agreement.

27

**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

**Continued from 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.

28

**Case # 23-496**

Gabriel Wright  
Kim Fitzke  
612 Mickens Lane  
Sec. 58-31 Container and receptacle requirements  
Sec. 2-939 Revocable licenses  
Officer Jim Young  
Certified Mail: 6-3-2023  
Initial Hearing: 7-27-2023

**New Case**

**Count 1:** Failure to remove trash bins from the right of way.

**Count 2:** Failure to apply and obtain a revocable license with the City of Key West Licensing Department.

29

**Case # 21-355**

Morell Insurance Agency LLC  
Caren Morell  
3424 Duck Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Jim Young  
Certified Mail: 3-9-2021  
Initial Hearing: 3-25-2021

**City request to vacate Findings and Order; Request dismissal**

**Count 1:** Failure to pay all fees and delinquencies to the City of Key West Licensing Department.

**Liens**

30

**Case # 22-831**

Borders Nidia F Revocable Trust 4/26/2020  
1415 1st Street  
Hand Posted: 6-27-2023

**31**

**Case # 22-1327**

CP LTD Partnership  
2104 Fogarty Ave  
Hand Posted: 6-21-2023

**Continuance granted to 31 August 2023**

**Mitigations**

**32**

**Case # 22-1417**

Dennis & Leigh Hooten  
2829 Seidenberg Ave  
Certified Mail: 6-8-2023

**Adjournment**