



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Wednesday, March 27, 2019

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 # 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: 5-30-2018

Continuance granted to 24 Apr 2019 for compliance

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.

Legislative History

5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance

8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

2**Case # 18-1962**

Garner Winifred Sands
324 Truman Avenue
Sec. 58-61 Determination and levy of charge
Officer Bonnita Badgett
Certified Mail: 3-9-2019
Initial Hearing: 3-27-2019

Continuance granted to 24 Apr 2019**Count 1:** Failure to pay a back utility bill of \$80,588.48**3****Case # 18-2031**

Cynthia Vinson Dean
1215 Georgia Street
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Bonnita Badgett
Certified Mail: 2-20-2019
Initial Hearing: 3-27-2019

In compliance 26 Mar 2019; Request dismissal**Count 1:** Failure to keep property clear of debris and any noxious material.

4**Case # 18-2101**

Gold Empire U.S.A. / Orogold

Zohar Alon

Nir Chen

518 Duval Street

Sec. 18-705 Requirements of permit holder (3) written statement

Sec. 18-705 Requirements of permit holder (2) prices on each item

Officer Bonnita Badgett

Certified Mail: 2-5-16 - Nir Chen

Certified Mail: 2-5-2019 - Zohar Alon

Initial Hearing: 2-27-2019

Continued from 27 Feb 2019 - Repeat Violations

Count 1: Failure to furnish to the customer a written statement showing the final total cost of the item or service. - Repeat violation reference Code Case#18-1157. **Count 2:** Failure to clearly display each cosmetic item offered for sale with each item bearing a sale price posted directly on the item. - Repeat violation reference Code Case# 18-1994.

Legislative History

2/27/19

Code Compliance Hearing

Continuance

5**Case # 19-73**

Gold Empire USA, LLC.

Zohar Alon

Nir Chen

518 Duval Street

Sec. 18-705 (3) Requirements of permit holder

Officer Bonnita Badgett

Certified Mail: 2-5-2019 - Zohar Alon

Certified Mail: 2-5-2019 - Nir Chen

Initial Hearing: 2-27-2019

Continued from 27 Feb 2019 - Repeat Violation

Count 1: Failure to furnish to the customer a written statement showing the final cost of the item or service. Repeat violation Case# 18-1157.

Legislative History

2/27/19

Code Compliance Hearing

Continuance

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Case # 19-103

H and S of Key West, LLC

Hal Schuhmacker

Christian M. Zuelch - RA

324 Southard Street

Sec. 14-40 Permits in the historic districts

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

Officer Bonnita Badgett

Certified Mail: 2-22-2019 - Hal Schuhmacker

Hand Served: 3-18-2019 - Christian M. Zuelch

Certified Mail:

Initial Hearing: 3-27-2019

Continuance granted to 24 April 2019

Count 1: Failure to obtain certificate of appropriateness for exterior work on the roof of the front porch. **Count 2:** Failure to obtain a building permit for exterior work on the roof of the front porch.

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Case # 19-105

Gold Empire USA/Orogold

Zohar Alon, AMBR

Nir Chen, AMBR

518 Duval Street

Sec. 18-705 Requirements of permit holder (3)

Officer Bonnita Badgett

Certified Mail: 2-1-2019 - Nir Chen

Certified Mail: 2-1-2019 - Zohar Alon

Initial Hearing: 2-27-2019

Continued from 27 Feb 2019 - Repeat Violation

Count 1: Failure to give a written statement showing the final cost of the item or service before applying cream to a customer.

Legislative History

2/27/19

Code Compliance Hearing

Continuance

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Case # 18-1723

Real Estate Guide of FL Keys
Steve Estes
605 Duval Street
Sec. 26-37 Removal of graffiti
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 3-27-2019

In compliance 15 Feb 2019; Request dismissal

Count 1: Failure to remove graffiti from news rack or remove the rack completely from the City right-of-way.

9

Case # 19-58

Fairbank Construction
Jay J. Fairbank - Registered Agent
409 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 Mail: 1-22-2019
Initial Hearing: 3-27-2019

New Case

Count 1: Installation of a solid wood fence and the building permit is for a picket fence. **Count 2:** Failure to get a certificate of appropriateness for installation of a 6' solid fence.

10

Case # 19-107

Gold Empire USA, LLC/D'OR 24K
Nir Chen - Registered Agent
407 Front Street C
Sec. 18-705 Requirements of permit holder
Officer Sophia Doctoche
Certified Mail: 2-25-2019
Initial Hearing: 3-27-2019

New Case - Repeat Violation

Count 1: Failure to furnish to the customer a written statement showing the final total cost of the item or service. Previously cited cases - #18-1157, #18-2101, #19-73

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Case # 19-271

James and Laura Thornbrugh
2016 Roosevelt Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 3-27-2019

Request for continuance for good service

Count 1: Did not renew their property rental business tax receipt that has been expired since 30 Sept 2018. Repeat violation - Cases #16-688 and 17-1060.

