



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, May 30, 2018

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 # 17-684

Debra Timlin; Emerald Dreams, LLC.

Matthew Humphrey; Lending Home Funding, Corp.

Kristin Synan; Foreclosure Specialist

1434 Virginia Street

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

Officer Bonnita Badgett

Certified Service: 4-20-2018 - Lending Home Funding, Corp.

Certified Service: 4-17-18 - Emerald Dreams, LLC

Certified Service: 4-11-2018 - Foreclosure Specialist

Initial Hearing: 5-30-2018

In compliance May 29, 2018; request dismissal

Count 1: Complaint regarding the property is unsightly and possibly homeless living there. The property is a nuisance.

2

Case # 18-280

Robert Janicki
 1205 11th Street
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Sec. 14-262 Request for inspection
 FBC P2503.1 Inspections
 FBC 1612.4 Flood Hazard Construction
 Sec. 18-117 Acts declared unlawful
 Officer Bonnita Badgett
 Certified Service: 5-18-2018
 Initial Hearing:

Continuance granted to 27 June 2018

Count 1: Building, electrical and plumbing work being done without the benefit of a permits. **Count 2:** Failure to request electrical inspection for work being done without the benefit of a permit. **Count 3:** Failure to request plumbing inspections for work being done without the benefit of a permit. **Count 4:** The new rear room in the main house, the tiki hut and shed shall comply to the ordinance for structures located in the flood hazard areas. **Count 5:** Cease using an unlicensed contractor.

3

Case # 17-1283

Ted J McByrnett Estate
 Joseph Krygier
 1007 Thomas Street
 Sec. 26-126 Clearing of property of debris and noxious material required
 Officer Wherden Charles
 Posted: 3-29-2018
 Initial Hearing: 2-28-2018

Continued from 25 Apr 2018 for compliance

Count 1: For failure to remove debris, garbage and rubbish from the property that have been determined to be a fire hazard.

Legislative History

3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

4

Case # 18-244

Antonio Manuel Herce III

Patricia Lee

635 United Street Front

Sec. 14-40 Permits in historic districts

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

Officer Wherden Charles

Certified Service: 5-7-2018

Initial Hearing: 5-30-2018

New Case

Count 1: The renovation of this property shows that the window units were relocated to the walls of the home which are visible from the right of way without HARC approval. **Count 2:** The relocated window units to the wall required removal of a portion of the wall which did not have a building permit.

5

Case # 18-357

Bob Sunderman

922 Catherine Street

Sec. 110-292 Failure to achieve a compliance agreement

Officer Wherden Charles

Certified Service:

Initial Hearing: 4-25-2018

Continuance granted to 25 July 2018

Count 1: For failure to come into compliance with the signed settlement agreement for violations Sec. 110-256 and 110-321. The payment of \$500 and the planting on one coconut palm 8' tall has not been met.

Legislative History

4/25/18

Code Compliance Hearing

Continuance

6

Case # 18-496

Christian M. Zuelch
 Rupp William R Trust 10/3/1991
 411 Greene Street
 Sec. 2-939 Licenses
 Sec. 14-40 Permits in historic districts
 Officer Wherden Charles
 Certified Service: 4-25-2018 - Christian Zuelch
 Certified Service: 4-28-2018 - Rupp William R Trust 10/3/1991
 Initial Hearing: 5-30-2018

Continuance granted to 27 June 2018 for amended Notice of Hearing

Count 1: The subject business has not renewed their license which expired 30 Sept 2017. **Count 2:** Failure to obtain required HARC approval for signage.

