



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, October 18, 2017

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 # 17-387

Key West Fury, Inc.

Scott Saunders - registered agent

200 Greene Street

Sec. 14-40 Permits in historic districts

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

Officer Sophia Doctoche

Certified Service: 8-31-2017

Initial Hearing: 9-27-2017

In compliance October 17, 2017, request dismissal

Count 1: For failure to obtain a certificate of appropriateness for the booth located on the Mel Fisher Museum property. **Count 2:** For failure to obtain a business tax receipt for the booth.

2**Case # 17-447**

Lime Grove Properties, LLC

2907 Seidenberg Avenue

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

Sec. 90-363 Certificate of occupancy - required

Sec. 58-61 Determination and levy of charge

Sec. 14-325 Permits required

Sec. 14-262 Request for inspection

Officer Sophia Doctoche

Certified Service: 9-6-2017

Initial Hearing: 10-18-2017

Continuance granted to April 25, 2018

Count 1: For failure to obtain building permits to convert the single family residence into two units and for failure to obtain building permits to convert the pool house into a livable unit. **Count 2:** For failure to obtain a certificate of occupancy for the two extra units. **Count 3:** For failure to pay solid waste charges on the two extra units. **Count 4:** For failure to obtain a permit for refrigeration for the two extra units. **Count 5:** For failure to obtain the required inspections for the refrigeration of the two extra units.

3**Case # 17-1015**

Island Advertising & Printing

James E. Thornbrugh - Registered Agent

1107 Truman Avenue

Sec. 66-102 Dates due and delinquent; penalties - **Repeat Violation**

Officer Sophia Doctoche

Posted: 9-28-2017

Initial Hearing: 8-30-2017

In compliance October 16, 2017, request dismissal

Count 1: Failure to renew business license which expired 30 September 2017. Repeat code violation is based on the Finding and Order from case# 16-688.

Legislative History

8/30/17

Code Compliance Hearing

Continuance

4**Case # 17-1028**

Poinciana Park Partners, LLP - property owner

Jean Prophete Senat - mobile home owner

1300 15th Court Lot 1

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

Officer Sophia Doctoche

Certified Service: 8-28-2017 - property owner

Certified Service: 8-21-2017 - mobile home owner

Initial Hearing: 9-27-2017

Continuance granted to November 15, 2017**Count 1:** For failure to a building permits to replace wallboard in the enclosure on the porch.**5****Case # 17-1042**

Nicole L Snodgrass

1013 Packer Street

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

Sec. 14-40 Permits in historic districts

Officer Sophia Doctoche

Certified Service: 8-11-2017

Initial Hearing: 9-27-2017

In compliance October 2, 2017, request dismissal**Count 1:** Bernard of Allied General Contractors, Inc. was performing exterior renovations without benefit of a building permit. **Count 2:** Bernard of Allied General Contractors, Inc. was performing exterior renovations without benefit of a certificate of appropriateness.

6

Case # 17-1056

Laura D. Thornbrugh

James E. Thornbrugh

2014 Roosevelt Drive

Sec. 66-102 Dates due and delinquent; penalties - **Repeat Violation**

Officer Sophia Doctoche

Posted: 9-28-2017

Initial Hearing: 8-30-2017

This case was rescheduled from 9-27-2017 due to Hurricane Irma**Count 1:** Failure to renew business license which was due 30 September 2016.**Legislative History**

8/30/17

Code Compliance Hearing

Continuance

7

Case # 17-1060

Laura Thornbrugh

James Thornbrugh

2016 Roosevelt Drive

66-102 Dates due and delinquent; penalties - **Repeat Violation**

Officer Sophia Doctoche

Posted: 9-28-2017

Initial Hearing: 8-30-2017

This case was rescheduled from 9-27-2017 due to Hurricane Irma**Count 1:** Failure to renew business license which expired 30 September 2016.**Legislative History**

8/30/17

Code Compliance Hearing

Continuance

8

Case # 17-1128

Key West Bite, LLC

United States Corporation Agents, Inc. - registered agent

920 Caroline Street

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

Sec. 14-40 Permits in historic districts

Officer Sophia Doctoche

Certified Service: 8-21-2017

Initial Hearing: 9-27-2017

Request dismissal**Count 1:** For failure to obtain a building permit for the chain link fence.**Count 2:** For failure to obtain a certificate of appropriateness for this chain
link fence.

