



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, November 16, 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 # 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

In compliance as of 3 November 2023; Request dismissal

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

2**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

In compliance as of 10 October 2023; Request dismissal

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

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

3**Case # 23-1164**

Maouad-Newton LLC
C/O Jad Maouad
1220 Newton Street 2
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business- **Repeat**
Officer Sophia Doctoche
Certified Mail: **Amended Notice**
Initial Hearing: 11-16-2023

New Case

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

4

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

Sec. 58-61 Determination and levy of charge

Sec. 58-61 Determination and levy of charge

Sec. 58-61 Determination and levy of charge

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

Continued from 19 October 2023**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.

5

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

In compliance as of 1 November 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.**Count 3:** Failure to not allow residents to live in a parked RV outside of a campground.

6

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

Continued from 19 October 2023

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

7

Case # 23-1150

Griffin, Sean Robert- **Musician**

903 Duval Street

Sec. 26-192 Unreasonable noise prohibited

Officer Keenan Mellendorf

Certified Mail: 10-26-2023

Initial Hearing: 10-19-2023

Continuance granted to 7 December 2023

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

8

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

Continuance granted to 7 December 2023**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.

9

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: 10-11-2023

Initial Hearing: 10-19-2023

Continued from 19 October 2023**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.

10

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

Continuance granted to 7 December 2023**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

11

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

In compliance as of 19 October 2023; Request dismissal**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.

12

Case # 23-1146

ECI Construction INC.

John Jackson- **Registered Agent**

1521 Seminary Street

Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**

Officer Jim Young

Certified Mail: 10-16-2023

Initial Hearing: 10-19-2023

Continuance granted to 7 December 2023

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

Adjournment