



# 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, April 27, 2023

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.**

**Call Meeting to Order**

**Code Violations**

**1**

**Case # 23-128**

Kennedy Cafe Inc.

Rahimov Shukhart- **Registered Agent**

924 Kennedy Drive

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

Officer Sophia Doctoche

Certified Mail: 3-10-2023

Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Sophia Doctoche. Attorney Michael Halpern was present representing the Respondent. The Respondent Shukhrat Rahimov was also present. Attorney Halpern stated that the restaurant has removed the seats and is in compliance. Officer Doctoche inspected the property the day of the hearing at 10:48AM and they were not in compliance. She did receive an email from the Respondent at 11:00AM saying that they are in compliance, but she did not re-inspect the property. The Respondent also sent photos to show compliance. Officer Doctoche stated that there were tables and chairs outside the front door which would make them not in compliance. Attorney Halpern stated that whatever tables and chairs inside the restaurant and outside the

restaurant are fully in compliance. The Special Magistrate suggested that the case be continued to the next hearing to recount the seats. The Respondent did not object. The Special Magistrate granted a continuance to 25 May 2023.

**2****Case # 23-312**

Pho King Awesome

DBA Kojin Noodle Bar Inc.

Rahimov Shukhrat- **Registered Agent**

626 Duval Street

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

Officer Leo Slecton

Certified Mail: 4-14-2023

Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Leo Slecton. Attorney Michael Halpern was present representing the Respondent. The Respondent Shukhrat Rahimov was also present. Attorney Halpern stated that the Respondent is going to stipulate to the number of seats that is in the license, and they are going to come into compliance and pay the impact fees. Attorney Halpern also said approximately 20 years ago he participated in a Commission Meeting about the seating at the Southern Most Beach Case. The City wanted to increase the number of seating at The Southern Most Beach Cafe from 120 or 130 to 150 seats. The reason why they wanted to increase the seating was because they wanted an SRX license. The problem for the City was that they had no parking at the site. That night the City took the position that the City statute does not govern the amount of seats, but does regulate the customer service area. You are allowed one seat for each 15 square feet of the customer service area. Attorney Halpern stated that the occupational licenses do not confer or restrict development on site. The restaurant Pho King Awesome has an occupational license stating the restaurant can have 12 seats, and they are willing to pay for the impact fees for the extra 13 seats. Attorney Halpern asked for a continuance for time to pay the impact fees. The City did not object. The Special Magistrate granted a continuance to 25 May 2023.

**3****Case # 23-274**

Mellow Enterprises Key West Inc.

Richard Klitenick- **Registered Agent**

1605 N Roosevelt Blvd

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

Officer Leo Slecton

Certified Mail: 4-4-2023

Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Leo Slection. Attorney Owen Trepanier was present on behalf of the City. Attorney Trepanier asked for a continuance. The City did not object. The Special Magistrate granted a continuance to 25 May 2023.

**Mitigations**

4

**Case # 23-45**

1724 Rose LLC

Att Scott Oropeza- **Registered Agent**

1724 Rose Street

Sec. 58-35 Requirements for bulk and excess yard waste pickup

Sec. 62-2 Obstructions

Sec. 58-31 Container and receptacle requirements

Officer Laurie Skinner

Certified Mail: 3-1-2023

Initial Hearing: 3-30-2023

**Mitigation**

**Count 1:** Failure to call Waste Management and schedule a bulk waste pick up.

**Count 2:** Failure to remove trash from the right of way.

**Count 3:** Failure to remove trash bins from the right of way.

This case is before the Special Magistrate for mitigation. The Code Officer was Laurie Skinner. Legal Analyst Ashley Dixon was present on behalf of the City. Attorney Scott Oropeza was present on behalf of the Respondent. Attorney Oropeza stated that the case was in compliance and then out of compliance which resulted in running fines. Attorney Oropeza stated that the Respondent is willing to pay \$250.00 administrative cost, but not the full amount. The total fines were \$1,500.00 plus \$250.00 administrative cost and the fines ran for 6 days which would be eligible for a 90% mitigation. Officer Skinner stated that there were 3 counts in total and the only count that came out of compliance on the day of the March Hearing was Sec. 58-31 Container and receptacle requirements. The Respondent is still in compliance. The Special Magistrate reduced the original fine by \$750.00 to only the \$250.00 administrative cost and a fine of \$750.00 for a total of \$1,000.00.