7

Case # 17-1312

George & Leonor Pallas
 1125 Washington Street
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions - Counts 1 & 2
 Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business - Count 3 & 4
 Sec. 90-363 Certificate of Occupancy - required - Counts 5 & 6
 Sec. 58-61 Determination and levy of charge - Counts 7 & 8
 Officer Sophia Doctoche
 Certified Service: 11-17-2017
 Initial Hearing: 12-20-2017

In compliance 30 Apr 2018, request dismissal

Counts 1 & 2: For failure to obtain a building permit for converting the property from 3 units to 5 units. **Counts 3 & 4:** For failure to obtain a business tax receipt for units 4 and 5. **Counts 5 & 6:** For failure to obtain a certificate of occupancy for unit 4 and for unit 5. **Counts 7 & 8:** The subject property has 3 utility accounts associated with the property. The accounts do not reflect the 2 unrecognized units.

Legislative History

12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance

3/28/18 Code Compliance Hearing Continuance

8

Case # 17-1391

Steven E Ness

1319 United Street 1

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

Dismissed

Sec. 26-32 Nuisances illustrated - **Dismissed**

Sec. 26-31 Offensive and nuisance conditions prohibited - **Dismissed**

Sec. 62-2 Obstructions - **Dismissed**

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

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

Sec. 90-363 Certificate of occupancy - required

Sec. 58-61 Determination and levy of charge

Officer Sophia Doctoche

Certified Service: 2-28-2018

Initial Hearing: 3-28-2018

Continued from 25 Apr 2018

~~Count 1: For failure to clear the property of all unsightly or unsanitary conditions. Count 2: For leaving dirty bowls/plates out on the right of way for the chickens that cause a foul odor in the neighborhood. Count 3: For failure to clean the property of all food, containers and debris left outside. Count 4: For obstructing the right of way with bowls, plates, pots and pans to use for feeding the chickens.~~ **Count 5:** For failure to obtain a building permit for the third unit. **Count 6:** For failure to obtain a business tax receipt to rent the third unit. **Count 7:** For failure to obtain a certificate of occupancy for the third unit. **Count 8:** For failure to obtain utility accounts for the third unit.

Legislative History

3/28/18 Code Compliance Hearing Continuance

4/25/18 Code Compliance Hearing Continuance

9

Case # 17-1667

Marcia Stefanacci

1019 Watson Street

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

Sec. 14-40 Permits in historic districts

Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business - **Request dismissal**Sec. 90-363 Certificate of occupancy - required - **Request dismissal**Sec. 58-61 Determination and levy of charge - **Request dismissal**

Officer Sophia Doctoche

Certified Service:

Initial Hearing: 4-25-2018

In compliance 22 May 2018; request dismissal

Count 1: For failure to obtain permits for the new gate, repairs to the steps, new decking and cottage. **Count 2:** For failure to obtain a certificate of appropriateness for the new gate, repairs to the steps, new decking and cottage. **Count 3:** For failure to obtain a business tax receipt to rent your property. **Count 4:** For failure to obtain a certificate of occupancy for the rear cottage. **Count 5:** The property has two units, the City only recognizes one unit.

Legislative History

4/25/18

Code Compliance Hearing

Continuance

10

Case # 18-371

Tradewinds Construction, LLC

Robert H. Cardenas Jr. - Registered Agent

420 Fleming Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Doctoche

Certified Service:

Initial Hearing: 5-30-2018

In compliance 20 Apr 2018, request dismissal

Count 1: The subject business owner has not renewed their license which expired 30 September 2017.

11

Case # 18-401

Spotless Dry Cleaners
Robert W. Gregg Jr.
542 Truman Avenue
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Service: 4-12-2018
Initial Hearing: 5-30-2018

In compliance 23 Apr 2018; request dismissal

Count 1: The subject business owner has not renewed their license which expired 30 September 2017.

12

Case # 18-404

Shift Construction Inc.
Noilyn S. Snyder
3706 North Roosevelt Boulevard 208
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Service:
Initial Hearing: 5-30-2018

In compliance 14 Apr 2018, request dismissal

Count 1: The subject business owner has not renewed their license which expired 30 September 2017.

