



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Compliance Hearing

Thursday, March 28, 2024

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

18

Case # 24-104

Arita Painting LLC

Arita Paz Lesther- **Registered Agent**

2425 Flagler Ave

Sec. 66-102 Dates due and delinquent; penalties

Officer Laurie Skinner

Certified Mail: 3-14-2024

Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Laurie Skinner. The Respondent Lesther Artia Paz was present. Officer Skinner read her timeline. The City requested a finding of the violation with no fees or fines. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed no fees or fines.

3

Case # 23-1304

Key West Rentals LLC

Michael A Stanley- **Registered Agent**

1228 Flagler Ave

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

Sec. 14-256 Permit required
Sec. 14-262 Request for inspection
Officer Ashton Gentry
Certified Mail: 1-11-2024
Initial Hearing: 1-25-2024

Continued from 25 January 2024

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 electrical permits with the City of Key West Building Department.

Count 3: Failure to schedule a required inspection with the City of Key West Building Department.

The Code Officer was Ashton Gentry. The Respondent Chris Sante was present. Chris Sante stated that he plans to demo the home and has been speaking with the City's Planning Department, and architect to find a suitable design for the property. Mr.Sante also said that it would be 6 months or more for an approved site plan. Mr.Sante asked for a 6 month continuance as well as keeping the City informed about all the progress that has been made. The Special Magistrate decided to grant a continuance to 25 July 2024.

6

Case # 24-564

Jesse M. Navarro Revocable Trust 05/09/2019
1119 Simonton Street B
Sec. 18-601 License required- **Irreparable**
Sec. 122-809 Prohibited uses- **Irreparable**
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations D(1)- **Irreparable**
Officer Ashton Gentry
Certified Mail: **Amended Notice**
Initial Hearing: 3-28-2024

New Case

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

Count 2: Failure to adhere to zoning regulations.- **Irreparable**

Count 3: Failure to display transient medallion- **Irreparable**

The Code Officer was Ashton Gentry. The Respondent Jesse Navarro was present. Officer Gentry stated that the City would be asking for a continuance due to sending an amended notice and also subpoenas were sent. The Respondent objected to the continuance and said that he was not notified of this continuance and would like to resolve the case now since he lives in central Florida. The Special Magistrate granted a continuance to 23 May 2024.

7

Case # 24-632

Jesse M. Navarro Revocable Trust 05/09/2019

1119 Simonton Street B

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-28-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Repeat****Count 2:** Failure to apply and obtain a transient license with the City of Key West Licensing Department.- **Repeat****Count 3:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Repeat****Count 4:** Failure to apply and obtain a transient license with the City of Key West Licensing Department.- **Repeat**

The Code Officer was Ashton Gentry. The Respondent Jesse Navarro was present. Officer Gentry stated that the City would be asking for a continuance due to sending an amended notice and also subpoenas were sent. The Special Magistrate granted a continuance to 23 May 2024.

8

Case # 24-566

Joe M Navarro & Kathy A Navarro

1119 Simonton Street A2

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

Officer Ashton Gentry

Certified Mail: 3-8-2024

Initial Hearing: 3-28-2024

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Repeat****Count 2:** Failure to apply and obtain a transient license with the City of Key West Licensing Department.- **Repeat**

The Code Officer was Ashton Gentry. The Respondent Jesse Navarro was present. Assistant City Attorney Nicholas Trovato was present on behalf of the City. Officer Gentry read his timeline and evidence was shown. Respondent Jesse Navarro asked Officer Gentry if the photos on his timeline is how he identified the property. Officer Gentry said yes. Respondent Jesse Navarro asked how Officer Gentry would know if someone just took pictures of his fathers property and made another listing, because the host on Officer Gentry's evidence photos is a company and Mr.Navarro knows that the listing was not his because he hosts his fathers listings under his name Jesse. Officer Gentry stated that he has cited this property before and looked back at his notes from the previous case and compared photos of the interior to confirm that this violation was at the same property as the previous case. The Special Magistrate decided to continue the case to 23 May 2024.

1

Case # 23-1275

Gulf Southern Construction Company Key West

David Steinmeyer- **Registered Agent**

3420 N Roosevelt Blvd

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

Officer Erin Buechele

Certified Mail: 2-8-2024

Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Erin Buechele. Assistant City Attorney Nichloas Trovato was present on behalf of the City. Director Jim Young was present on behalf of the City. Attorney Luke Lanasa was present on behalf of the Respondent. Assistant City Attorney Nicholas Trovato asked for a dismissal of the case. The Special Magistrate granted the dismissal.

2

Case # 23-1294Smart Business Solutions LLC- **Business Owner**

DBA Tours of Key West Land and Sea

Spiegel & Utrera P.A.- **Registered Agent**

5130 Overseas Highway

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

Officer Ashton Gentry

Certified Mail:

Initial Hearing: 3-28-2024

In compliance as of 5 February 2024; Request dismissal

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

This case came into compliance as of 5 February 2024. The Special Magistrate granted the dismissal.

4

Case # 24-176

Clean Queen INC.

Jennifer Howe- **Registered Agent**

1060 Gulf Drive

66-102 Dates due and delinquent; penalties

Officer Ashton Gentry

Certified Mail: 2-10-2024

Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Ashton Gentry. The Respondent did not attend. Officer Gentry read his timeline. The City requested a finding of the violation with no fees or fines. The Special Magistrate found that there was substantial evidence for a finding of the violation and imposed no fees or fines.

5

Case # 24-557

Shawn Anthony Schnabl

918 Southard Street 109

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

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

Officer Ashton Gentry

Certified Mail: 3-11-2024

Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

Count 2: Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Irreparable**

This case was previously granted a continuance to 18 April 2024.