**Code Violations**

5

**Case # 23-300**

Mo's Restaurant

Jean L. Delice- **Owner**

1116 White Street

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

Officer Leo Slection

Certified Mail: 3-31-2023

Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Leo Slection. The Respondent Jean L. Delice was present. Officer Slection read his timeline. The Respondent asked Officer Slection how many seats he counted today. Officer Slection stated that he arrived at the restaurant with Officer Keenan Mellendorf and the business was closed, but through the window they counted 27 seats. The Respondent stated that he bought the restaurant as with the number of seats there are now. The Special Magistrate gave the Respondent two choices either he can make a ruling today or ask for a continuance so the Respondent can come into compliance. The Respondent asked for a continuance. The Special Magistrate granted a continuance to 25 May 2023.

6

**Case # 23-505**

Hank's Hair of the Dog Saloon

Nick Brownell- **Musician**Paul Lopez- **Manager**

409 Caroline Street

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Sean Davis

Hand Served: 3-16-2023

Initial Hearing: 3-30-2023

**Continued from 30 March 2023**

**Count 1:** Failure to keep music sound at a legal level.

The Code Officer was Sean Davis. Officer Paul Navarro was present on behalf of the City. Attorney Richard McChesney was present on behalf of both Respondents Hanks Hair of The Dog Saloon and Musician Nick Brownell. Matthew McCarthy who was the complainant was present as well. Officer Davis read his timeline. Attorney McChesney asked the Code Officer a couple of

questions about the notice that was sent to the Respondents. There was a discrepancy about where the complaint was made from and that according to the noise ordinance there needs to be a measurement taken from the complainants home to where the violation was occurring. Officer Davis stated that what he had on file from the complaint was the complainants ID which stated the Flagler address. Attorney McChesney asked if the wind speed affects the noise readings. Officer Davis stated that if the wind is over 15mph they cannot perform a noise reading. Attorney McChesney also asked how does the noise readings differentiate between other noises. Officer Davis stated that they had the neighbors across the street turn off their speakers to perform a reading at Hanks Hair of The Dog Saloon and the same from performing a reading for the speakers across the street. Attorney McChesney asked what the neighbors were playing across the street. Officer Davis answered that it was religious music and they were not found in violation. Attorney McChesney asked how many times has the complainant Matthew McCarthy has made a complaint about Hanks Hair of the Dog Saloon. Officer Davis said that there has been two other complaints for the subject address and one complaint resulted to be found in violation. Attorney McChesney asked if whether or not the Hanks Staff reported a noise violation on the complainants and the answer was yes. The complainant stated that he did submit a lease to code enforcement showing that he resides across the street from the subject address in response to the Attorneys claim that he was not in the vicinity of the area at the time. Matthew also said that this has been a problem for a long time now and Hanks is always in violation and they have a decibel meter on the wall of the residence. The City was requesting a finding of the violation with \$250.00 administrative cost and \$250.00 for the one count. Closing statements were made by Attorney McChesney and also requested a continuance to provide evidence to the City. The City did not object to a continuance. The Special Magistrate granted a continuance to 25 May 2023.

7

**Case # 21-1831**

Migo 2 LLC

Michael Goldberg- **Registered Agent**

2016 Roosevelt Drive

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

Officer Paul Navarro

Certified Mail: 8-22-2022

Initial Hearing: 9-29-2022

**Continued from 30 March 2023**

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

The Code Officer was Paul Navarro. Chief Building Official Raj Ramsingh was present on behalf of the City. Attorney Van Fischer was present on behalf of the Respondent. Officer Navarro stated that they are before the Special Magistrate for compliance and the Respondents are not in compliance. Attorney Fischer stated that the Respondents have hired a new contractor who

is working on getting a business license to perform work in the City. Also, the Respondent is working on submitting a permit application and trying to stay under the 50% FEMA rule while working out modifications for the scope of work. Chief Building Official Ramsingh stated that he did speak to the owner of the building back in December and has not had any communication since about what their plans were. Attorney Van Fischer asked for a continuance. The Special Magistrate granted a continuance to 25 May 2023.

