



# 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, January 30, 2020

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 # 19-1750

Anthony Pienczkowski - owner  
408 Virginia Street  
Sec. 58-35 Requirements for bulk and excess yard waste pickup  
Officer Troy Montero  
Posted: 1-7-20  
Initial Hearing: 1-30-20

#### New Case

**Count 1:** Failure to contact Waste management to schedule yard debris pick up from city right of way.

Troy Montero is the code officer. The respondent was Daniel Pienczkowski. Troy Montero asked for a finding and order with no fees or fines. The special magistrate Don Yates granted the finding and order with no fees or fines. The case is dismissed.

2

#### Case # 19-927

F&L Corp  
711 Love Lane  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 14-40 Permits in historic districts  
Officer Dorian Patton

Certified Mail: 12-10-19  
Initial Hearing: 12-18-19

**Continuance granted to 30 Jan 2020**

**Count 1:** Failure to obtain building permits for an addition behind the house.

**Count 2:** Failure to obtain a HARC certificate of appropriateness for the addition behind the house.

Dorian Patton is the code officer. The respondent is Elizabeth Vance. Dorian Patton stated they are currently waiting on HARC to approve the permits for this case to come into compliance. Dorian Patton was asking for a finding and order with a \$250 administrative cost and a \$250 per day per count. The case was continued to 20 February 2020 for a status check with HARC.

3

**Case # 19-1035**

Kevin Zulch - Registered agent

1215 Duval Street

Sec. 14-40 Permits in historic districts

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

Officer Dorian Patton

Certified Mail:

Initial Hearing: 1-30-20

**New Case**

**Counts 1:** Failure to obtain a HARC certificate of appropriateness for all signs on the property. **Count 2:** Failure to obtain building permits for all signs on property.

The code officer was Dorian Patton and the respondent was Mandy Dawicki. Dorian Patton stated that this business had a unpermitted A frame sign and hostess stand on the city right of way along with many unpermitted signs on the building that needed HARC approval. This building only had 1 permit for a sign on the building which is what cause HARC to require all of the signs to have permits. As of December 5th there has been no applications submitted. Mandy Dawicki stated that she needs a contractor to remove the signs and that all she needs is to add one sign to the application and she will be in compliance. The special magistrate granted a finding and order with a \$250.00 administrative cost and a \$250.00 per day per count. The case is continued to 20 February 2020.

4

**Case # 19-1105**

Walgreen Company Store 7089  
 Richard Ashworth - President/Director  
 Joana Pierce - Store Manager  
 Kathleen Seus - National Program Manger  
 Prentice-Hall Corporation System, Inc. - Registered Agent  
 527 Duval Street  
 Sec. 114-108 Maintenance of all signs  
 Officer Paul Navarro  
 Certified Mail: 8-21-2019 - Kathleen Seus  
 Certified Mail: 8-21-2019 - Richard Ashworth  
 Certified Mail: 8-12-2019 - Joana Pierce  
 Certified Mail: 8-12-2019 - Prentice-Hall Corporation System, Inc.  
 Initial Hearing: 8-28-2019

**Continued from 30 Oct 2019**

**Count 1:** Failure to provide the proper maintenance to the historic sign as it was not functioning as its intended use.

The code officer is Paul Navarro. The respondent was Joana Pierce. Southernmost Signs stated that they are waiting on the manufacturer to deliver the materials which will take 4 weeks. Southernmost signs asked for a continuance to 26 March 2020 for compliance. The special magistrate granted the continuance.

5

**Case #20-00036**

IVs in the Keys INC  
 Danette Nelson - Registered agent  
 531 Whitehead Street  
 Sec. 90-142 Historic Architectural Commission Design Guidelines adopted  
 Officer Paul Navarro  
 Certified Mail:  
 Initial Hearing: 1-30-2020

**New Case**

**Count 1:** Failure to remove prohibited LED strip lights from the property.

The code officer is Paul Navarro. The respondent is Danette Nelson the owner of IVs of the Keys. She did not receive good service so she requested a continuance to 20 February 2020. The special magistrate granted the continuance to 20 February 2020.