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Case # 19-272

James and Laura Thornbrugh
2014 Roosevelt Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 3-27-2019

Request for continuance for good service

Count 1: Did not renew their property rental business tax receipt that has been expired since 30 Sept 2018. Repeat violation - Cases #16-688, 17-1060 and 17-1056.

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Case # 18-536

Brugman Holdings LLC - Owner

Thomas J Sireci, Jr - Registered Agent

10 Hilton Haven Drive C

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

Officer Leonardo Hernandez

Certified Service: 5-30-2018 - Owner

Certified Service: 5-23-2018 - Registered Agent

Initial Hearing: 6-27-2018

Continued from 27 Feb 2019**Count 1:** Failure to obtain an after-the-fact building permit for interior framing of shed and dock behind shed.**Legislative History**

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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Case # 18-556

Wendall A. Wall

4 Go Lane

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

Officer Leonardo Hernandez

Certified Service: 5-18-2018

Initial Hearing: 6-27-2018

Continued from 27 Feb 2019 for compliance**Count 1:** Failure to obtain after-the-fact building permit for fence with required supporting documents provided to the Planning Department and Urban Forestry Manager.**Legislative History**

6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance

1/30/19 Code Compliance Hearing Continuance
2/27/19 Code Compliance Hearing Continuance

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Case # 18-2079

Collage Beauty
Far Beauty LLC - Business Owner
Raziel Buchris - Title Ambassador
Aviv Shmuel - Registered Agent
211 Duval Company - Property Owner
211 Duval Street A
Sec. 18-415 Restrictions in historic district
Officer Leonardo Hernandez
Certified Mail: 12-11-2018 - Collage Beauty
Certified Mail: 12-14-2018 - Far Beauty LLC
Certified Mail: 12-14-2018 - Raziel Buchris
Certified Mail: 12-14-2018 - Aviv Shmuel
Certified Mail: 12-14-2018 - 211 Duval Company
Initial Hearing: 1-30-2019

Request for continuance for Settlement Agreement

Count 1: On area canvas, an employee of Collage Beauty at 211 Duval Street was off premise canvassing. Repeat violation Case #17-1554.

Legislative History

1/30/19 Code Compliance Hearing Continuance

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Case # 19-69

Tranquility Spa of KW LLC
Nancy Price Leach
1712 North Roosevelt Boulevard
Sec. 66-102 Dates due and delinquent; penalties
Officer Leonardo Hernandez
Certified Mail: 2-22-19 - Tranquility Spa
Initial Hearing: 3-27-2019

In compliance 21 Feb 2019; request dismissal

Count 1: Failure to renew cosmetology establishment license as of 30 Sept 2018.

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Case # 19-185

Christopher Gazzale
1504 18th Terrace
Sec. 66-102 Dates due and delinquent; penalties
Officer Leonard Hernandez
Posted: 2-12-2019
Initial Hearing: 3-27-2019

New Case - Repeat Violation

Count 1: Keys Cooling, LLC; Christopher Scott Gazzale owner; has not renewed his business license which was due 30 Sept. 2018. Repeat violation from Case# 18-436 with \$250 administrative fee still pending.

18

Case # 16-720

Trevor Cook
Elizabeth Fuller
908 Packer Street
Sec. 62-2 Obstructions
Officer Beau Langford
Certified Service: 6-21-2018
Initial Hearing: 6-27-2018

Continued from 30 Jan 2019 for compliance

Count 1: Fence was built over the property line and will either need to be demolished or a variance applied for.

Legislative History

6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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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 Beau Langford

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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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 Beau Langford

Certified Service: 5-16-2017

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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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 Beau Langford

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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Case # 17-746

AIRBNB, Inc. - Registered Agent

Brian Chesky - CP

Lawyers Incorporating Services 2710

1207 Florida Street

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations (d) (9) - Counts 1 thru 4Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations (d) (9) - Count 5

Officer Beau Langford

Certified Service: 5-22-2017

Certified Service: 1-5-2018 - Amended Notice of Hearing

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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. **Count 5:** For unlawful holding out or advertising of a transient rental by an owner, tenant, broker, realtor, agent or other representative of the owner if the property is not permitted.