9

Case # 17-1133

Waterfront Brewery, LLC

Joseph Walsh - registered agent

201 William Street

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

Sec. 14-40 Permits in historic districts

Officer Sophia Doctoche

Certified Service: 8-28-2017

Initial Hearing: 9-27-2017

In compliance September 27, 2017, request dismissal**Count 1:** For failure to obtain a building permit for the tent that was
installed on the roof. **Count 2:** For failure to obtain a certificate of
appropriateness for the tent that was installed on the roof.

10**Case # 17-1260**

P.T. Diamond Enterprises, Inc.
Zhang Jian Tang - registered agent
3300 N Roosevelt Blvd
Sec. 62-1 Deposits of oil, grease or other waste
Officer Sophia Doctoche
Certified Service: 9-26-2017
Initial Hearing: 9-27-2017

Settlement Agreement

Count 1: On 1 September 2017, received a complaint from the Fire Department that a large amount of grease spilled at the subject property.

11

Case # 16-1707

Terence Schmida

Joanna M Schmida Rev Trust DTD

Walter G Schmida Rev Trust DTD

3301 Duck Avenue C

FBC 1612.4 Flood Hazard Construction

Sec. 90-356 Building Permit Required

Sec. 90-363 Certificate of Occupancy

Sec. 14-74 Nuisances - **Count 4, in compliance, request dismissal**

FBC 1612.4 Flood Hazard Construction

Officer Scott Fraser

Certified Service: 8-17-2017 - W. Schmida

Initial Hearing: 8-30-2017

Continuance granted to November 15, 2017

Count 1: Within FEMA designated AE-7 flood zone, interior space at ground level has been enclosed and said areas are actively being used for purposes other than the permitted uses for storage, parking or access to higher building levels. **Count 2:** Construct or allow to be constructed without the required building permits enclosed ground-floor areas for habitation. **Count 3:** Allowed occupancy of enclosed areas below the established flood level- constituting an unauthorized change of use from parking and storage to habitation; said enclosed areas not having been issued a certificate of occupancy, as required. **Count 4:** Front of property exists a dilapidated wooden fence with concrete posts, both of which have deteriorated to the point where they present a danger from falling or collapse and injury to the occupants, neighbors and passers-by. **Count 5:** Construct or allow to be constructed an enclosed area below the established floor level without benefit of the required permits a patio area at the rear of this building.

Legislative History

8/30/17

Code Compliance Hearing

Continuance

12

Case # 16-1414

Stafford Family Trust
724 Olivia Street
Sec. 90-363 Certificate of occupancy - required
Sec. 90-356 Building permits required
Sec. 58-61 Determination and levy of charge
Officer Leonardo Hernandez
Certified Service: 8-24-2017
Initial Hearing: 9-27-2017

Continuance granted to April 25, 2018

Count 1: For failure to obtain a certificate of occupancy for the second unit. **Count 2:** For failure to obtain building permits to convert the second floor into another unit, adding a kitchen and converting the attic into a bedroom. **Count 3:** For failure to pay for the solid waste charges for the second unit.

13

Case # 17-226

Robert Bowersox Trust 12/30/92
1212 Georgia Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Leonardo Hernandez
Certified Service: 3-31-2017
Initial Hearing: 4-26-2017

Continued from August 30, 2017 for compliance

Count 1: For failure to obtain a building permit for the wooden deck prior to starting construction. **Count 2:** For failure to obtain a certificate of appropriateness for the wooden deck prior to starting construction.

Legislative History

4/26/17	Code Compliance Hearing	Continuance
5/31/17	Code Compliance Hearing	Continuance
8/30/17	Code Compliance Hearing	Continuance

14**Case # 17-972**

Donald F Kilgore

2109 Harris Avenue

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

Sec. 14-31 Adopted construction codes

Officer Leonardo Hernandez

Certified Service: 8-28-2017

Initial Hearing: 9-27-2017

In compliance October 12, 2017, request dismissal

Count 1: For failure to obtain a plumbing permit prior to new kitchen and bathroom fixtures. **Count 2:** For failure to obtain plumbing inspections to assure compliance with the plumbing codes.

15**Case # 17-1032**

Margaret M Tobin - property owner

Dasha Renee Ray - property manager

3709 Donald Avenue

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

Officer Leonardo Hernandez

Certified Service: 9-26-2017

Initial Hearing: 9-27-2017

In compliance September 26, 2017, request dismissal

Count 1: For failure to obtain a non-transient rental license to rent the property.

