



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, February 20, 2020

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 #19-206
Cassandra D. Butler
Regina E. Brownlow
Charnette Valdez
1000 Howe Street
Sec. 26-126 Clearing of property debris and noxious material required
Sec. 58-61 Determination and levy of charge
Sec. 62-2 Obstructions
Officer Bonnita Badgett
Certified Mail: 12-7-2019
Initial Hearing: 1-30-2020
- In compliance 14 February 2020; Request dismissal
- Count 1: Failure to clear yard of trash and debris. Count 2: Failure to pay past utility bill totaling \$2,265.00.
Count 3: Failure to keep bags of waste, weeds, trash and furniture off of the city right of way.

2 Case # 19-1680
Pete F. Woldanski
316 Julia Street
Sec. 58-31 Container and receptacle requirements
Officer Bonnita Badgett
Posted: 1-30-2020
Initial Hearing: 1-30-2020

Continued to 20 February 2020 for good service

Count 1: Failure to remove bins from the city right of way by 8pm on day of pick up.

Legislative History

1/30/20 Code Compliance Hearing Continuance

3 Case # 19-1655
Joseph Donagher
415 Julia Street
Sec. 18-601 License required - Counts 1-6
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Counts 7-9
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations - Counts 10-15
Officer Sophia Doctoche
Certified Mail: 11-25-19
Initial Hearing: 12-18-19

Settlement Agreement

Counts 1-6: Subject property advertising a minimum stay of 3-28 nights without a transient license. Previously cited case # 19-1584. - Settlement Agreement

Counts 7-9: Subject property holding out/advertising for short term rental without the benefit of the required city, county, or state licensing. Does not have a transient medallion and has not been inspected by the City of Key West Fire Department. Previously cited case #19-1584. - Settlement Agreement

Counts 10-15: Subject property owner holding out for transient rental for six nights the dates of November 26 through December 2, 2019 for \$4,740.38. - Settlement Agreement

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Case # 19-1727
KW Trent 1419 Thompson, LLC
Ronald Tschetter - Registered agent
1419 Thompson Street
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations
Sec. 122-1371(d)(9) Transient living accommodations in residential
dwellings; regulations
Officer Sophia Doctoche
Certified Mail: 1-29-2020
Initial Hearing: 2-20-2020

New Case - Repeat violations

Counts 1-7: Failure to obtain a transient rental license.
Counts 8-10: Failure to obtain a transient rental medallion and failure to
obtain a fire inspection from Key West Fire Department.
Counts 11-17: Failure to cease all transient rental advertising for this
property.

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Case # 18-1784
 Lindholm Construction, Inc
 Richard Lindholm - Registered Agent
 Native Builders, Inc
 Carl Denny - Registered Agent
 Nicholas Obea LLC
 Clint Gordon - Registered Agent
 Cristian J Swanson
 1610 Dennis Street
 Sec. 14-262 Request for inspection
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Sec. 18-117 Acts declared unlawful
 Sec. 18-150 Certificate of competency required
 Sec. 66-87 Business tax receipt required for all holding themselves out to
 be engaged in business
 Officer Edward Keane
 Certified Mail: 5-30-2019 - Lindholm Construction, Inc.
 Certified Mail: 5-30-2019 - Native Builders, Inc.
 Certified Mail: 11-28-2019 - Lindhold Construction, Inc.
 Certified Mail: 11-27-2019 - Cristian J Swanson
 Certified Mail: 12-28-19 - Native Builders, Inc
 Posted: 7-19-2019 - Nicholas Obea LLC
 Initial Hearing: 6-27-2019

Continuance granted to 26 March 2020

Lindholm Construction Inc dismissed on all counts
 Counts 1-3 - Cristian J Swanson only
 Count 1: Electrical work was performed without the benefit of permit and
 inspection. Count 2: Interior structural work at the subject location without
 the benefit of a permit. Count 3: Interior plumbing work performed at the
 subject location without the benefit of a permit.
 Count 4: Failure to obtain the appropriate license from the city of key west.
 - All parties
 Count 5: Failure to obtain a certificate of competency. - Cristian J Swanson
 only
 Count 6: Failure to obtain a business license from the city of key west. -
 Cristian J Swanson only

Legislative History

6/27/19	Code Compliance Hearing	Continuance
8/28/19	Code Compliance Hearing	Continuance
11/20/19	Code Compliance Hearing	Continuance

1/30/20 Code Compliance Hearing Continuance

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Case # 19-1590
Blake Feldman c/o The Green Room
501 Green Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Rachel Kobylas
Certified Mail: 12-12-19
Initial Hearing: 12-18-19

In compliance 8 February 2020; Request dismissal

Count 1: Failure to obtain all proper building permits. Count 2: Failure to obtain a HARC certificate of appropriateness.

