



# 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, September 28, 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 # 22-1327**

CP LTD Partnership

2104 Fogarty Ave

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

Officer Sophia Doctoche

Hand Posted: 8-17-2023- **Amended Notice**

Initial Hearing: 12-15-2022

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

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

**2**

**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

**Continued from 27 July 2023**

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

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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~~~~Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business~~~~Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business~~~~Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business~~~~Sec. 18-601 License required~~~~Sec. 18-601 License required~~~~Sec. 18-601 License required~~~~Sec. 18-601 License required~~~~Sec. 18-601 License required~~~~Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(9)~~~~Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(9)~~~~Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(9)~~~~Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(9)~~~~Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(9)~~

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

**City request to vacate findings and order; Request dismissal**~~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 # 22-1506**

George T. Pallas

1008 White Street

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

Sec. 14-40 Permits in historic districts

Sec. 108-681 Camping vehicles and equipment

Officer Keenan Mellendorf

Hand Posted: 9-19-2023

Initial Hearing: 9-28-2023

**Continuance granted to 19 October 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.

**Count 3:** Failure to not allow residents to live in a parked RV outside of a campground.

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**Case # 23-970**

Patagonia Ventures LLC

Robert E. Clark LLC- **Registered Agent**

Douglas Robert Fowler- **Musician**

903 Duval Street

Sec. 26-192 Unreasonable noise prohibited

Officer Keenan Mellendorf

Hand Served: 7-28-2023- **Patagonia Ventures LLC**

Certified Mail: 8-4-2023- **Musician**

Initial Hearing: 8-31-2023

**Continued from 31 August 2023**

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

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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 31 August 2023****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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**Case # 23-974**

Jonathan Ring

1208 Virginia Street

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

Sec. 14-40 Permits in historic districts- Irreparable

Officer Paul Navarro

Hand Posted: 8-16-2023

Initial Hearing: 8-31-2023

**Continuance granted to 19 October 2023****Count 1:** Failure to apply and obtain the appropriate building permits from 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 # 23-1011**

Gulf Southern Construction Company KW Inc.

David H. Steinmeyer Jr.- **Registered Agent**

1208 Virginia Street

Sec. 14-37 Building permits; professional plans; display of permits;  
address exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**

Officer Paul Navarro

Hand Served: 8-8-2023

Initial Hearing: 8-31-2023

**Continuance granted to 19 October 2023****Count 1:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.- **Irreparable****Count 2:** Failure to apply and obtain a certificate of appropriateness with  
the City of Key West HARC Department.- **Irreparable**

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**Case # 21-1537**

Alan Walker

1011 Windsor Lane

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions- **Repeat**Sec. 14-40 Permits in historic districts- **Repeat**

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Sec. 14-359 Permit display

Sec. 18-150 Certificate of competency required- **Repeat**Sec. 66-87 Business tax receipt required for all holding themselves out to  
be engaged in business- **Repeat**

Officer Leo Slection

Hand Posted- 10-15-2021

Initial Hearing: 10-21-2021

**City request to vacate findings and order; Request dismissal****Count 1:** Failure to apply and obtain building permits with the City of Key  
West Building Department.- **Repeat****Count 2:** Failure to apply and obtain a Certificate of Appropriateness with  
the City of Key West HARC Department.- **Repeat****Count 3:** Failure to apply and obtain electrical permits with the City of Key  
West Building Department.**Count 4:** Failure to schedule a required inspection with the City of Key  
West Building Department.**Count 5:** Failure to apply and obtain a plumbing permit with the City of  
Key West Building Department.**Count 6:** Failure to apply and obtain a Business Tax Receipt with the City  
of Key West Licensing Department.- **Repeat****Count 7:** Failure to achieve Certificate of Competency.- **Repeat**

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**Case # 23-315**

La Grignote Key West LLC

Kathryn Ann Harwood- **Registered Agent**

1211 Duval Street

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

Officer Leo Slecton

Hand Served: 8-3-2023

Initial Hearing: 8-31-2023

**Continued from 28 September 2023****Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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**Case # 23-740**

Green Pineapple Holdings LLC

Edward Russo- **Manager**

1130 Duval Street

Sec. 18-615 Revocation or suspension

Sec. 58-31 Container and receptacle requirements

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

Sec. 102-282 Outdoor display of goods

Officer Leo Slecton

Hand Served: 8-24-2023- **Amended Notice**

Initial Hearing: 7-27-2023

**Continued from 28 September 2023****Count 1:** Failure to meet all conditions of the Conditional use Permit.**Count 2:** Failure to remove trash bins from the right of way.**Count 3:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.**Count 4:** Failure to remove outdoor display.



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**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

**Continued from 27 July 2023**

**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.

**Adjournment**