



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

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Thursday, May 26, 2022

1:30 PM

City Hall

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**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**You may also attend these meetings virtually via Zoom by telephoning +1 312 626 6799 Meeting ID: 818 9322 8282 Passcode: 157075 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/81893228282?pwd=TGdLcEpOcGkyS2t6RUhFYXZaRkhPQT09> Meeting ID: 818 9322 8282 Passcode: 157075**

**Call Meeting to Order**

**Code Violations**

**1 Case # 22-437**  
Jean Fenold Metellus  
1213 14th Street Lot 193  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Sophia Doctoche  
Certified Mail: 5-11-2022  
Initial Hearing: 5-26-2022

**New Case**

**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**2****Case # 22-570**

Susan J. Murphy

307 Elizabeth Street #4

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

Officer Sophia Doctoche

Certified Mail: 5-11-2022

Initial Hearing: 5-26-2022

**In compliance as of 6 May 2022; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**3****Case # 22-661**

Cocotte O'Clock DBA Egg O'Clock

Elisabeth Chalaca Odou

517 Fleming Street

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

Officer Sophia Doctoche

Hand Served: 4-20-2022- Amended Notice

Initial Hearing: 4-28-2022

**Continued from 28 April 2022****Count 1:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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**Case # 22-699**

Tropical Properties LLC

Michele Puckett- Registered Agent

814 Ashe Street

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

Officer Sophia Doctoche

Certified Mail: 4-26-2022

Initial Hearing: 5-26-2022

**In compliance as of 22 April 2022; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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**Case # 22-641**

Crocs Retail LLC

CT Corporation System- Registered Agent

211 Duval Street B

Sec. 2-939 Revocable Licenses

Officer Keenan Mellendorf

Certified Mail: 5-25-2022

Initial Hearing: 5-26-2022

**New Case****Count 1:** Failure to apply for and obtain a revocable license with the City of Key West Licensing Department.

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**Case # 21-391**

Christian E Teves and Michael S Burau

533 Petronia Street

Sec. 62-2 Obstructions

Officer Paul Navarro

Certified Mail: 6-7-2021

Initial Hearing: 6-24-2021

**Request to dismiss to re file against new owner****Count 1:** Failure to remove obstructing palm trees from the right-of-way.

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**Case # 22-721**

Shakti Yoga Key West INC  
Sofia Maria Artola- Registered Agent  
1114 White Street  
Sec. 30-1 Fees for false alarms and fire code inspections  
Officer Laurie Skinner  
Certified Mail: 5-11-2022  
Initial Hearing: 5-26-2022

**New Case**

**Count 1:** Failure to pay delinquent fees for fire alarm inspections.

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**Case # 22-728**

Just Beds of Key West LLC  
Richard Klitenick Esq.- Registered Agent  
2726 N Roosevelt Blvd  
Sec. 30-1 Fees for false alarms and fire code inspections  
Officer Laurie Skinner  
Certified Mail: 5-17-2022  
Initial Hearing: 5-26-2022

**New Case**

**Count 1:** Failure to pay delinquent fee for fire alarm inspections.

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**Case # 22-616**

The Key West Yacht Club Inc.  
Scott Saunders- Registered Agent  
2315 N Roosevelt Blvd  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-256 Permit required  
Sec. 14-262 Request for inspection  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 5-26-2022

**New Case**

**Count 1:** Failure to apply and obtain building permits with the City of Key West Building Department.

**Count 2:** Failure to apply and obtain the appropriate electrical permits with the City of Key West Building Department.

**Count 3:** Failure to contact the City of Key West Building Department and schedule an inspection.

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**Case # 20-524**

Gregory G Farrelly- Registered Agent  
828 Windsor Lane  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
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 Jim Young  
Certified Mail: 6-30-2021  
Initial Hearing: 6-24-2021

**Continued from 28 April 2022**

**Count 1:** Failure to submit as built certifications to the City of Key West.

**Count 2:** Failure to apply and obtain an LUD with the City of Key West Planning Department.

**Count 3:** Failure to apply and obtain a non-transient license from the City of Key West Licensing Department.

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**Case # 20-676**

Futterman Phenphak  
1704 Jamaica Drive  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-262 Request for inspection  
Officer Jim Young  
Certified Mail: 4-10-2021  
Initial Hearing: 4-29-2021

**Continued from 24 March 2022**

**Count 1:** Failure to apply and obtain the after the fact permits for all un-permitted work.

**Count 2:** Failure to schedule an inspection for all work that has been completed.

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**Case # 20-1335**

John Lindle  
1617 White Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Jim Young  
Certified Mail: 2-2-2021  
Initial Hearing: 2-18-2021

**Continued from 28 April 2022**

**Count 1:** Failure to apply and obtain after the fact permits for building, electrical and plumbing.

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**Case # 21-1562**

Michael Donoghue  
1501 George Street  
Sec. 110-292 Failure to achieve a settlement agreement  
Officer Jim Young  
Certified Mail: Amended Notice  
Initial Hearing: 11-18-2021

**Continued from 28 April 2022**

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

**Mitigations****14****Case # 22-400**

Eileen Luongo

1114 Elgin Lane

Sec. 18-601 License required- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Repeat**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations- **Repeat**

Officer Sophia Doctoche

Certified Mail: 2-25-2022

Initial Hearing: 3-24-2022

**Continued from 28 April 2022****Count 1-15:** Failure to obtain a transient medallion and license to  
advertise and rent short-term.- **Repeat****Count 16-18:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.- **Repeat****Count 19-33:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.- **Repeat****15****Case # 22-612**

Eileen Luongo

1114 Elgin Lane

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

Officer Sophia Doctoche

Hand Posted: 3-28-2022

Initial Hearing: 4-28-2022

**Mitigation****Counts 1-15:** Failure to obtain a transient medallion and license to  
advertise and rent short term.- **Repeat****Counts 16-18:** Failure to obtain all required city, county and state  
licensing to advertise and rent short-term.- **Repeat****Counts 19-33:** Failure to obtain all required city, county and state  
licensing to advertise and rent short-term.- **Repeat**

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**Case # 22-325**

Alex Aiello

1701 Jamaica Drive

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

Officer Leo Slecton

Certified Mail: 3-10-2022

Initial Hearing: 3-24-2022

**Mitigation**

**Count 1:** Failure to apply and obtain building permits with the City of Key West Building Department.