Legislative History

1/30/20 Code Compliance Hearing Continuance

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Case # 19-1637
Boyer Arnon Gold Estate Jr - c/o Sherry Boyer
906 17th Terrace
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 18-117 Acts declared unlawful
Officer Rachel Kobylas
Posted: 1-13-2020
Initial Hearing: 1-30-2020

In compliance 4 February 2020; Request dismissal

Count 1: Failure to obtain all proper building permits. Count 2: Failure to hire licensed contractors.

Legislative History

1/30/20 Code Compliance Hearing Continuance

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Case #19-1728
John Allen Lloyd Gunn
713 Southard Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Sec. 102-158 Stop work order and penalty
Officer Rachel Kobylas
Certified Mail:
Initial Hearing: 1-30-2020

In compliance 17 January 2020; Request dismissal

Count 1: Failure to obtain building permits. Count 2: Failure to obtain all necessary certificates of appropriateness from HARC.
Count 3: Failure to pay for building permits.

Legislative History

1/30/20 Code Compliance Hearing Continuance

9

Case # 19-1811
The New Camilles Inc
Shukhrat Rakimov - Registered agent
1202 Simonton Street
Sec. 58-31 Container and receptacle requirements
Sec. 58-33 Storage of garbage causing pollution
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Rachel Kobylas
Certified Mail: 1-27-2020
Initial Hearing: 2-20-2020

New Case

Count 1: Failure to contact Waste Management to schedule additional trash pick ups.
Count 2: Failure to keep containers closed to ensure that non of the debris is exposed.
Count 3: Failure to ensure sanitary disposal of all debris and trash that is exposed.

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Case # 19-1592
Rosemie Thomas
1213 14th Street 54
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Troy Montero
Certified Mail: 11-25-2019
Initial Hearing: 1-30-2020

Continued to 20 February 2020 for compliance

Count 1: Failure to obtain all proper building permits.

Legislative History

1/30/20 Code Compliance Hearing Continuance

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Case # 19-1779
Old Town Key West Development Inc.
Edwin O. Swift III - Registered Agent
618 Duval Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Sec. 2-939 Revocable licenses
Officer Troy Montero
Initial Hearing: 2-20-2020
Certified Mail: 2-3-2020

New Case

Count 1: Failure to obtain proper building permits for lighting attached to the front of the building.

Count 2: Failure to obtain a HARC certificate of appropriateness for the lighting attached to the front of the building.

Count 3: Failure to obtain a revocable license for the awning over the city right of way.

- 12** Case # 18-1133
Scott & Stephen Simons
3314 Northside Drive 26a
Sec. 58-61 Determination and levy of charge
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
Officer Paul Navarro
Certified Mail: 1-20-2020
Initial Hearing: 2-20-2020

In Compliance 27 January 2020; Request dismissal

Count 1: Failure to pay remaining balance of \$2,701.26 for illegal unit to
Shirley Sealey in the Revenue Department.

Count 2: Failure to submit as built certificates to the building department.

Count 3: Failure to obtain a non transient license for the unit in question.

- 13** Case # 19-1131
Mineshaft Designs, LLC
Kelley L Albert - registered agent
424 Duval Street A
Sec. 90-142 Historic architectural commission design guidelines adopted
Officer Paul Navarro
Certified mail: 1-30-2020
Initial Hearing: 2-20-2020

Request Dismissal

Count 1: Failure to remove all unpermitted signs.

- 14** Case # 19-1544
Bike Man Bike Rental
C/O Thomas Theisen
301 Duval Street
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business
Officer Paul Navarro
Certified Mail: 1-30-2020
Initial Hearing: 2-20-2020

In compliance 10 February 2020; Request dismissal

Count 1: Failure to obtain a business license from the Licensing
Department.

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Case #19-1788
Bourbon Street Pub INC.
Joseph J Schroeder - Registered agent
724 Duval Street
Sec. 90-142 (4-a.6) Historic architectural commission design guidelines adopted - Repeat
Sec. 90-142 (7) Historic architectural commission design guidelines adopted - Repeat
Officer Paul Navarro
Certified Mail: 12-26-2019
Initial Hearing: 1-30-2020

Continued to 20 February 2020

Count 1: Failure to remove prohibited animated sign (TV) from the property. - Repeat
Count 2: Failure to remove the LED strip lights from the subject property. - Repeat

Legislative History

1/30/20 Code Compliance Hearing Continuance

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Case # 20-00035
Gladio Roma LLC - Terrace Roma
Alessandro Altigieri - Registered agent
300 Front Street 1
Sec. 90-142 Historic architectural commission design guidelines adopted
Officer Paul Navarro
Certified Mail: 1-30-2020
Initial Hearing: 2-20-2020

New Case

Count 1: Failure to remove prohibited LED strip lights from the subject property.