Legislative History

7/26/17	Code Compliance Hearing	Continuance
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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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 Beau Langford

Certified Service: 5-22-2017

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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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)

Officer Beau Langford

Certified Service: 11-15-2017 Amended Notice

Initial Hearing: 7-26-2017

Continued from 27 Feb 2019

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
10/18/17	Code Compliance Hearing	Continuance
11/15/17	Code Compliance Hearing	Continuance
12/20/17	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
6/27/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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Case # 18-06Brian 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;
regulationsSec. 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

Posted: 2-27-2018 - Michael McMahon

Initial Hearing: 2-28-2018

Continued from 27 Feb 2019

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
5/30/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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Case # 17-1146

Jordan James & Sara Key

1309 Newton Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions - **In compliance 9 Nov 2018; Request dismissal**Sec. 14-40 Permits in historic districts - **In compliance 9 Nov 2018;****Request dismissal**

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Certified Service: 3-26-2018

Initial Hearing: 4-25-2018

Continuance granted to 24 Apr 2019 for compliance

Count 1: For failure to obtain a mechanical permit to install the A/C condenser on the roof. **Count 2:** For failure to obtain HARC approval for installation of the A/C condenser on the roof. **Count 3:** For failure to obtain an inspection for the A/C condenser.

Legislative History

4/25/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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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

Initial Hearing: 12-20-2017

Continuance granted to 24 Apr 2019 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
5/30/18	Code Compliance Hearing	Continuance
6/27/18	Code Compliance Hearing	Continuance
7/25/18	Code Compliance Hearing	Continuance
8/29/18	Code Compliance Hearing	Continuance
9/26/18	Code Compliance Hearing	Continuance
10/31/18	Code Compliance Hearing	Continuance
11/28/18	Code Compliance Hearing	Continuance
12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance
2/27/19	Code Compliance Hearing	Continuance

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Case # 18-1211

Island-West Investments Corp.

Richard Estevez - Owner

Hugh J Morgan - Registered Agent

1213 14th Street 41

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

Officer Jorge Lopez

Certified Mail: 12-12-2018 - Hugh Morgan

Certified Mail: 12-18-2018 - Richard Estevez

Initial Hearing: 1-30-2019

Continuance granted to 24 April 2019 for compliance

Count 1: Failure to obtain a building permit for an addition built. A demolition permit had been applied for on 6 Nov 2018 and more details are needed along with the property card.

Legislative History

1/30/19

Code Compliance Hearing

Continuance

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Case # 18-1669

Island-West Investment Corp.

Julian Jasmine Collins

Hugh Morgan - Registered Agent

1213 14th Street 82

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

Officer Jorge Lopez

Posted: 1-2-2019 - Julian Jasmine Collins

Certified Mail: 11-19-2018 - Per USPS

Initial Hearing: 12-19-2018

In compliance 25 Mar 2019; Request dismissal

Count 1: Failure to obtain permit for working on the roof. **Count 2:** Failure to obtain permit for framing of the residence. **Count 3:** Failure to obtain a permit for electric work. **Count 4:** Failure to obtain a permit for plumbing work done underneath the residence.

Legislative History

12/19/18	Code Compliance Hearing	Continuance
1/30/19	Code Compliance Hearing	Continuance

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Case # 18-1996

KW Zion, LLC

Kellie Alpert - RA

Irish Oak Barrel, LLC

Wayne Larue Smith - RA

506 Southard Street

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 Request for inspection

Sec. 122-63 Review; enforcement

Officer Jorge Lopez

Certified Mail: 3-6-2019 - Kellie Alpert

Certified Mail: 3-8-2019 - Wayne Larue Smith

Initial Hearing: 3-27-2019

Continuance granted to 24 April 2019

Count 1: Failure to obtain permit for plumbing work performed in the rear side exterior of the building. **Count 2:** Failure to obtain permit for electrical work installed in the rear side exterior of the building. **Count 3:** Failure to obtain a certificate of appropriateness for the plumbing and electrical work performed in the rear side exterior of the building. **Count 4:** Failure to obtain a required electrical inspection for electrical work performed on the rear side of the building. **Count 5:** Failure to abide by the Conditional Approval Permit of no amplified live music or outdoor music on the premises.

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Case # 18-2020

Robert Chinnis Construction, Inc

Robert R. Chinnis - RA

506 Southard Street

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

Sec. 14-40 Permits in historic districts

Sec. 14-262 Request for inspection

Officer Jorge Lopez

Hand Served: 2-27-2019

Initial Hearing: 3-27-2019

New Case

Count 1: Failure to obtain a permit for plumbing work performed in the rear side exterior of the building. **Count 2:** Failure to obtain a permit for electrical work performed on the rear side of the building. **Count 3:** Failure to obtain a certificate of appropriateness for plumbing and electrical work performed on the rear side of the building. **Count 4:** Failure to obtain a required electrical inspection for electrical work performed on the rear side of the building.