13

Case # 18-601

Diane B. Hernandez
120 Angela Street 101
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Service:
Initial Hearing: 5-30-2018

In compliance 9 May 2018, request dismissal

Count 1: Subject business owner has not renewed their non-transient license which expired 30 September 2017.

14

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 - **Dismissed**
 FBC 1612.4 Flood Hazard Construction -
 Officer Scott Fraser
 Certified Service: 8-17-2017 - W. Schmida
 Initial Hearing: 8-30-2017

Continued from 25 April 2018 for compliance

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 exits 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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

15

Case # 17-716

Rockwell Property, Inc. - Property Owner
Gregory G. Farrelly - Registered Agent
816 Fleming Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Leonardo Hernandez
Certified Service: 4-13-2018 - Registered Agent
Certified Service: 4-16-2018 - Property Owner
Initial Hearing: 5-30-2018

Continuance granted to 27 June 2018

Count 1: Addition to the roof, black tar coating that extends to the neighbor's property was poured down and erected without the required building permits.

16

Case # 17-885

Carolyn C. Helliesen
Douglas A. Helliesen
1221 Laird Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Leonardo Hernandez
Certified Service: 5-4-2018
Initial Hearing: 5-30-2018

Continuance granted to 27 June 2018

Count 1: After-the-fact permit application for upstairs walkway/porch has been in call back status since June 23, 2017 due to the property owners not providing the required supporting documentation.

17

Case # 17-1239

Healing Source Massage Therapy
Shang Feng Hao
817 Simonton Street
Sec. 14-40 Permits in historic districts
Officer Leonardo Hernandez
Certified Service: 4-10-2018
Initial Hearing: 4-25-2018

In compliance 18 Apr 2018, request dismissal

Count 1: For failure to obtain a certificate of appropriateness for the signs

Legislative History

4/25/18 Code Compliance Hearing Continuance

18

Case # 17-1261Redmarq Homes LTD Co. - **Dismissed**James Lewis Redmond - **Dismissed**

Marcel, Milan & Dominika Kozak - property owners

1501 Truman Avenue Down Rear

Sec. 18-117 Acts declared unlawful - **Dismissed**Sec. 18-157 Employment of unlicensed persons prohibited - **Dismissed**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **Request dismissal**

Sec. 14-40 Permits in historic districts

Sec. 14-235 Permits required - **Dismissed**Sec. 14-327 Inspection - **Dismissed**

Sec. 14-261 Failure to obtain

Sec. 14-262 Request for inspection

Officer Leonardo Hernandez

Certified Service: 12-6-2017 - property owners

Initial Hearing: 1-3-2018

Continued from 28 Mar 2018 for compliance

~~Count 1: For aiding and abetting unlicensed contractors. Count 2: Employment of unlicensed persons is prohibited. Count 3: For working over the scope of permit 17-2809. Count 4: A/C condensers were installed without the benefit of a Certificate of Appropriateness. Count 5: A mechanical permit is required to install a/c condensers. Count 6: Inspections are required for mechanical installations. Count 7: Electrical work being done without the benefit of a electrical permit. Count 8: Electrical apparatus work requires inspection.~~

Legislative History

1/31/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance

19

Case # 17-1305

Evgeni P. Petrov
2013 Fogarty Avenue
Sec. 122-238 Dimensional requirements
Sec. 90-363 Certificate of occupancy - required
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-261 Failure to obtain
Sec. 14-262 Request for inspection
Sec. 58-61 Determination and levy of charge
Officer Leonardo Hernandez
Certified Service: 4-12-2018
Initial Hearing: 5-30-2018

In compliance 23 May 2018, request dismissal

Count 1: The shed is in the setbacks. **Count 2:** Did not obtain a certificate of occupancy. **Count 3:** Building permits were not obtained for the building of this structure. **Count 4:** Failure to obtain an after-the-fact permit for construction of the structure. **Count 5:** Failure to obtain the inspection of the electrical work performed on the structure. **Count 6:** Failure to obtain a lawful unit determination which would include the payment of impact fees.

