



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Compliance Hearing

Thursday, November 16, 2023

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

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Case # 23-1146

ECI Construction INC.

John Jackson- **Registered Agent**

1521 Seminary Street

Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**

Officer Jim Young

Certified Mail: 10-16-2023

Initial Hearing: 10-19-2023

Continuance granted to 7 December 2023

Count 1: Failure to prevent grease or waste to be placed on the City right of way.- **Irreparable**

This case was previously granted a continuance to 7 December 2023.

5

Case # 22-1506

George T. Pallas

1008 White Street

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

Sec. 14-40 Permits in historic districts

Sec. 108-681 Camping vehicles and equipment

Officer Keenan Mellendorf
Hand Posted: 9-19-2023
Initial Hearing: 9-28-2023

In compliance as of 1 November 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.

Count 3: Failure to not allow residents to live in a parked RV outside of a campground.

This case came into compliance as of 1 November 2023. The Special Magistrate granted the dismissal.

6

Case # 23-1150

Patagonia Ventures LLC
Robert E. Clark LLC- **Registered Agent**
903 Duval Street
Sec. 26-192 Unreasonable noise prohibited- **Repeat**
Officer Keenan Mellendorf
Hand Served: 10-6-2023
Initial Hearing: 10-19-2023

Continued from 19 October 2023

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

The Code Officer was Keenan Mellendorf. The Respondents Alfredo Gimenez and Gaston Waidatt were present. Assistant City Attorney Nicholas Trovato was present on behalf of the City. Officer Mellendorf read his timeline and evidence was shown. The Respondents Alfredo and Gaston asked for a continuance due to their Attorney not being able to attend the hearing. The City objected to the continuance. The Special Magistrate granted a continuance over the City's objection and continued the case to 7 December 2023. The musician Sean Griffin was previously granted a continuance to 7 December 2023.

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Case # 23-1150

Griffin, Sean Robert- **Musician**
903 Duval Street
Sec. 26-192 Unreasonable noise prohibited
Officer Keenan Mellendorf
Certified Mail: 10-26-2023
Initial Hearing: 10-19-2023

Continuance granted to 7 December 2023

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

The musician Sean Griffin was previously granted a continuance to 7 December 2023.

1

Case # 23-673

Waterfront Brewery LLC
Joseph H. Walsh
201 William Street
Sec. 18-615 Revocation or suspension
Officer Sophia Doctoche
Hand Served: 7-21-2023
Initial Hearing: 7-27-2023

In compliance as of 3 November 2023; Request dismissal

Count 1: Failure to contact the City of Key West Licensing and schedule an inspection for the conditional use permit.

This case came into compliance as of 3 November 2023. The Special Magistrate granted the dismissal.

2

Case # 23-1116

Joe Walsh
Walsh Dement Caren
2937 Airport Blvd
Sec. 26-126 Clearing of property of debris and noxious material required
Sec. 110-259 Duty of private property owner
Officer Sophia Doctoche
Hand Posted: 10-3-2023
Initial Hearing: 10-19-2023

In compliance as of 10 October 2023; Request dismissal

Count 1: Failure to clear property of debris and noxious material.
Count 2: Failure to trim tree branches hanging over the right of way.

This case came into compliance as of 10 October 2023. The Special Magistrate granted the dismissal.

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Case # 23-1164

Maouad-Newton LLC
 C/O Jad Maouad
 1220 Newton Street 2
 Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**
 Officer Sophia Doctoche
 Certified Mail: **Amended Notice**
 Initial Hearing: 11-16-2023

New Case

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

The Code Officer was Sophia Doctoche. The Respondent did not attend. Officer Doctoche asked for a continuance to achieve good service. The Special Magistrate granted a continuance to 7 December 2023.

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Case # 23-1138

Katharina Tiffany and Veritas Gassman LLC
 Mercado Ventures LLC- **Registered Agent**
 1104 Packer Street
 Sec. 58-61 Determination and levy of charge
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 Sec. 58-61 Determination and levy of charge
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
 Officer Ashton Gentry
 Hand Posted: 10-3-2023
 Initial Hearing: 10-19-2023

Continued from 19 October 2023

Count 1-4: Failure to apply and obtain a LUD with the City of Key West Planning Department.

Count 5: 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 stated that the Respondent is not in compliance. The Special Magistrate ordered for the fines to start running.

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Case # 22-781

Willis Vaughn Luther Key

2712 Staples Ave
 Sec. 58-61 Determination and levy of charge
 Sec. 90-363 Certificate of occupancy 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
 Sec. 62-2 Obstructions
 Officer Paul Navarro
 Certified Mail: 9-20-2023
 Initial Hearing: 10-19-2023

Continuance granted to 7 December 2023

- Count 1:** Failure to apply and obtain a LUD with the City of Key West Planning Department.
- Count 2:** Failure to achieve a Certificate of Competency.
- Count 3:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.
- Count 4:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.
- Count 5:** Failure to remove vessel and trailer from the City right of way.

This case was previously granted a continuance to 7 December 2023.

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Case # 23-1114

Thomas S. Bremer
 409 Frances Street
 Sec. 58-31 Container and receptacle requirements
 Sec. 62-2 Obstructions
 Sec 122-1406 Obstructions to visibility
 Officer Laurie Skinner
 Certified Mail: 10-11-2023
 Initial Hearing: 10-19-2023

Continued from 19 October 2023

- Count 1:** Failure to remove trash bins from the City right of way.
- Count 2:** Failure to remove trash bins from the City right of way.
- Count 3:** Failure to trim trees for corner visibility.

The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner read her timeline and evidence was shown. Officer Skinner asked for a finding of violation with \$250.00 administrative cost and no fines. The Special Magistrate thought that there was substantial evidence for a finding of violation

and imposed \$250.00 administrative cost and no fines.

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Case # 23-315

La Grignote Key West LLC
Kathryn Ann Harwood- **Registered Agent**
1211 Duval Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slecton
Hand Served: 8-3-2023
Initial Hearing: 8-31-2023

Continuance granted to 7 December 2023

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

This case was previously granted a continuance to 7 December 2023.

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Case # 23-740

Green Pineapple Holdings LLC
Edward Russo- **Manager**
1130 Duval Street
Sec. 18-615 Revocation or suspension
Sec. 58-31 Container and receptacle requirements
Sec. 66-87 Business tax required for all holding themselves out to be engaged in business
Sec. 102-282 Outdoor display of goods
Officer Leo Slecton
Hand Served: 8-24-2023- **Amended Notice**
Initial Hearing: 7-27-2023

In compliance as of 19 October 2023; Request dismissal

- Count 1:** Failure to meet all conditions of the Conditional use Permit.
- Count 2:** Failure to remove trash bins from the right of way.
- Count 3:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.
- Count 4:** Failure to remove outdoor display.

This case came into compliance as of 19 October 2023. The Special Magistrate granted the dismissal.

Adjournment

