



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final Code Compliance Hearing

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Thursday, November 17, 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 +1 309 205 3325 Meeting ID: 819 8258 8869 Passcode: 855595 or Online at: <https://cityofkeywest-fl-gov.zoom.us/j/81982588869?pwd=QWhCSGZ0bUhpC3ZZYzNuK3psZE9lUT09> Meeting ID: 819 8258 8869 Passcode: 855595**

**Call Meeting to Order**

### **Mitigations**

**1**

#### **Case # 22-3**

Liberty Noma LLC

416 Petronia Street #4

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

Officer Sophia Doctoche

Certified Mail: 3-2-2022

Initial Hearing: 2-24-2022

#### **Mitigation**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

Director Jim Young was present on behalf of the city. Theresa Moen was present on behalf of the Respondent. Ashley Dixon Legal Analyst Recording Secretary was present as well. Theresa stated she filed for the license right after she received the notice of violation a month later she found out it was not the proper license. Theresa also stated the state was behind 30 days which

caused her to miss the compliance date that was imposed by the Special Magistrate. Ashley Dixon Legal Analyst stated that compliance took 8 days from the imposed compliance date which would be eligible for a 90% mitigation. Theresa requested to reduce the fines. The Special Magistrate imposed to reduce the fines to \$250.00 Administrative Cost and one time fine of \$1,250.00 for a total of \$1,500.00.

### Code Violations

2

**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

**In compliance as of 1 November 2022; Request dismissal**

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

Director Jim Young was the Code Officer. Attorney Van Fischer was present on behalf of the Respondent. The Special Magistrate asked Van Fischer if he objected to dismissing case. Attorney Fisher did not object. This case came into compliance as of 1 November 2022. The Special Magistrate granted the dismissal.

3

**Case # 22-1210**

Michael Cates  
3708 Northside Drive  
14-37 Building permits; professional plans; display of permits; address;  
exceptions  
Officer Sean Davis  
Certified Mail: 9-12-2022  
Initial Hearing: 9-29-2022

**Continued from 20 October 2022**

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

The Code Officer was Sean Davis. The Respondent did not attend. Officer Davis request continuance due to waiting for the DEO to complete the review. The Special Magistrate granted the continuance to 15 December 2022.

**4**                    **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

**In compliance as of 9 November 2022; Request dismissal**

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

**This case came into compliance as of 9 November 2022. The Special Magistrate granted the dismissal.**

**5**                    **Case # 22-1262**  
Corraine A Ybarra  
3075 Flagler Ave Unit 12  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 11-17-2022

**New Case**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

**Director Jim Young was present on behalf of the city. The Respondent did not attend. Director Young stated the City will be asking for continuance due to not receiving certified service. The Special Magistrate granted the continuance to 15 December 2022.**

**6**                    **Case # 22-1323**  
Noble Family Eastgate LLC  
Marion Stricker- Registered Agent  
711 Fleming Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 10-25-2022  
Initial Hearing: 11-17-2022

**In compliance as of 17 October 2022; Request dismissal**

**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

**This case came into compliance as of 17 October 2022. The Special Magistrate granted the dismissal.**

7

**Case # 22-1363**

Country Club Investments LLC

Joseph Pinto

1800 Atlantic Blvd 100A

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

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

Officer Sophia Docotche

Hand Posted: 10-25-2022

Initial Hearing: 11-17-2022

**Settlement Agreement**

**Count 1:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.- **Irreparable**

**Count 2:** Failure to obtain all required city, county and state licensing to advertise and rent short term.- **Irreparable**

**This case has a Settlement Agreement of \$250.00 Administrative Cost and a \$5,168.25 fine, for a total of \$5,418.25. The Settlement Agreement was signed by all parties and the Special Magistrate executed the agreement**

8

**Case # 22-510**

Charles Arthur Mcconn

620 White Street

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail: 9-8-2022

Initial Hearing: 9-29-2022

**Continuance granted to 15 December 2022**

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

**Count 2:** Failure to apply and obtain the appropriate building permits

with the City of Key West Building Department.

**This case was previously granted a continuance to 15 December 2022.**

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**Case # 22-1373**

Key West Electric INC

Jorge Sanchez- Registered Agent

1518 Laird Street

Sec. 18-150 Certificate of competency required- **Irreparable**

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

Sec. 14-262 Request for inspection- **Irreparable**

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

Officer Paul Navarro

Certified Mail: 10-27-2022

Initial Hearing: 11-17-2022

**Continuance granted to 15 December 2022**

**Count 1:** Failure to register Florida State License with the City of Key West Licensing Department.- **Irreparable**

**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable**

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

**Count 4:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable**

**This case was previously granted a continuance to 15 December 2022.**

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**Case # 22-1374**

JC Electric of the Florida Keys INC

Juan C. Morales- Registered Agent

1518 Laird Street

Sec. 14-262 Request for inspection- **Irreparable**

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

Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Paul Navarro

Certified Mail:

Initial Hearing: 11-17-2022

**Continuance granted to 15 December 2022**

**Count 1:** Failure to contact the City of Key West Building Department and schedule an electrical inspection.- **Irreparable**

**Count 2:** Failure to apply and obtain the appropriate building permits from the City of Key West Building Department.- **Irreparable**

**Count 3:** Failure to hire a licensed contractor.- **Irreparable**

This case was previously granted a continuance to 15 December 2022.

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**Case # 22-1414**

Joel Bernard Lucien Odou

611 Whitehead Street

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

Sec. 14-40 Permits in historic districts- **Irreparable**

Sec. 18-150 Certificate of competency required- **Irreparable**

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

Officer Paul Navarro

Certified Mail:

Initial Hearing: 11-17-2022

**New Case**

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

**Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West Planning Department.- **Irreparable**

**Count 3:** Failure to achieve Certificate of Competency.- **Irreparable**

**Count 4:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Irreparable**

The Code Officer was Paul Navarro. The Respondent did not attend. Officer Navarro stated that the City is asking for a continuance due to not receiving certified service. The Special Magistrate granted the continuance to 15 December 2022.

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**Case # 22-1417**

Dennis & Leigh Hooten

2829 Seidenberg Ave

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

Officer Leo Slecton

Certified Mail: 11-10-2022

Initial Hearing: 11-17-2022

**New Case**

**Count 1:** Failure to clear property of overgrown grass

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton read his timeline and evidence was shown. Officer Slecton requested \$250.00 fine per day and \$250 Administrative fee and compliance by November 21,2022 due to repeats. The Special Magistrate found that there was substantial evidence to find that there is a violation and imposed to \$250.00 Administrative cost and \$250.00 per count per day if not compliance by November 20, 2022.