20

Case # 18-60

Nancy Cruz - Count 1
Yosbany Rodriquez - Counts 1, 2 and 3
1223 3rd Street
Sec. 14-37 Building permits; professional plans; display of permits;
exceptions; address
Sec. 58-34 Unlawful disposal
Sec. 18-150 Certificate of competency required
Officer Leonardo Hernandez
Certified Service: 3-13-2018 - Cruz
Initial Hearing: 4-25-2018

In compliance 4 May 2018; request dismissal

Count 1: For failure to obtain a building permit to enclose the rear porch.
Count 2: For failure to remove construction debris and concrete block from the right of way. **Count 3:** For failure to have a certificate of competency to perform construction related work.

Legislative History

4/25/18 Code Compliance Hearing Continuance

21

Case # 18-233

Alexei Saenko

406 Petronia Street

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

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 Leonardo Hernandez

Posted: 4-27-2018

Initial Hearing: 5-30-2018

New Case

Count 1: Required after-the-fact building permit for the re-coating of the roof. **Count 2:** Required HARC certificate of appropriateness for the re-coating of the roof. **Count 3:** Required business tax receipt to continue to rent property non-transiently.

22

Case # 18-436

Keys Cooling LLC

Chris Gazzale

1300 White Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Leonard Hernandez

Certified Service: 4-25-2018

Initial Hearing: 5-30-2018

New Case

Count 1: The subject business owner has not renewed their license which expired 30 September 2017.

23

Case # 18-521

Mr. Charles Sonny McCoy
 Francesca Grantham
 88 Hilton Haven Drive
 Sec. 26-126 Clearing of property of debris and noxious material required
 Officer Leonardo Hernandez
 Certified Service: 4-26-2018 - Grantham
 Initial Hearing: 5-30-2018

In compliance 26 April 2018, request dismissal

Count 1: Unsightly yard with yard waste piling up. There is no scheduled pick up.

24

Case # 16-773

Mark R Delgado Estate
 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

Continued from 25 April 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
10/18/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

25

Case # 16-1570

Robert Reilly

Nicola Roques

1535 5th Street

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

FBC 1612.4 Flood Hazard Construction & ASCE 24-05 Unprotected
Enclosed Below Design Flood Elevation

Sec. 122-238 Dimensional requirements. Paragraph 6, Section a.

Single-family

Officer Beau Langford

Certified Service: 10-16-2017

Initial Hearing: 11-15-2017

Continued from 25 April 2018 for compliance

Count 1: Construction of a new one room structure and roof structural changes to the original house have been made without the benefit of required permits. **Count 2:** Did install, or installing or allowed to be installed, an inhabitable structure within a FEMA designated AE-8 flood zone, below the minimum required elevation deemed necessary for flood damage prevention. **Count 3:** One room structure is currently being built within the rear setback of the property and possibly on top of a 10' utility easement.

Legislative History

11/15/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

26

Case # 18-06

Brian Sharples - Director - **Counts 3 through 20**
 Corporation Service Company - Registered Agent
 D/B/A CSC - Lawyers Inc. - **Counts 3 through 20**

Michael J McMahon - **Counts 1 through 20**

107 Front Street Unit 217

Sec. 18-601 License required - **Irreparable**

Sec. 122-1371 Transient living accommodations in residential dwellings;
 regulations

Sec. 122-1371 Transient living accommodations in residential dwellings;
 regulations (d) (9)

Officer Beau Langford

Certified Service: 1-12-2018 - Brian Sharples

Certified Service: 1-17-2018 - Corporate Service Company

Certified Service:

Initial Hearing: 2-28-2018

Continuance granted to 26 September 2018

Count 1: During a routine inspection, found a black Cadillac parked in the subjects parking space. Made contact with Frances and Valerie Sirotzki inside the unit. Mrs. Sirotzki forwarded the rental agreement along with all correspondence between the couple, HomeAway and Michael J McMahon. Rental agreement was for 18 nights, dates of 19 Dec 2017 through 6 Jan 2018 for a total of \$21,787.66. **Count 2:** The subject property has not had the requisite fire inspection. Owner has not provided the requisite TDC tax account with Monroe County Tax Collector or DBPR licensing information. There is no medallion for this property. **Counts 3 through 20:** The subject property owner is holding out for transient rental for 18 nights, the date of 19 Dec 2017 through 6 Jan 2018 for a total of \$21,787.66.

