



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Compliance Hearing

Thursday, February 20, 2025

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

1

Case # 25-125

Maouad- Patterson LLC
C/O Jad Maouad
2425 Patterson Ave

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

Officer Sophia Doctoche
Certified Mail: 2-3-2025
Initial Hearing: 2-20-2025

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 read her timeline and evidence was shown. Officer Doctoche requested a finding of the violation with \$250.00 administrative cost and \$250.00 fine. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and \$250.00 fine.

2

Case # 25-231

Gloria Ayala

1544 5th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 2-20-2025

In compliance as of 11 February 2025; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent regulatory license.

This case came into compliance as of 11 February 2025. The Special Magistrate granted the dismissal.

3

Case # 25-17

B.O.'s Fish Wagon INC.
801 Caroline Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Ashton Gentry
Hand Served: 1-16-2025
Initial Hearing: 2-20-2025

Continuance granted to 20 March 2025

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 20 March 2025.

4

Case # 25-18

Blackfin Bistro
Joseph M Castellano- **Registered Agent**
918 Duval Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Ashton Gentry
Hand Served: 1-21-2025
Initial Hearing: 2-20-2025

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 Ashton Gentry. The Respondent did not attend. Officer Gentry read his timeline. Officer Gentry requested a finding of the violation. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fine.

5**Case # 25-19**

DJ's Clam Shack LLC

Jeff Gagnon- **Registered Agent**

629 Duval Street

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

Officer Ashton Gentry

Hand Served: 1-16-2025

Initial Hearing: 2-20-2025

In compliance as of 27 January 2025; 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 27 January 2025. The Special Magistrate granted the dismissal.

6**Case # 25-21**

Pho King Awesome Sake and Noodle Bar

Shukhrat Rakhimov- **Registered Agent**

626 Duval Street

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

Officer Ashton Gentry

Hand Served: 1-16-2025

Initial Hearing: 2-20-2025

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 Ashton Gentry. The Respondent was present, but declined to approach the podium. Officer Gentry read his timeline. The business is now in compliance, and the City requested a finding of the violation. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fines.

7**Case # 25-47**

Hanks Hair of The Dog Saloon
 Richard McChesney- **Registered Agent**
 409 Caroline Street
 Sec. 66-87 Business tax receipt required for all holding themselves out to
 be engaged in business
 Officer Ashton Gentry
 Hand Served: 1-21-2025
 Initial Hearing: 2-20-2025

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 Ashton Gentry. Director Jim Young was present on behalf of the City. Officer Gentry stated that the business is going through an appeal, and the City requested a stay for this case. The Special Magistrate asked if this case should be continued to March or April. Director Young expressed that April would be better. The Special Magistrate granted a continuance to 17 April 2025 for an update.

8

Case # 25-123

The Green Pineapple
 Jennifer Hulse
 1130 Duval Street
 Sec. 66-87 Business tax receipt required for all holding themselves out to
 be engaged in business
 Officer Ashton Gentry
 Hand Served: 1-29-2025
 Initial Hearing: 2-20-2025

Continuance granted to 20 March 2025

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 20 March 2025.

9

Case # 24-665

Corporation Service Company
 1300 15th CT #67
 Sec. 14-37 Building permits; professional plans; display of permits;
 address; exceptions
 Officer Alma Montano
 Certified Mail: 12-3-2024

Initial Hearing: 12-19-2024

Continued from 23 January 2025

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

The Code Officer was Alma Montano. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Richard McChesney was present on behalf of the Respondent. Officer Montano gave an update that the trailer is not in compliance. Assistant City Attorney Waterhouse stated that the Planning Department and Legal Department will be getting together to come with a solution to this violation and requested a continuance. Attorney McChesney gave an update on how the Respondent is trying to work with the City to resolve the violation. The Special Magistrate granted a continuance to 20 March 2025.

10

Case # 24-963

4911 Carter LLC

Michael J. Santis- **Registered Agent**

3608 Duck Ave

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

Officer Alma Montano

Certified Mail: **Amended Notice**

Initial Hearing: 9-26-2024

Continued from 23 January 2025

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

The Code Officer was Alma Montano. The Respondent did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney gave an update that the Respondent submitted an appraisal and the permit is in corrections now so the City would request a continuance to allow the Respondent come into compliance. The Special Magistrate granted a continuance to 20 March 2025.

11

Case # CCBLD24-29

Julie Marie McGrane

2205 Harris Ave

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

Officer Alma Montano

Hand Posted: 1-15-2025

Initial Hearing: 1-23-2025

Continued from 23 January 2025

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

The Code Officer was Alma Montano. The Respondent was present. Officer Alma Montano read her timeline and evidence was shown. The Respondent explained that the shed previously was located at 1002 Fleming Street and placed on the right of way, and due to an expired right of way permit she had the shed moved to her house under duress. The Respondent also stated that she does not know how to obtain engineer drawings for how the shed was constructed and that she could not afford to hire one to make the assessment. The Special Magistrate advised the Respondent to work with the City to get the shed on her property permitted. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and \$250.00 per count per day if not in compliance by 18 March 2025.