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Case # 18-2029

218 Duval Street Corp.

Elizabeth Johnson - Business Registered Agent

Famlo Development Corporation

Michael Halpern - Building Registered Agent (Amended Notice only)

Jennifer Stefanacci Doll - Sec. 26-32 only (Original Notice)

218 Duval Street

~~Sec. 26-32 Nuisances illustrated (Original Notice only)~~ - **Dismissed**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions (Amended Notice)

Sec. 14-40 Permits in historic districts (Amended Notice)

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions (Amended Notice)

Sec. 14-262 Request for inspection (Amended Notice)

Officer Jorge Lopez

Certified Mail: 12-7-2018 (Original Notice) - Jennifer Stefanacci Doll

Certified Mail: 1-4-2019 (Amended Notice) - Michael Halpern

Posted: 1-17-2019 (Amended Notice) - Elizabeth Johnson

Initial Hearing: 1-30-2019

Continuance granted to 24 Apr 2-19 for compliance

Count 1 (Original Notice): ~~The use of a foam machine spreading foam on the City's right of way which was causing a hazard to pedestrians and adjacent properties.~~ **Dismissed.** **Count 1 (Amended Notice):** Two

signs installed without the benefit of a building permit. **Count 2****(Amended Notice):** Signs installed without the benefit of a certificate of appropriateness. **Count 3 (Amended Notice):** Two flood lights installedwithout the benefit of an electrical permit. **Count 4 (Amended Notice):**

Electrical work performed without an inspection.

Legislative History

1/30/19 Code Compliance Hearing Continuance

2/27/19 Code Compliance Hearing Continuance

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Case # 18-2033

SK II, Inc.
Robert A. Spottswood - RA
2814 North Roosevelt Boulevard
Sec. 122-63 Review; enforcement
Officer Jorge Lopez
Certified Mail:
Initial Hearing: 3-27-2019

New Case

Count 1: The masonry wall behind store plaza was damaged and needs to be replaced as per Resolution 89-26. Our records indicate that an application has not been submitted to rebuild the masonry wall. The only permit applied for is Permit #2018-2722 to remove fence debris.

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Case # 18-2036

Judith Morales
2612 Seidenberg Avenue
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
FBC 1612.4 & ASCE 24-05 Flood Hazard construction, unprotected enclosed below design flood elevation
Officer Jorge Lopez
Certified Mail: 2-15-2019
Initial Hearing: 3-27-2019

New Case

Count 1: Failure to obtain building permits for a garage converted into a living space. **Count 2:** Failure to obtain a building permit for a fence that was installed in the back yard and a gate on the side of the house. **Count 3:** Within a FEMA delineated type AE-8 flood zone, constructed a residential building below the minimum flood safety elevation in the Special Flood Hazard area and on 5 Nov 2013 FEMA Coordinator rejected the application.

35

Case # 18-1079

Kermit Inc

Kevin Joseph Solari - Registered Agent

431 Front Street B

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

Sec. 14-40 Permits in the historic districts

Sec. 114-103 ~~Prohibited signs~~ - **Dismissed**

Officer Paul Navarro

Certified Mail: 1-2-2019 - Registered Agent

Certified Mail: 1-8-2019 - Kermit, Inc.

Initial Hearing: 1-30-2019

In compliance 15 Mar 2019; Pending administrative fees

Count 1: Failure to obtain the required permit for a wood frame with a sign. **Count 2:** Failure to obtain a certificate of appropriateness for signs in the rear, side and front of the subject property. **Count 3:** ~~A prohibited sign has been placed at the subject property.~~ - Dismissed

Legislative History

1/30/19

Code Compliance Hearing

Continuance

36

Case # 19-33

808 Southard Street LLC

Peter Nelson Brawn

G,B & B-B Registries, LLC

812 Southard Street

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

Sec. 14-10 Permits in historic districts

Sec. 14-262 Request for inspection

Sec. 122-629 Prohibited Use

Officer Paul Navarro

Certified Mail: 3-4-19 - G,B & B-B Registries, LLC

Initial Hearing: 3-27-2019

Continuance granted to 24 April 2019

Count 1: A total of 8 lights that have been installed at the subject property without the benefit of a permit. **Count 2:** Eight lights were installed without the benefit of a certificate of appropriateness. **Count 3:** The 8 lights were installed at the subject property without the benefit of required inspections. **Count 4:** Subject property has two different zones which are HNC-2 and HHDR that are being used as a parking lot. On the HHDR zone, there is no conditional use on file allowing this to be used as a parking lot.

37

Case # 19-220

Church Bethel A M E

907 Thomas Street

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

Officer Dorian Patton

Certified Served:

Initial Hearing: 3-27-2019

Request continuance for good service

Count 1: Failure to obtain building permit for interior demolition work being performed.

Adjournment