Legislative History

2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance

27

Case # 17-1213

Erwin Mayer & Didier R Moritz - property owner
1300 15th Court Lot 77

Sec. 90-363 Certificate of Occupancy - required

Sec. 58-61 Determination and levy of charge

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

Officer Jorge Lopez

Certified Service: 11-16-2017 - property owner

Initial Hearing: 12-20-2017

Continued from 25 Apr 2018 for compliance

Count 1: For failure to obtain a certificate of occupancy for the addition that was built. **Count 2:** For failure to pay impact fees related to utilities.

Count 3: For failure to obtain building permits for the addition to the trailer and for the installed plumbing.

Legislative History

12/20/17	Code Compliance Hearing	Continuance
1/31/18	Code Compliance Hearing	Continuance
2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

28

Case # 18-113

Richard Dostal

210 Truman Avenue

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

Sec. 62-2 Obstructions - dismissed

Officer Jorge Lopez

Certified Service: 2-9-2018

Initial Hearing: 2-28-2018

Continued from 25 Apr 2018 for compliance

Count 1: For failure to maintain the property. The yard is overgrown and there is bulk waste in the rear side of the property. ~~Count 2: The fence that was blown down is obstructing the sidewalk and the safe passage of pedestrians.~~

Legislative History

2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

29

Case # 18-124

Richard & Kelly S Dostal, Estate
 208 Truman Avenue
 Sec. 26-126 Clearing of property of debris and noxious material required
 Officer Jorge Lopez
 Certified Service: 2-9-2018
 Initial Hearing: 2-28-2018

Continued from 25 Apr 2018 for compliance

Count 1: For failure to maintain the property. It is overgrown and there are piles of yard debris and bulk waste. This property has previously been cited for the same conditions (Cases 15-918 and 16-1410).

Legislative History

2/28/18	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance
4/25/18	Code Compliance Hearing	Continuance

30

Case # 18-125

Edward & Gwen Keenan
 1021 Watson Street
 Sec. 26-32 Nuisance illustrated
 Sec. 26-126 - Clearing of property of debris and noxious material required
 - **Request dismissal**
 Officer Jorge Lopez
 Posted: 4-24-2018
 Initial Hearing: 4-25-2018

Continued from 25 Apr 2018

Count 1: For failure to clean the pool to avoid a breeding ground for mosquitoes. **Count 2:** For failure to remove the debris from the yard.

Legislative History

4/25/18	Code Compliance Hearing	Continuance
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31

Case # 18-185

Wild Sales II, Inc.
Noam Zano - Registered Agent
291 Front Street 8
Sec. 114-103 Prohibited signs
Officer Jorge Lopez
Certified Service: 5-7-2018
Initial Hearing: 5-30-2018

Continuation granted to 25 July 2018

Count 1: Observed prohibited signs on the windows and on the exterior doors of this building.

32

Case # 18-241

Theresa Cioffi
3222 Riviera Drive
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 122-238 Dimensional requirements
Sec. 90-363 Certificate of occupancy - Required
Sec. 58-61 Determination and levy of charge
Sec. 26-32 Nuisance illustrated
Officer Jorge Lopez
Certified Service:
Initial Hearing: 5-30-2018

Request for continuance for amended Notice of Code Violation

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize that did not have the required permits and inspections. **Count 2:** The roof is located in the rear side of the subject property in the setbacks. **Count 3:** The detached unit located in the rear side of the property has not been issued the requisite certificate of occupancy. **Count 4:** This unit has not paid impact fees related to utilities. **Count 5:** Observed the pool with stagnant water.