9

Case # 23-886

Harry Aure
1300 15th Court #60
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Officer Keenan Mellendorf
Certified Mail: 11-21-2023
Initial Hearing: 12-7-2023

Continued from 25 January 2024

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

The Code Officer was Keenan Mellendorf. Assistant City Attorney Nicholas Trovato was present on behalf of the City. The Special Magistrate stated that he would like to continue this case since the Attorney could not be there and he would like all parties present at the next hearing. Assistant City Attorney Nicholas Trovato stated that the Respondents Attorney has filed an appeal for this case on 1 March 2024. The Special Magistrate granted a continuance to 23 May 2024.

10

Case # 23-1177
Tiffany L. Keefer
1226 Seminary Street 2
Sec. 26-134 Prohibition
Officer Keenan Mellendorf
Hand Posted: 1-16-2024
Initial Hearing: 1-25-2024

In compliance as of 2 February 2024; Request dismissal

Count 1: Failure to adjust or remove exterior lights that cause a nuisance to the neighboring property.

This case came into compliance as of 2 February 2024. The Special Magistrate granted the dismissal.

11

Case # 24-300
Karrie Porter Photography
201 Front Street #108
Sec. 66-102 Dates due and delinquent; penalties- **Repeat**
Officer Keenan Mellendorf
Certified Mail: 2-24-2024- **Amended Notice**
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Keenan Mellendorf. The Respondent did not attend. Officer Mellendorf read his timeline. The City requested a finding of the violation with no fees or fines. The Special Magistrate found that there was substantial evidence to find that there was finding of the violation and imposed no fees or fines.

12

Case # 24-431

Pawadise Pet Sitting

Mirka Miskovska- **Registered Agent**

3000 Flagler Ave #2

Sec. 66-102 Dates due and delinquent; penalties

Officer Keenan Mellendorf

Certified Mail: 3-14-2024

Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

This case was previously granted a continuance to 18 April 2024.

13

Case # 24-128

Alamo Rent a Car

2516 N Roosevelt Blvd.

Sec. 66-102 Dates due and delinquent; penalties

Officer Alma Montano

Hand Served: 2-28-2024

Initial Hearing: 3-28-2024

In compliance as of 29 February 2024; Request dismissal

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

This case came into compliance as of 29 February 2024. The Special Magistrate granted the dismissal.

14

Case # 24-129

Alexis Hayes

18855 SW 296 Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Alma Montano

Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano requested a continuance for good service. The Special Magistrate granted the continuance to 23 May 2024.

15

Case # 24-130

All Keys Degreasing & Power Washing INC.
Juan L. Lopez- **Registered Agent**
31148 Ave C
66-102 Dates due and delinquent; penalties
Officer Alma Montano
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano stated that business was dissolved and the City would like to dismiss the case. The Special Magistrate granted the dismissal.

16

Case # 24-138

Anchor Aluminum Products South
Troy Trent- **Registered Agent**
6475 2nd Street E
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Served: 2-28-2024
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano stated that the business came into compliance as of 29 February 2024

and would like to dismiss the case. The Special Magistrate granted the dismissal.

17

Case # 24-103

Arasay Cleaning Service
C/O Arasay Gonzales
3910 S Roosevelt Blvd #1095
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

In compliance as of 15 March 2024; Request dismissal

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

This case came into compliance as of 15 March 2024. The Special Magistrate granted the dismissal.

19

Case # 24-107

Arjay Hasty Photography LLC
C/O Ronald Hasty
934 Truman Ave 1
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner requested a continuance for good service. The Special Magistrate granted the continuance to 18 April 2024.

20

Case # 24-112

A-Wax Window Cleaning LLC
C/O LK Financial & Management Services Inc.
921 65th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner requested a continuance for good service. The Special Magistrate granted the continuance to 18 April 2024.

21

Case # 24-495

Sparkling Cleaning Service LLC
C/O Jessica Abdala Kafie
1544 5th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Laurie Skinner
Certified Mail: 3-14-2024
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Laurie Skinner. The Respondent did not attend. Officer Skinner read her timeline. The City requested a finding of the violation with no fees or fines. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed no fees or 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

In compliance as of 25 January 2024; 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 24 January 2024. The Special Magistrate granted the dismissal.

23

Case # 23-401

901 Fleming Street LLC
 Joseph Cohen- **Registered Agent**
 901 Fleming Street
 Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
 Sec. 90-363 Certificate of occupancy required
 Sec. 90-363 Certificate of occupancy required
 Sec. 90-363 Certificate of occupancy required
 Sec. 58-61 Determination and levy of charge
 Sec. 58-61 Determination and levy of charge
 Sec. 58-61 Determination and levy of charge
 Officer Leo Slecton
 Certified Mail: 2-29-2024
 Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

Count 1: Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.
Count 2-4: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.
Count 5-7: Failure to apply and obtain a LUD with the City of Key West Planning Department.

This case was previously granted a continuance to 18 April 2024.

24

Case # 23-1254
 Debra S. Flynn
 4115 Eagle Ave
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
 Officer Leo Slecton
 Certified Mail:
 Initial Hearing: 3-28-2024

Continuance granted to 18 April 2024

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

This case was previously granted a continuance to 18 April 2024.

25

Case # 24-464
 Paul S. Mills CPA
 1541 5th Street
 Sec. 66-102 Dates due and delinquent; penalties- **Repeat**

Officer Leo Slecton
Certified Mail:
Initial Hearing: 3-28-2024

New Case

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

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton requested a continuance for good service. The Special Magistrate granted the continuance to 18 April 2024.

Adjournment