17

Case #20-00036
IVs in the Keys INC
Danette Nelson - Registered agent
531 Whitehead Street
Sec. 90-142 Historic Architectural Commission Design Guidelines
adopted
Officer Paul Navarro
Certified Mail: 1-30-2020
Initial Hearing: 1-30-2020

Continued to 20 February 2020 for good service

Count 1: Failure to remove prohibited LED strip lights from the property.

Legislative History

1/30/20 Code Compliance Hearing Continuance

18

Case # 19-672
808 Southard Street LLC
C/O Brawn Peter Nelson
812 Southard Street
Sec. 26-192 Unreasonably excessive noise prohibited
Sec. 122-597 Permitted uses
Sec. 122-598 Conditional Uses
Officer Dorian Patton
Certified Mail: 1-11-20
Initial Hearing: 1-30-2020

Continuance granted to 26 March 2020

Count 1: Failure to cease from allowing the company "Tree Man" from operating their equipment and performing their business.

Count 2: Failure to remove all vehicles, utility trailers. and boat/jet ski trailers from all residential lots on the property.

Count 3: Failure to stop the company "Tree Man" from performing light industrial activity on the property.

Legislative History

1/30/20 Code Compliance Hearing Continuance

19

Case # 19-927
F&L Corp
711 Love Lane
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Dorian Patton
Certified Mail: 12-10-19
Initial Hearing: 12-18-19

In compliance 18 February 2020; Request dismissal

Count 1: Failure to obtain building permits for an addition behind the house.

Count 2: Failure to obtain a HARC certificate of appropriateness for the addition behind the house.

Legislative History

1/30/20 Code Compliance Hearing Continuance

20

Case # 19-1035
Banana Cafe
Kevin Zulch - Registered agent
1215 Duval Street
Sec. 14-40 Permits in historic districts
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Dorian Patton
Certified Mail:
Initial Hearing: 1-30-20

In compliance 20 February 2020 8:35AM; Request dismissal

Counts 1: Failure to obtain a HARC certificate of appropriateness for all signs on the property.

Count 2: Failure to obtain building permits for all signs on property.

Legislative History

1/30/20 Code Compliance Hearing Continuance

21

Case # 19-1062
Panini Schimini LLC
Dawn Vincent - Registered agent
1075 Duval Street C-10
Sec. 14-40 Permits in historic districts
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Dorian Patton
Certified Mail: 12-16-19
Initial Hearing: 1-30-20

In compliance 19 February 2020; Request dismissal

Count 1: Failure to obtain a certificate of appropriateness for all signage
on restaurants. Count 2: Failure to obtain building permits.

Legislative History

1/30/20 Code Compliance Hearing Continuance

22

Case # 19-1161
Marlene Cruz Morato - Registered agent
1016 Howe Street Common
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Sec. 14-327 Inspection
Sec. 26-192 Unreasonably excessive noise prohibited
Officer Dorian Patton
Certified Mail: 12-13-19
Initial Hearing: 1-30-20

In compliance 14 February 2020; Request dismissal

Count 1: Failure to obtain building permits. Count 2: Failure to obtain a
certificate of appropriateness for the fence.
Count 3: Failure to call the building department for final inspection. Count 4:
Failure to check pool pump for proper operation and installation.

Legislative History

1/30/20 Code Compliance Hearing Continuance

23

Case # 19-1178
Mile Zero Cafe
Gleidson Gevargas
119 Fitzpatrick Street
Sec. 114-103 Prohibited signs
Sec. 14-40 Permits in historic districts
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Dorian Patton
Hand Served: 2-5-2020
Initial Hearing: 12-18-19

In compliance 12 February 2020; Request dismissal

Count 1: Failure to remove portable sign, unpermitted signs on building and unpermitted seating.

Count 2: Failure to obtain a HARC certificate of appropriateness for all signage.

Count 3: Failure to obtain building permits for all signs attached to the building.

Legislative History

1/30/20 Code Compliance Hearing Continuance

24

Case # 20-77
The Green Room
Blake Feldman - Owner
501 Greene Street
Sec. 18-117 Acts declared unlawful
Sec. 14-40 Permits in historic districts
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Dorian Patton
Certified Mail: 1-31-2020
Initial Hearing: 2-20-2020

In compliance 18 February 2020; Request dismissal

Count 1: Failure to hire a licensed contractor.

Count 2: Failure to obtain a HARC certificate of appropriateness and building permits for the structure built on the roof.

Count 3: Failure to obtain the appropriate building permits for the structure on the roof.

Adjournment