33

Case # 18-392

Silver KW, Inc.

Alon Croitoru - Registered Agent

137 Duval Street 141

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

Sec. 14-40 Permits in historic districts

Sec. 114-103 Prohibited signs

Sec. 2-939 Licenses

Officer Jorge Lopez

Certified Service:

Initial Hearing: 5-30-2018

Continuance granted to 27 June 2018

Count 1: New installation of rolling steel doors on the exterior of the building without the benefit of a permit. **Count 2:** The rolling steel doors and the hanging sign over the sidewalk were installed without the benefit of a certificate of appropriateness. **Count 3:** Multiple prohibited signs on the exterior of the building. **Count 4:** The sign hanging over the sidewalk does not have a revocable license.

34

Case # 18-537

Bumble Bee Silver Co

Vinod Alwani

201 William Street

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

Sec. 102-282 Outdoor display of goods

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **Request dismissal; In compliance 30 May 2018**Sec. 14-40 Permit in historic districts - **Request dismissal; In
compliance 30 May 2018**Sec. 2-939 Licenses - **Request dismissal; In compliance 30 May 2018**

Officer Jorge Lopez

Certified Service: 4-13-2018

Initial Hearing: 5-30-2018

New Case

Count 1: The subject business owner has not renewed their license which expired 30 September 2017. This is a repeat violation case# 17-979.

Count 2: Observed merchandise located outside the store on the city's right of way. **Count 3:** Hanging sign installed without the required permit.

Count 4: Hanging sign installed without obtaining a certificate of appropriateness. **Count 5:** Hanging sign installed without a revocable license.

35

Case # 17-1198

Harold J Merritt II

Marianne L Csigi

1301 Atlantic Drive

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. 14-262 Request for inspection

FBC 1612.4 & ASCE 24-05 Floor hazard construction

FBC 1612.5; ASCE 24-05 Sec 2.6 Flood venting required

Director Jim Young

Certified Service: 10-23-2017

Initial Hearing: 12-20-2017

Continuance granted to 29 August 2018

Count 1: For failure to obtain building permits to convert the shed into habitable space. **Count 2:** For failure to obtain a Certificate of Occupancy for the shed. **Count 3:** For failure to obtain a solid waste account for shed. **Count 4:** For failure to obtain an electrical inspection for installing electric in the storage area/habitable space below the house for the window air conditioners. **Count 5:** For the construction of habitable space under the elevated home in a flood zone for use other than the permitted uses for storage, parking or access to higher building levels. **Count 6:** For failure to provide adequate flood venting for a substantially improved residential building located in the AE-8 flood zone. **Count 7:** Electrical appliances have been installed below the minimum flood safety elevation.

Legislative History

12/20/17	Code Compliance Hearing	Continuance
3/28/18	Code Compliance Hearing	Continuance

36

Case # 18-198

John Todd Manuel
2022 Seidenberg Avenue
Sec. 66-103 Transfer of license
Sec. 14-37 Building permits; professional plans; display of permits;
exceptions; address
Sec. 90-363 Certificate of occupancy - required
Sec. 58-61 Determination and levy of charge
Officer Jim Young
Certified Service: 3-10-2018
Initial Hearing: 4-25-2018

In compliance 23 May 2018, request dismissal

Count 1: For failure to transfer the non-transient rental license from the previous owners. **Count 2:** For failure to obtain building permits for the plumbing and electrical work that has been performed. **Count 3:** For failure to obtain a certificate of occupancy for the detached rear unit. **Count 4:** The property has two units, the City only recognizes one unit.

Legislative History

4/25/18 Code Compliance Hearing Continuance

Adjournment