16

Case # 17-1131

Kunzler & Kunzler Key West, LLC - property owner
Phillip Cram Demena III - vehicle owner
420 Catherine Street
Sec. 108-677 Parking and storage of certain vehicles
Officer Leonardo Hernandez
Certified Service: 8-24-2017 - vehicle owner
Initial Hearing: 9-27-2017

In compliance September 27, 2017, request dismissal**Count 1:** For failure to maintain a current license plate on the vehicle.

17

Case # 17-1241

Gary the Carpenter Construction
Gary Burchfield
209 Duval Street
Sec. 62-1 Deposits of oil, grease or other waste
Officer Leonardo Hernandez
Certified Service: 9-5-2017
Initial Hearing: 9-27-2017

Settlement Agreement**Count 1:** On an area canvass, observed employees of Gary the Carpenter washing down paint residue onto the right of way which, as a result, contaminated the City storm water drain at that location.

18

Case # 16-773

Mark R Delgado

2807 Seidenberg Avenue

Sec. 90-363 Certificate of occupancy - Required

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 Beau Langford

Posted: 8-10-2017

Initial Hearing: 8-30-2017

Continuance granted to January 31, 2018

Count 1: Failure to obtain a Certificate of Occupancy for residential unit in the rear of the property. **Count 2:** Failure to have Utilities associated with the residential unit in the rear of the property. **Count 3:** Failure to have a non-transient business tax receipt for the residential unit in the rear of the property.

Legislative History

8/30/17

Code Compliance Hearing

Continuance

19

Case # 16-1552

Laney & Stephanie Caston

1901 South Roosevelt Boulevard S302

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings

Sec. 122-1371 D(9) Transient living accommodations in residential dwellings - **Counts 3 - 14**

Officer Beau Langford

Certified Service: 1-23-2017

Initial Hearing: 2-15-2017

In compliance September 1, 2017, request dismissal

Count 1: For holding the property out for short term rentals on VRBO.com for the dates of 15 Jan 2017 through 27 Jan 2017 without a transient rental license. **Count 2:** For holding the property out for short term rentals on VRBO.com for the dates of 15 Jan 2017 through 27 Jan 2017 without the benefit of the required city, county and state licensing, medallion and fire inspection. **Counts 3 through 14:** The subject property owner is holding out for transient rental for 12 nights for a total of \$3,744.00.

Legislative History

2/15/17

Code Compliance Hearing

Continuance

4/26/17	Code Compliance Hearing	Continuance
5/31/17	Code Compliance Hearing	Continuance
7/26/17	Code Compliance Hearing	Continuance

20

Case # 17-790

Amanda Phelps
3029 N Roosevelt Blvd 37
Sec. 66-102 Dates due and delinquent; penalties
Officer Beau Langford
Certified Service:
Initial Hearing: 9-27-2017

In compliance September 25, 2017, request dismissal**Count 1:** For failure to renew the non-transient business tax receipt.

21

Case # 17-795

Thomas W Kenyon
1432 Virginia Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Beau Langford
Certified Service: 8-24-2017
Initial Hearing: 9-27-2017

In compliance September 26, 2017, request dismissal**Count 1:** For failure to renew the non-transient business tax receipt.

22

Case # 17-900

B & R Enterprises of Key West
William Jordan - registered agent
1075 Duval Street C1
Sec. 66-102 Dates due and delinquent; penalties
Officer Beau Langford
Certified Service: 8-23-2017
Initial Hearing: 9-27-2017

In compliance August 23, 2017, request dismissal**Count 1:** For failure to renew the Pasta Garden of Key West entertainment business tax receipt.

23**Case # 17-1024**

Robert Klutz
6 Merganser Lane 7
Sec. 66-102 Dates due and delinquent
Officer Beau Langford
Certified Service:
Initial Hearing: 9-27-2017

In compliance September 25, 2017, request dismissal

Count 1: For failure to renew the non-transient rental business tax receipt which expired 30 September 2016.

24**Case # 17-1208**

Truman & Co., Inc.
Roger G Emmons - registered agent
Terri Spottswood - M. principle
David Rolley
1120 South Street
Sec. 18-601 License required - **Count 1**
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations - **Count 2**
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D (9) - **Counts 3 - 9**
Officer Beau Langford
Certified Service: 9-9-2017 - Rolley
Certified Service: 9-26-2017 - Truman & Co.
Initial Hearing: 9-27-2017

City requests dismissal

Count 1: For renting the property transiently, without the benefit of a transient license, from 16 August 2017 through 23 August 2017. **Count 2:** The subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state licensing, does not have a transiently medallion and has not had the required fire inspection. **Counts 3 - 9:** The subject property owner/property manager held out for transient rental for 7 nights the dates of 16 August 2017 through 23 August 2017 for a total of \$3300.00.