8

**Case # 22-1501**Adamant Group LLC- **Property Owner**David Gomez- **Unlicensed Contractor**

2308 Patterson Ave

Sec. 18-150 Certificate of competency required

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

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

Officer Roman Stenko

Certified Mail: 12-7-2022

Initial Hearing: 12-15-2022

**Continued from 30 March 2023****Count 1:** Failure to achieve Certificate of Competency.**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.**Count 3:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

The Code Officer was Roman Stenko. Director Jim Young was present on behalf of the City. Attorney Van Fischer was present on behalf of the Respondent. Director Young stated that he had submitted a settlement agreement to Attorney Fischer but has not received them back signed. Attorney Fischer stated that he had dropped the ball and had not sent the new draft of the settlement agreement to the Respondents. Attorney Fischer then asked for a continuance so that he can send the Respondents the settlement agreement. The Special Magistrate granted a continuance to 25 May 2023.

9

**Case # 22-1194**

Kava Culture Key West Co.

Jacqueline L. Rusher- **Registered Agent**

901 Fleming Street

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

Officer Sean Davis

Certified Mail: 12-16-2022

Initial Hearing: 1-26-2023

**Continued from 26 January 2023**

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

The Code Officer was Sean Davis. The Respondents did not attend. Officer Davis stated that this case was originally for a business tax receipt and in order to obtain the license the Respondents need to also obtain a conditional use and a parking variance. The Planning Board did approve the variance and the conditional use application at the March 16, 2023 meeting. The resolutions will be rendered to the Department of Economic Opportunity this week and then the owners will be able to obtain the conditional use permit from the Licensing Department. The Respondents have been in constant contact with the Code Officer and there is only so much they can because they have to wait for these meetings to occur. Officer Davis requested a continuance. The Special Magistrate granted a continuance to 25 May 2023.

10

**Case # 22-1571**

Janker Living Trust 11/16/2021  
Peter Janker- **Property Owner**  
1301 Whitehead Street 1  
Sec. 58-61 Determination and levy of charge  
Sec. 90-363 Certificate of occupancy required  
Officer Sean Davis  
Hand Posted: 4-19-2023  
Initial Hearing: 4-27-2023

**Continuance granted to 25 May 2023**

**Count 1:** Failure to apply and obtain a LUD with the City of Key West Planning Department.

**Count 2:** Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

This case was previously granted a continuance to 25 May 2023.

11

**Case # 23-220**

DiamondRock Key West Tenant LLC  
Nrai Services Inc.- **Registered Agent**  
3420 N Roosevelt Blvd  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 3-10-2023

Initial Hearing: 4-27-2023

**In compliance as of 26 April 2023; Request dismissal**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

**This case came into compliance as of 26 April 2023. The Special Magistrate granted the dismissal.**

12

**Case # 23-375**

Marc Milstein

Sharon Bartsch

56 Golf Club Drive

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

Officer Sophia Doctoche

Hand Posted: 4-19-2023

Initial Hearing: 3-30-2023

**Continued from 30 March 2023**

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

**The Code Officer was Sophia Doctoche. The Respondents Marc Milstein and Sharon Bartsch were present. The Respondents have been previously cited for Sec. 66-87 in cases 21-1635 and 22-672. Officer Doctoche read her timeline. The Respondents came into compliance and obtained the license March 21, 2023. In the previous case 21-1635 they came into compliance by removing the ad. In the previous case 22-672 Officer Doctoche was contacted by the Respondents daughter who stated that she was not sure what her father wanted to do with the home and eventually obtained a license. Officer Doctoche stated that she found the listing immediately in case 22-672. The Respondent Sharon Bartsch stated that the listing for the home was posted on February 21, 2023, and she has emails from Joseph Madrid on that same day where he emailed her the application. The Respondent was leaving the next day and Joseph Madrid said that the application can be submitted through the mail and will need to be notarized. The Respondent thought that the case was going to be resolved and that it took a longer than expected due to going back in forth in the mail. The Special Magistrate stated that there is a finding of violation from the Respondents own admission. The Special Magistrate imposed \$250.00 administrative cost and no fines.**

