



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, March 28, 2024

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 # 23-1275

Gulf Southern Construction Company Key West

David Steinmeyer- **Registered Agent**

3420 N Roosevelt Blvd

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

Officer Erin Buechele

Certified Mail: 2-8-2024

Initial Hearing: 3-28-2024

New Case

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

2**Case # 23-1294**Smart Business Solutions LLC- **Business Owner**

DBA Tours of Key West Land and Sea

Spiegel & Utrera P.A.- **Registered Agent**

5130 Overseas Highway

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-28-2024

In compliance as of 5 February 2024; Request dismissal**Count 1:** Failure to apply and obtain a business tax receipt from the City of Key West Licensing Department.**3****Case # 23-1304**

Key West Rentals LLC

Michael A Stanley- **Registered Agent**

1228 Flagler Ave

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

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Officer Ashton Gentry

Certified Mail: 1-11-2024

Initial Hearing: 1-25-2024

Continued from 25 January 2024**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 electrical permits with the City of Key West Building Department.**Count 3:** Failure to schedule a required inspection with the City of Key West Building Department.

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Case # 24-176

Clean Queen INC.

Jennifer Howe- **Registered Agent**

1060 Gulf Drive

66-102 Dates due and delinquent; penalties

Officer Ashton Gentry

Certified Mail: 2-10-2024

Initial Hearing: 3-28-2024

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

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Case # 24-557

Shawn Anthony Schnabl

918 Southard Street 109

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)- **Irreparable**Sec. 18-601 License required- **Irreparable**

Officer Ashton Gentry

Certified Mail: 3-11-2024

Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024**Count 1:** Failure to apply and obtain a transient license with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Irreparable**

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Case # 24-564

Jesse M. Navarro Revocable Trust 05/09/2019

1119 Simonton Street B

Sec. 18-601 License required- **Irreparable**Sec. 122-809 Prohibited uses- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(1)- **Irreparable**

Officer Ashton Gentry

Certified Mail: **Amended Notice**

Initial Hearing: 3-28-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.- **Irreparable****Count 2:** Failure to adhere to zoning regulations.- **Irreparable****Count 3:** Failure to display transient medallion- **Irreparable**

7

Case # 24-632

Jesse M. Navarro Revocable Trust 05/09/2019

1119 Simonton Street B

Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)- **Repeat**Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)- **Repeat**

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-28-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.- **Repeat****Count 2:** Failure to apply and obtain a transient license with the City of
Key West Licensing Department.- **Repeat****Count 3:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.- **Repeat****Count 4:** Failure to apply and obtain a transient license with the City of
Key West Licensing Department.- **Repeat**

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Case # 24-566

Joe M Navarro & Kathy A Navarro

1119 Simonton Street A2

Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D(9)- **Repeat**

Officer Ashton Gentry

Certified Mail: 3-8-2024

Initial Hearing: 3-28-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.- **Repeat****Count 2:** Failure to apply and obtain a transient license with the City of
Key West Licensing Department.- **Repeat**

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Case # 23-886

Harry Aure

1300 15th Court #60

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

Officer Keenan Mellendorf

Certified Mail: 11-21-2023

Initial Hearing: 12-7-2023

Continued from 25 January 2024**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.

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Case # 23-1177

Tiffany L. Keefer
1226 Seminary Street 2
Sec. 26-134 Prohibition
Officer Keenan Mellendorf
Hand Posted: 1-16-2024
Initial Hearing: 1-25-2024

In compliance as of 2 February 2024; Request dismissal

Count 1: Failure to adjust or remove exterior lights that cause a nuisance to the neighboring property.

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Case # 24-300

Karrie Porter Photography
201 Front Street #108
Sec. 66-102 Dates due and delinquent; penalties- **Repeat**
Officer Keenan Mellendorf
Certified Mail: 2-24-2024- **Amended Notice**
Initial Hearing: 3-28-2024

New Case

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

12

Case # 24-431

Pawadise Pet Sitting
Mirka Miskovska- **Registered Agent**
3000 Flagler Ave #2
Sec. 66-102 Dates due and delinquent; penalties
Officer Keenan Mellendorf
Certified Mail: 3-14-2024
Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

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Case # 24-128

Alamo Rent a Car
2516 N Roosevelt Blvd.
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Served: 2-28-2024
Initial Hearing: 3-28-2024

In compliance as of 29 February 2024; Request dismissal

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

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Case # 24-129

Alexis Hayes
18855 SW 296 Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

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Case # 24-130

All Keys Degreasing & Power Washing INC.
Juan L. Lopez- **Registered Agent**
31148 Ave C
66-102 Dates due and delinquent; penalties
Officer Alma Montano
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

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Case # 24-138

Anchor Aluminum Products South
Troy Trent- **Registered Agent**
6475 2nd Street E
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Served: 2-28-2024
Initial Hearing: 3-28-2024

New Case

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

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Case # 24-103

Arasay Cleaning Service
C/O Arasay Gonzales
3910 S Roosevelt Blvd #1095
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

In compliance as of 15 March 2024; Request dismissal

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

18

Case # 24-104

Arita Painting LLC
Arita Paz Lesther- **Registered Agent**
2425 Flagler Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail: 3-14-2024
Initial Hearing: 3-28-2024

New Case

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

19

Case # 24-107

Arjay Hasty Photography LLC
C/O Ronald Hasty
934 Truman Ave 1
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

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Case # 24-112

A-Wax Window Cleaning LLC
C/O LK Financial & Management Services Inc.
921 65th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

21

Case # 24-495

Sparkling Cleaning Service LLC
C/O Jessica Abdala Kafie
1544 5th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail: 3-14-2024
Initial Hearing: 3-28-2024

New Case

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

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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

In compliance as of 25 January 2024; Request dismissal

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

23

Case # 23-401

901 Fleming Street LLC

Joseph Cohen- **Registered Agent**

901 Fleming Street

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

Sec. 90-363 Certificate of occupancy required

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Sec. 58-61 Determination and levy of charge

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Sec. 58-61 Determination and levy of charge

Officer Leo Slecton

Certified Mail: 2-29-2024

Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

Count 2-4: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

Count 5-7: Failure to apply and obtain a LUD with the City of Key West Planning Department.

24

Case # 23-1254

Debra S. Flynn
4115 Eagle Ave
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Leo Slecton
Certified Mail:
Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

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Case # 24-464

Paul S. Mills CPA
1541 5th Street
Sec. 66-102 Dates due and delinquent; penalties- **Repeat**
Officer Leo Slecton
Certified Mail:
Initial Hearing: 3-28-2024

New Case

Count 1: Failure to pay all past due, delinquent and collection fess for the delinquent business tax receipt.- **Repeat**

Adjournment