25

Case # 17-869

Janice Isherwood

523 Elizabeth Street

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

Repeat

Sec. 26-31 Offensive and nuisance conditions prohibited

Sec. 26-32 Nuisances illustrated

Officer Gerald L. Leggett

Posted: 8-16-2017

Initial Hearing: 8-30-2017

Continued from August 30, 2017 for compliance

Count 1: Failure to clean property of debris which tend to promote breeding of insects and rodents (debris and food containers left outside).

Count 2: Failure to clean property of any substance which shall permit, cause or do any nuisance or contribute to the nuisance. **Count 3:** Failure to remove all substances which emit or cause foul, obnoxious, unhealthful or disagreeable odor or effluvia as it was determined that the presence of the odor was from cats defecating and urinating. Additionally, a large bee hive was observed on the side of the home.

Legislative History

8/30/17

Code Compliance Hearing

Continuance

26

Case # 17-1019

Key West Restorations, LLC - Property Owner

David L. Firestine/Incorporator

Michael Herrera - Tenant

1435 Flagler Avenue

Sec. 18-150 Certificate of competency - Required - **Michael Herrera****Count 1**

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

address; exceptions - **David L. Firestine Count 2**Sec. 18-117 Acts declared unlawful - **David L. Firestine Count 3**Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business - **David L. Firestine Count 4**

Officer Gerald L Leggett

Certified Service: 8-1-2017 - Michael Herrera

Certified Service: 8-7-2017 - David Firestine

Initial Hearing: 8-30-2017

Continuance granted to November 15, 2017

Count 1: Failure to obtain the required contractor's license to remove concrete from the house. **Count 2:** Failure to obtain required permits for the removal of concrete from the house. **Count 3:** Failure to hire a licensed contractor. **Count 4:** Failure to obtain a business tax receipt for a rental property.

Legislative History

8/30/17

Code Compliance Hearing

Continuance

27

Case # 17-1190

Michael Levi
3425 16th Terrace
Sec. 90-363 Certificate of occupancy - required
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 58-61 Determination and levy of charge
Officer Gerald L Leggett
Certified Service: 9-28-2017
Initial Hearing: 9-27-2017

Continuance granted to November 15, 2017

Count 1: For failure to obtain a certificate of occupancy for the second unit. **Count 2:** For failure to obtain the required building permits to divide the single family residence into a two family, add a kitchen and a third bedroom. **Count 3:** For failure to pay the solid waste charges for the second unit.

28

Case # 16-939

R R Beason Jr Trust 12/18/2000
1603 Von Phister Street
Sec. 14-37 Building permits; professional plans; display of permit;
address; exception
Officer Jorge Lopez
Officer Scott Fraser
Certified Service: 10-5-2016
Initial Hearing: 10-19-2016

Continued from August 30, 2017 for status/compliance

Count 1: For failure to obtain building permits for the interior and exterior renovations.

Legislative History

10/19/16	Code Compliance Hearing	Continuance
11/16/16	Code Compliance Hearing	Continuance
12/21/16	Code Compliance Hearing	Continuance
1/25/17	Code Compliance Hearing	Continuance
3/29/17	Code Compliance Hearing	Continuance
4/26/17	Code Compliance Hearing	Continuance
6/28/17	Code Compliance Hearing	Continuance
7/26/17	Code Compliance Hearing	Continuance
8/30/17	Code Compliance Hearing	Continuance

29

Case # 17-138

Tong Hok Yat

1717 Thompson Street

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

Sec. 14-262 Request for inspection

Sec. 122-238 Dimensional requirements

Sec. 90-392 Application

Officer Jorge Lopez

Certified Service: 4-19-2017

Initial Hearing: 5-31-2017

In compliance October 11, 2017, request dismissal

Count 1: New structure located in the setback without the benefit of required mechanical, electrical and plumbing permits. **Count 2:** Electrical, mechanical and plumbing work conducted without requesting the required final inspections. **Count 3:** New structure is located within 25 feet from the neighbor's fence. **Count 4:** The new structure is located in the setbacks without the benefit of a variance.