13

**Case # 23-377**

Pohalski LLC

C/O Tony Willis CPA and Associates

1109 Truman Ave



Sec. 66-102 Dates due and delinquent; penalties- **Repeat**  
Officer Sophia Doctoche  
Certified Mail: **Amended Notice**  
Initial Hearing: 3-30-2023

**Continued from 30 March 2023**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.- **Repeat**

The Respondent did not attend. Officer Doctoche stated that she has not received good service for the amended notice and will be asking for a continuance. The Special Magistrate granted a continuance to 25 May 2023.

14

**Case # 23-448**

Arnold Steven  
327 Peacon Lane  
Sec. 18-601 License required  
Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)  
Officer Sophia Doctoche  
Certified Mail: 3-17-2023  
Initial Hearing: 4-27-2023

**In compliance as of 24 March 2023; Request dismissal**

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

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

This case came into compliance as of 24 March 2023. The Special Magistrate granted the dismissal.

15

**Case # 23-547**

Key West Residential Property Management  
Jaime M. Caballero- **Registered Agent**  
824 Thomas Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**  
Officer Sophia Doctoche  
Certified Mail: 3-31-2023  
Initial Hearing: 4-27-2023

**New Case**

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

This case has a settlement agreement of \$250.00 administrative cost of and a fine of \$500.00 for a total of \$750.00. The settlement agreement was signed by all parties and The Special Magistrate executed the agreement.

16

**Case # 23-582**

Katharina Tiffany and Veritas Gassmann LLC

Palani Meador- **Registered Agent**

1104 Packer Street

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

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

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

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

Sec. 18-601 License required

Sec. 18-601 License required

Sec. 18-601 License required

Sec. 18-601 License required

Sec. 18-601 License required

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

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

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

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

Sec. 58-61 Determination and levy of charge

Sec. 58-61 Determination and levy of charge

Sec. 58-61 Determination and levy of charge

Sec. 58-61 Determination and levy of charge

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

Officer Ashton Gentry

Certified Mail: **Amended Notice**

Initial Hearing: 4-27-2023

**New Case**

**Count 1-4:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

**Count 5-9:** Failure to apply and obtain a transient medallion with the City of Key West Licensing Department.

**Count 10-14:** Failure to apply and obtain all required city, county, and state licensing to advertise and rent short-term.

**Count 15-18:** Failure to apply and obtain a LUD with the City of Key West Planning Department.

**Count 19:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**The Code Officer was Ashton Gentry. The Respondent did not attend. Officer Gentry did not receive good service and requested a continuance. The Special Magistrate granted a continuance to 25 May 2023.**

17

**Case # 23-596**

Brass Monkey Investments LLC

Patrick J. Madden- **Registered Agent**

923 Eaton Street

Sec. 18-601 License required

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 4-27-2023

**Continuance granted to 25 May 2023**

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

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

**This case was previously granted a continuance to 25 May 2023.**

18

**Case # 23-386**

Joshua Martin

Ashley Kaehn

624 Mickens Lane

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

Sec. 14-40 Permits in historic districts

Officer Keenan Mellendorf

Certified Mail:  
Initial Hearing: 4-27-2023

**New Case**

**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 a certificate of appropriateness with the City of Key West HARC Department.

The Code Officer was Keenan Mellendorf. The Respondent did not attend. Officer Mellendorf asked for a continuance for time to receive good service for the notice. The Special Magistrate granted a continuance to 25 May 2023.