12

Case # 24-947

Paul Leon Janker & Rori Jean Janker
418 United St
Sec. 14-325 Permits required
Sec. 14-327 Inspection
Sec. 14-40 Permits in historic districts
Sec. 122-630 Dimensional requirements
Officer Paul Navarro
Certified Mail:
Initial Hearing: 2-20-2025

New Case

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

Count 2: Failure to contact and schedule all required inspections 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.

Count 4: Failure to apply and obtain variances with City of Key West Planning Department.

The Code Officer was Paul Navarro. Officer Navarro requested a continuance to achieve good service. The Special Magistrate granted a continuance to 20 March 2025.

13

Case # 25-37

Duetto
Paul Joseph Diblasi- **Registered Agent**

540 Greene Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slecton
Hand Served: 1-15-2025
Initial Hearing: 2-20-2025

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 the violation. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fines.

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Case # 25-38

Fritas LLC
Joseph Cohen- **Registered Agent**
425 Southard Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slecton
Hand Served: 1-15-2025
Initial Hearing: 2-20-2025

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. Jackie Lemes with Trepanier and Associates was present on behalf of the Respondent. Jackie gave an update and asked for a continuance. The Special Magistrate granted a continuance to 20 March 2025.

15

Case # 25-39

Kennedy Cafe
Shukrat Rakhimov- **Registered Agent**
924 Kennedy Drive A
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slecton
Hand Served: 1-15-2025
Initial Hearing: 2-20-2025

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 the violation. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and no fines.

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Case # 25-42

Milagro Restaurant and Bar LLC

Magdallena 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

Hand Served: 1-23-2025

Initial Hearing: 2-20-2025

In compliance as of 30 January 2025; 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 30 January 2025. The Special Magistrate granted the dismissal.

17

Case # 25-43

Oasis Mediterranean Cuisine

TFR & Company INC- **Registered Agent**

1019 White Street

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

Officer Leo Slecton

Hand Served: 1-15-2025

Initial Hearing: 2-20-2025

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 attend. Officer Slecton gave an update about the case that the Respondent has been working with the City and is willing to either remove the seats or update his license for the excess seats. The Respondent requested a continuance. The Special Magistrate granted a continuance to 20 March 2025.

18

Case # 25-44

Seagrass

Paul Chunsawang- **Registered Agent**

2802 N Roosevelt Blvd

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

Officer Leo Slecton

Hand Served: 1-15-2025

Initial Hearing: 2-20-2025

In compliance as of 28 January 2025; 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 28 January 2025. The Special Magistrate granted the dismissal.

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Case # 25-45

The Cafe

David Iannuzzi- **Registered Agent**

509 Southard Street

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

Officer Leo Slecton

Hand Served: 1-15-2025

Initial Hearing: 2-20-2025

Continuance granted to 20 March 2025

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

This case was previously a continuance to 20 March 2025.

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Case # 25-115

Peter Janker

1301 Whitehead St

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. 14-37 Building permits; professional plans; display of permits; address; exceptions
 Sec. 14-40 Permits in historic districts
 Officer Leo Slecton
 Hand Served: 1-30-2025
 Initial Hearing: 2-20-2025

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 HARC Department. - **Irreparable**

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

Count 4: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 5: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

The Code Officer was Leo Slecton. The Respondent Peter Jancker was present. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Officer Slecton read his timeline and evidence was shown. The Respondent did not have any questions for the Code Officer. Assistant City Attorney Ryan Waterhouse called upon Officer Leo Slecton as a witness and asked him questions about the case as Officer Slecton answered them. The Respondent then questioned the Code Officer Leo Slecton. The Respondent explained his side about the case. The Special Magistrate suggested that this case be continued to the next hearing, but offered the Respondent a chance to finish. The Special Magistrate granted a continuance to 20 March 2025.

21

Case # 25-9

William Crowl
 255 Trumbo Road
 Sec. 74-31 Unlawful deposits- **Irreparable**
 Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**
 Officer David Wilson
 Certified Mail:
 Initial Hearing: 1-23-2025

Continued from 23 January 2025

Count 1: Failure to cease the deposit of any human or animal excrement, garbage, or other waste on any public property within the City.

- Irreparable

Count 2: Failure to prevent grease or waste from spilling onto the City right of way.- **Irreparable**

The Code Officer was David Wilson. The Respondent did not attend. Officer Wilson asked for a continuance to achieve good service. The Special Magistrate granted a continuance to 20 March 2025.

Adjournment