Legislative History

5/31/17	Code Compliance Hearing	Continuance
7/26/17	Code Compliance Hearing	Continuance

30

Case # 17-720

Land 10031, LLC

Frances Casey Lowe - RA

3700 North Roosevelt Boulevard

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Jorge Lopez

Certified Service: 6-26-2017

Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Count 1: The car wash is operating 24 hours daily and the neighbor suffers disturbing noise within the boundaries of his property.

Legislative History

7/26/17	Code Compliance Hearing	Continuance
8/30/17	Code Compliance Hearing	Continuance

31

Case # 17-982

Sheila McFarland

1625 Flagler Avenue

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

Officer Jorge Lopez

Certified Service: 8-29-2017

Initial Hearing: 9-27-2017

Continuance granted to November 15, 2017**Count 1:** For exceeding the scope of the paving permit by installing
pavers on the City right-of-way.

32

Case # 17-1247

Sea Cups, LLC

Wayne Smith - registered agent

955 Caroline Street

Sec. 26-192 Unreasonable excessive noise prohibited - Repeat Violation

Officer Jorge Lopez

Certified Service: 9-5-2017 - Sea Cups, LLC

Hand Served: 10-3-2017 - Wayne Smith

Initial Hearing: 9-27-2017

Settlement Agreement**Count 1: Repeat Violation** - On 27 August 2017, responded to a
complaint and recorded the music emanating from Dante's. Met with the
complainant at his residence and he filled out a disturbing noise form.
There was a Settlement Agreement presented to the Special Magistrate
for the previous case, 15-310, which he approved. If the respondent was
found in violation of Sec. 26-192 within 60 months, that it would be
considered as repeat punishable by up to \$500 per day, per count.

33

Case # 17-710

AIRBNB, Inc.

Lawyers Incorporating Services 2710

3333 Duck Avenue J204

Sec. 122-1371 D (9) Transient living accommodations in residential dwellings; regulations - Counts 1 thru 7

Officer Kenneth JW Waite

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Counts 1 - 7: During a routine investigation of the online website www.airbnb.com, the subject property was held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 June 2017 through 8 June 2017.

Legislative History

7/26/17

Code Compliance Hearing

Continuance

34

Case # 17-724

AIRBNB, Inc.

Lawyers Incorporating Services 2710

620 Thomas Street 165

Sec. 122-1371 Transient living accommodations in residential dwellings; regulations. D (9) - Counts 1 thru 7

Officer Kenneth JW Waite

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Counts 1 - 7: During routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 11 June 2017 through 18 June 2017.

Legislative History

7/26/17

Code Compliance Hearing

Continuance

35

Case # 17-745

AIRBNB, Inc.
Lawyers Incorporating Services 2710
714 Thomas Street
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations. D (9) - Counts 1 thru 7
Officer Kenneth JW Waite
Certified Service: 5-22-2017
Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Counts 1-7: During a routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 July 2017 through 8 July 2017 for a total of \$1,638.00.

Legislative History

7/26/17 Code Compliance Hearing Continuance

36

Case # 17-746

AIRBNB, Inc. - Registered Agent
Lawyers Incorporating Services 2710
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations. D (9) - Counts 1 thru 4
1207 Florida Street
Officer Kenneth JW Waite
Certified Service: 5-22-2017
Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

AIRBNB, Inc.: Counts 1-4: During a routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 4 nights for the dates of 1 July 2017 through 5 July 2017 for a total of \$551.00.

Legislative History

7/26/17 Code Compliance Hearing Continuance

37

Case # 17-751

AIRBNB, Inc.

Lawyers Incorporating Services 2710

3312 Northside Drive 106

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations. D (9) - Counts 1 thru 7

Officer Kenneth JW Waite

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Counts 1-7: During a routine investigation of the online website www.airbnb.com, the subject property held out for short term rental without the benefit of a transient rental license. The subject property was advertised for 7 nights for the dates of 1 June 2017 through 8 June 2017 for a total of \$808.00.

Legislative History

7/26/17

Code Compliance Hearing

Continuance

38

Case # 17-866

AIRBNB, Inc

Lawyers Inc Service - Registered Agent

721 Georgia Street A

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations. D (9) - Counts 1-7 - **Repeat Violations**

Officer Kenneth JW Waite

Certified Service: 6-12-2017

Initial Hearing: 7-26-2017

Continuance granted to November 15, 2017

Counts 1-7: The subject property was held out/advertised by the respondent for transient rental for 7 nights the dates of 19 June 2017 through 26 June 2017 for a total of \$834.00

Legislative History

7/26/17

Code Compliance Hearing

Continuance

39

Case # 17-1154

Michael J McMahon

100 Admirals Lane

Sec. 18-601 License required - Counts 1 - 6 - **Repeat/Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Counts 7 - 13 - **Repeat/Irreparable**

Officer Kenneth JW Waite

Posted: 9-27-2017

Initial Hearing: 9-27-2017

Continuance granted to November 15, 2017

Counts 1 - 6: Repeat/Irreparable - For renting the property transiently, without the benefit of a transient license, from 27 July 2017 through 4 August 2017. **Counts 7 - 13: Repeat/Irreparable** - The property was advertised on VRBO.com for the dates of 27 July 2017 through 4 August 2017 for a total of \$4,532.63.

