



# 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, October 19, 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 # 23-1116**

Joe Walsh

Walsh Dement Caren

2937 Airport Blvd

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

Sec. 110-259 Duty of private property owner

Officer Sophia Doctoche

Hand Posted: 10-3-2023

Initial Hearing: 10-19-2023

**New Case**

**Count 1:** Failure to clear property of debris and noxious material.

**Count 2:** Failure to trim tree branches hanging over the right of way.

**2****Case # 23-1138**

Katharina Tiffany and Veritas Gassman LLC

Mercado Ventures LLC- **Registered Agent**

1104 Packer Street

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: 10-3-2023

Initial Hearing: 10-19-2023

**New Case****Count 1-4:** Failure to apply and obtain a LUD with the City of Key West Planning Department.**Count 5:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**3****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

**Continued from 28 September 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**

Douglas Robert Fowler- **Musician**  
903 Duval Street  
Sec. 26-192 Unreasonable noise prohibited  
Officer Keenan Mellendorf  
Certified Mail: 8-4-2023- **Musician**  
Initial Hearing: 8-31-2023

**Settlement Agreement**

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

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**Case # 23-1105**

SEP Property Trust 11/15/2017- **Property Owner**  
Alicia A. Manfroy  
718 Southard Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions- **Irreparable**  
Sec. 14-40 Permits in historic districts- **Irreparable**  
Officer Keenan Mellendorf  
Hand Served: 10-12-2023- **Amended Notice**  
Initial Hearing: 10-19-2023

**New Case**

**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 # 23-1105**Moore Builders Inc.- **Contractor**

Gary Moore

718 Southard Street

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

Officer Keenan Mellendorf

Certified Mail: **Amended Notice**

Initial Hearing: 10-19-2023

**Settlement Agreement****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 # 23-1150**

Patagonia Ventures LLC

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

903 Duval Street

Sec. 26-192 Unreasonable noise prohibited- **Repeat**

Officer Keenan Mellendorf

Hand Served: 10-6-2023

Initial Hearing: 10-19-2023

**Continuance granted to 16 November 2023****Count 1:** Failure to keep music at a legal level.-**Repeat**

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**Case # 23-1150**

Griffin, Sean Robert- **Musician**  
903 Duval Street  
Sec. 26-192 Unreasonable noise prohibited  
Officer Keenan Mellendorf  
Certified Mail:  
Initial Hearing: 10-19-2023

**Continuance granted to 16 November 2023**

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

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**Case # 22-781**

Willis Vaughn Luther Key  
2712 Staples Ave  
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  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 62-2 Obstructions  
Officer Paul Navarro  
Certified Mail: 9-20-2023  
Initial Hearing: 10-19-2023

**New Case**

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

**Count 2:** Failure to achieve a Certificate of Competency.

**Count 3:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

**Count 4:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**Count 5:** Failure to remove vessel and trailer from the City right of way.

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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

**Continued from 28 September 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

**Continued from 28 September 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 # 23-1114**

Thomas S. Bremer  
409 Frances Street  
Sec. 58-31 Container and receptacle requirements  
Sec. 62-2 Obstructions  
Sec 122-1406 Obstructions to visibility  
Officer Laurie Skinner  
Certified Mail:  
Initial Hearing: 10-19-2023

**New Case**

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

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

**Count 3:** Failure to trim trees for corner visibility.

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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 28 September 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.

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**Case # 23-1146**

ECI Construction INC.  
J. Jackson- **Registered Agent**  
1521 Seminary Street  
Sec. 62-1 Deposits of oil, grease or other waste  
Officer Jim Young  
Certified Mail:  
Initial Hearing: 10-19-2023

**Continuance granted to 16 November 2023**

**Count 1:** Failure to prevent grease or waste to be placed on the City right of way.

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**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 28 September 2023**

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

**Adjournment**