19

**Case # 22-1644**

Dunkin Donuts #24  
DBA HZ Coffee Group, LLC  
Corporation Service Company- **Registered Agent**  
3124 N Roosevelt Blvd  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Paul Navarro  
Certified Mail: 3-14-2023  
Initial Hearing: 4-27-2023

**New Case**

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

The Code Officer was Paul Navarro. Chief Licensing Official Amanda Brady was present on behalf of the City. Legal Analyst was also present on behalf of the City. The Respondent did not attend. Officer Navarro read his timeline. Chief Licensing Official Amanda Brady stated that the Respondents would pay a prorated fee based on the time that they applied for the business tax receipt and also a 25% of the annual fee for operating without a license which is based on the range of seats they have. Legal Analyst stated that the business tax receipt for Dunkin Donuts states they are licensed for 24 seats. Officer Navarro requested a continuance for time to inspect the property. The Special Magistrate granted a continuance to 25 May 2023.

20

**Case # 23-31**

Key West Spine & Injury  
Michael Norman  
1117 Key Plaza

Sec. 14-262 Request for inspection  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 18-117 Acts declared unlawful  
Officer Paul Navarro  
Certified Mail: 2-14-2023  
Initial Hearing: 2-23-2023

**In compliance as of 18 April 2023; Request dismissal**

**Count 1:** Failure to schedule inspections for the un permitted work 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.

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

**This case came into compliance as of 24 April 2023. The Special Magistrate granted the dismissal.**

21

**Case # 23-490**

John A Hadfield  
2801 Flagler Ave  
Sec. 58-35 Requirements for bulk and excess yard waste pickup  
Sec. 62-2 Obstructions  
Sec. 58-31 Container and receptacle requirements  
Officer Laurie Skinner  
Certified Mail:  
Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to call Waste Management and schedule a bulk waste pick up.

**Count 2:** Failure to remove bulk waste from the right of way.

**Count 3:** Failure to remove trash bins from the right of way.

**The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner requested a continuance for good service. The Special Magistrate granted a continuance to 25 May 2023.**

22

**Case # 23-581**

H and S of Key West LLC  
Christian M. Zuelch  
324 Southard Street  
Sec. 58-34 Unlawful disposal

Sec. 58-35 Requirements for bulk and excess yard waste pickup  
Officer Laurie Skinner  
Certified Mail: 4-19-2023  
Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to lawfully deposit hazardous waste.

**Count 2:** Failure to contact Waste Management and schedule a bulk waste pickup.

The Code Officer was Laurie Skinner. Director Jim Young was present on behalf of the City. The Respondent did not attend. Officer Skinner read her timeline. The City requested a finding of violation with a \$250.00 administrative fee and no fines. Director Young stated that the City requested no fine because it is procedure that we only ask for the administrative cost since they have come into compliance before the hearing but also have a history of violating the same ordinance. The Special Magistrate imposed a finding of violation with \$250.00 administrative cost and no fine.

23

**Case # 22-1568**

JLB and Assoc Key West LLC  
Paula Crewe- **Registered Agent**  
1116 Truman Ave  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-40 Permits in historic districts  
Officer Leo Slecton  
Certified Mail: 3-28-2023  
Initial Hearing: 3-30-2023

**In compliance as of 6 April 2023; Request dismissal**

**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 a certificate of appropriateness with the City of Key West HARC Department.

This case came into compliance as of 6 April 2023. The Special Magistrate granted the dismissal.

24

**Case # 23-264**

Milagro Restaurant & Bar LLC  
Magdalena Montoya- **Registered Agent**  
1401 Simonton Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to

be engaged in business  
Officer Leo Slecton  
Certified Mail:  
Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton requested a continuance for good service. The Special Magistrate granted a continuance to 25 May 2023.

25

**Case # 23-306**

JM Conch Farm LLC  
Gregory Mcmenaman- **Registered Agent**  
2798 N Roosevelt Blvd  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Leo Slecton  
Certified Mail: 4-3-2023  
Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton read his timeline. The City requested a finding of violation with \$250.00 administrative cost and \$250.00 per count per day. The Special Magistrate found that there was a finding of violation and imposed \$250.00 administrative cost and \$250.00 per count per day if not in compliance by 15 May 2023.