40

Case # 17-1187

Michael J McMahon

100 Admirals Lane

Sec. 18-601 License required - Counts 1 - 3 - **Repeat/Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Count 4 - **Repeat/Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D (9) - Counts 5 - 7 - **Repeat/Irreparable**

Officer Kenneth JW Waite

Posted: 9-27-2017

Initial Hearing: 9-27-2017

Continuance granted to November 15, 2017

Counts 1 - 3: Repeat/Irreparable - For renting the property transiently, without the benefit of a transient license, from 4 August 2017 through 7 August 2017. **Count 4: Repeat/Irreparable** - The subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state licensing, does not have a transiently medallion and has not had the required fire inspection. **Counts 5 - 7 - Repeat/Irreparable** - Per the tenant, the subject property was advertised by the host, Michael McMahon, on VRBO.com for the dates of 4 August 2017 through 7 August 2017 for a total of \$3,067.25.

41

Case # 17-1212

Michael McMahon

28 Seaside South Court

Sec. 18-601 License required - Counts 1 - 2 - **Repeat/Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Count 3 - **Repeat/Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings'
regulations - Counts 4 - 5 - **Repeat/Irreparable**

Officer Kenneth JW Waite

Posted: 9-27-2017

Initial Hearing: 9-27-2017

This case was rescheduled from 9-27-2017 due to Hurricane Irma

Counts 1 - 2 - Repeat/Irreparable - For renting the property transiently, without the benefit of a transient license, from 3 July 2017 through 5 July 2017. **Count 3: Repeat/Irreparable** - The subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state licensing, does not have a transiently medallion and has not had the required fire inspection. **Counts 4 - 5 - Repeat/Irreparable** - Per the tenant, Chariss, the subject property was advertised on VRBO.com for the dates of 3 July 2017 through 5 August 2017 for a total of \$433.00.

42

Case # 17-1216

Key Cove Landings, LLC - registered agent
Edwin O Swift III
VACASA LLC
CT Corporation System
5 Key Cove Drive
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations D (9)
Officer Kenneth JW Waite
Certified Service: 8-25-2017
Initial Hearing: 9-27-2017

This case was rescheduled from 9-27-2017 due to Hurricane Irma

Count 1: Per the tenants, Mr. & Mrs. Hulett, the subject property was held out as being an alternate for 522 Dupont Lane. The original property, 522 Dupont Lane would be undergoing construction during the reserved dates of 17 August 2017 through 21 August 2017 for a total of \$2684.75. Mr. Hulett completed an affidavit stating he was never issued an updated contract, or receipt, for choosing 5 Key Cove Drive.

43

Case # 17-821

Seamless Gutter Masters, Inc.
Frank De La Paz - registered agent
2319 Harris Avenue
Sec. 66-87 Business tax receipt for all holding themselves out to be engaged in business - **Count 1, request dismissal**
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Officer Jim Young
Certified Service: 9-2-2017
Initial Hearing: 9-27-2017

In compliance October 17, 2017, request dismissal

Count 1: For failure to obtain a business tax receipt to install gutters in the City of Key West. **Count 2:** For failure to obtain a building permit to install the gutters.

44**Case # 17-964**

George Broughton
1801 N Roosevelt Blvd D12
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Jim Young
Posted: 9-29-2017
Initial Hearing: 9-27-2017

Continuance granted to December 20, 2017

Count 1: For failure to obtain a building permit to install new decking and a sliding glass door.

45**Case # 17-1114**

Martin Rossi Gonzalez
504 Noah Lane
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Jim Young
Certified Service:
Initial Hearing: 9-27-2017

Request dismissal, cannot locate Mr. Gonzalez

Count 1: For failure to obtain a business tax receipt for painting.

HARC Appeals**46****SMA 17-03**

Robert T Bowersox
1212 Georgia Street
17-0631

Adjournment