



# 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, November 21, 2024

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 # 24-1085**  
Erne Buildings Inc.  
1900 Flagler Ave  
Sec. 110-291 Compliance Settlement Agreements  
Officer Erin Buechele  
Hand Served: 9-20-2024- **Amended Notice**  
Initial Hearing: 9-26-2024

**Continued from 31 October 2024**

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

2

**Case # 24-1056**

Rossi Family LLLP

GB &amp; BB Registries LLC

3515 Eagle Ave

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

Officer Sophia Doctoche

Certified Mail: 9-18-2024

Initial Hearing: 10-31-2024

**In compliance as of 15 November 2024; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

3

**Case # 24-1196**

Alarcon Yeison

709 Emma Street 1

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

Officer Sophia Doctoche

Certified Mail: **Amended Notice**

Initial Hearing: 11-21-2024

**New Case****Count 1-6:** Failure to obtain a transient medallion and license to advertise and rent short-term.- **Irreparable****Count 7-9:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.- **Irreparable****Count 10-15:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.- **Irreparable**

4

**Case # 24-1260**

Wavy Gravy LLC

Valerie Chelley- **Registered Agent**

810 Duval Street

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

Sec. 62-2 Obstructions- **Irreparable**

Officer Sophia Doctoche

Hand Posted: 11-7-2024

Initial Hearing: 11-21-2024

**New Case**

**Count 1:** Failure to apply and obtain a license for cafe right-of-way from the City of Key West Licensing Department.- **Irreparable**

**Count 2:** Failure to keep City right-of-way clear of obstructions.- **Irreparable**

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**Case # 22-328**

712 Eaton St Land Trust

Eaton St Enterprises LLC

Richard M. Klitenick- **Registered Agent**

712 Eaton Street

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

Sec. 14-40 Permits in historic districts

Sec. 122-600 Dimensional requirements

Officer Paul Navarro

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

**Continued from 31 October 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 a certificate of appropriateness with the City of Key West HARC Department.

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**Case # 24-963**

4911 Carter LLC

Michael J. Santis- **Registered Agent**

3608 Duck Ave

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

Sec. 18-117 Acts declared unlawful

Sec. 14-256 Required

Sec. 14-359 Permit display

Officer Alma Montano

Certified Mail: 8-27-2024

Initial Hearing: 9-26-2024

**Continued from 26 September 2024****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 2:** Failure to hire a licensed contractor.**Count 3:** Failure to apply and obtain the appropriate electrical permit with the City of Key West Building Department.**Count 4:** Failure to display building permits.

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**Case # 24-1140**

LCM Thomas LLC

Gregory Oropeza- **Registered Agent**

903 Thomas Street

Sec. 26-32 Nuisances illustrated

Officer Alma Montano

Certified Mail: 9-24-2024

Initial Hearing: 10-31-2024

**Settlement Agreement****Count 1:** Failure to prevent water from discharging onto the City right of way.

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**Case # 24-1208**

Zeid, Oakley &amp; Fernandez Talia

1725 Laird Street

Sec. 58-61 Determination and levy of charge

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

Officer Alma Montano

Certified Mail: 10-21-2024

Initial Hearing: 11-21-2024

**Settlement Agreement****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 non-transient license with the City of Key West Licensing Department.

9

**Case # 24-1138**

Ronald E Saunders

1121 Georgia Street

Sec. 62-2 Obstructions

Sec. 58-35 Requirements for bulk and excess yard waste pickup

Officer Laurie Skinner

Hand Posted: 11-5-2024

Initial Hearing: 11-21-2024

**New Case****Count 1:** Failure to remove bulk trash from the City right-of-way.**Count 2:** Failure to call Waste Management for a bulk pick up.

10

**Case # 24-733**

Orioles Nest Key West Inc.

David W. Lehmkuhi- **Registered Agent**

106 Simonton Street

Sec. 122-63 Review; enforcement (F)- **Irreparable**

Officer Leo Slecton

Certified Mail:

Initial Hearing: 11-21-2024

**Continuance granted to 19 December 2024****Count 1:** Failure to not adhere to the conditional use.- **Irreparable**

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**Case # 24-1060**

Southernmost Contracting LLC

Kevin Pickett

518 Margaret Street

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

Sec. 14-40 Permits in historic districts

Officer Leo Slecton

Certified Mail: 8-21-2024

Initial Hearing: 8-29-2024

**Continued from 31 October 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 a certificate of appropriateness with  
the City of Key West HARC Department.

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**Case # 24-1262**

Lannie M Herlihy

C/O Piper Realty LLC

813 Patone Street

Sec. 58-35 Requirements for bulk and excess yard waste pickup

Sec. 62-2 Obstructions

Officer David Wilson

Hand Posted: 11-7-2024

Initial Hearing: 11-21-2024

**New Case**

**Count 1:** Failure to call Waste Management and schedule a bulk pick up.

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

**Adjournment**