26

**Case # 23-430**

Sonnenklar Law  
Jared Sonnenklar  
3132-C Northside Drive  
Sec. 66-102 Dates due and delinquent penalties  
Officer Leo Slecton  
Certified Mail: 4-7-2023  
Initial Hearing: 4-27-2023

**New Case**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton read his timeline. The City requested a finding of the violation with \$250.00 administrative cost and no fine. The Special Magistrate found that there was competent and substantial evidence for a finding of violation and imposed \$250.00 administrative cost and no fine.

27

**Case # 22-215**

Bone Island Welding LLC  
118 4th Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Roman Stenko  
Hand Posted: 4-11-2022  
Initial Hearing: 4-28-2022

**City to request to vacate findings and order; Request dismissal**

**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

The City requested to vacate the finding and order due to the subject business is not in business. The Special Magistrate granted the vacate the finding and order.

26

**Case # 22-1501**

Adamant Group LLC- **Property Owner**  
David Gomez- **Unlicensed Contractor**  
2308 Patterson Ave  
Sec. 18-150 Certificate of competency required  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Roman Stenko  
Certified Mail: 12-7-2022  
Initial Hearing: 12-15-2022

**Continued from 30 March 2023**

**Count 1:** Failure to achieve Certificate of Competency.

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

**Count 3:** Failure to apply and obtain the appropriate building permits



with the City of Key West Building Department.

The Code Officer was Roman Stenko. Director Jim Young was present on behalf of the City. Attorney Van Fischer was present on behalf of the Respondent. Director Young stated that he had submitted a settlement agreement to Attorney Fischer but has not received them back signed. Attorney Fischer stated that he had dropped the ball and had not sent the new draft of the settlement agreement to the Respondents. Attorney Fischer then asked for a continuance so that he can send the Respondents the settlement agreement. The Special Magistrate granted a continuance to 25 May 2023.

28

**Case # 22-1542**

Key West Trim Works INC.

Luigi Vaccaro- **Registered Agent**

10 Lowes Lane

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

Sec. 14-40 Permits in historic districts

Officer Roman Stenko

Certified Mail:

Initial Hearing: 4-27-2023

**New Case**

**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 a certificate of appropriateness with the City of Key West HARC Department.

The Code Officer was Roman Stenko. Chief Building Official Raj Ramsingh was present of behalf of the City. The Respondent Luigi Vaccaro was present at the hearing. The Respondent did not receive good service for the notice that was sent but decided to waive the service. Officer Stenko read his timeline and evidence was shown. The Respondent explained to the court what he was working out at the property and what permits were pulled. The Respondent believes that some of the work that was done did not require a permit and that the complaint was made by an anonymous complainant which is not allowed in the state of Florida. Director Jim Young also set the record straight that there was a complainant who was Chief Building Official Raj Ramsingh. Chief Building Official Raj Ramsingh set the record straight that a permit did need to be obtained to perform the work that was done and that they had demoed the whole house along with taking out all the electric. Chief Building Official also went on to say that it was not the Respondent doing the work himself that the home owner was posing as one of his employees to put in windows. The Respondent denied that comment made by the Chief Building Official and went on to say that he performed the demo and the windows were still sitting there so the homeowner asked if he could put them in so the Respondent put the homeowner on the books so that he could put in the windows. The Special Magistrate did find that there was substantial evidence for a finding of violation

and imposed the finding with no fees or fines.

29

**Case # 23-478**

Beyer Holdings LLC- **Home Owner**

Steven E. Krejci- **Registered Agent**

Hands on Deck LLC

Susan M. Corbin- **Registered Agent**

829 Eaton Street

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

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

Sec. 14-40 Permits in historic districts

Officer Roman Stenko

Certified Mail: 3-23-2023

Initial Hearing: 3-30-2023

**Continued from 30 March 2023**

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

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

**Count 3:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

**This case was previously granted a continuance to 25 May 2023.**

**Adjournment**