6

**Case # 19-1590**

Blake Feldman c/o The Green Room

501 Green Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-40 Permits in historic districts  
Officer Rachel Kobylas  
Certified Mail: 12-12-19  
Initial Hearing: 12-18-19

**Continuance granted to 30 Jan 2020**

**Count 1:** Failure to obtain all proper building permits. **Count 2:** Failure to obtain a HARC certificate of appropriateness.

The code officer is Rachel Kobylas. The respondent is Blake Feldman and Lawyer Miles D Jolley. Ron Ramsingh assistant city attorney stated that this case is in compliance but that there is history with the case which is why the city is requesting a finding and order with no fees or fines. Rachel Kobylas read her timeline that stated all the violations. Rachel stated that the LED lighting is still installed on the building without permits. Blake Feldman stated that all the LED lighting has been removed. Ron Ramsingh asked Blake Feldman various questions on the LED lighting and string lighting that are still on the building. Blake Feldman stated he was in compliance and that he always comes into compliance. Ron Ramsingh then asked Director Jim Young various questions in regards to the LED lights. Then Lawyer Miles D Jolley asked Director Jim Young various questions such as if the LED lights required building permits. Director Jim Young stated that LED lights cannot get a permit since they are prohibited by the code in the HARC district. The special magistrate granted a finding and order with a \$250 administrative cost and a \$250 per day per count if not in compliance by 20 February 2020.

7

**Case # 19-1660**

The Green Room  
Jerry H. Feldman - Registered agent  
501 Greene Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 114-103 Prohibited Signs  
Sec. 14-40 Permits in historic districts  
Sec. 114-35 Banner Signs  
Officer Rachel Kobylas  
Certified Mail: 11-21-19  
Initial Hearing: 12-18-19

**Continuance granted to 30 Jan 2020**

**Count 1:** Failure to obtain building permits for lighting, shades, banners and signage.

**Count 2:** Failure to obtain a HARC certificate of appropriateness for signs on the doors and exterior of the building.

**Count 3:** Failure to obtain a HARC certificate of appropriateness for lighting, shades, banners, and signage.

**Count 4:** Failure to remove all banners from exterior of building.

This case went before the special magistrate on 30 January 2020. The code officer is Rachel Kobylas. The respondent is Blake Feldman and his lawyer Miles D Jolley. Assistant city attorney Ron Ramsingh stated that they are in compliance but not in agreement to take the finding and order no fees or fines. Miles Dolley stated he would like to argue it. Rachel Kobylas read her timeline about the banners and signs on the Green Room. Rachel stated he removes them and then puts them back up. Miles D Jolley asked Blake Feldman if he took them down and he responded yes. The special magistrate granted the finding and order with no fees or fines.

8

**Case # 19-1645**

Beach on Duval LLC  
Jerry H Feldman - Registered Agent  
501 Greene Street  
Sec. 122-63 Review; enforcement  
Officer Paul Navarro  
Certified Mail: 11-20-19  
Initial Hearing: 12-18-19

**Continuance granted to 30 Jan 2020**

**Count 1:** Failure to remove all amplified music from the outdoor of the property and abbey  
to Resolution # 2016-32.

The code officer is Paul Navarro. The respondent is Blake Feldman and his Lawyer Miles D Jolley. The assistant city attorney Ron Ramsingh stated this case is a violation of conditional use. Paul Navarro read his timeline that stated he observed amplified music on the outside of the building which is against his conditional use. He then did a cite visit on December 4th and saw that the speakers were removed. Ron Ramsingh asked varies questions to Blake Feldman. Officer Paul Navarro requested a finding and order with no fees or fines. The special magistrate granted a finding and order with no fees or fines.

9

**Case # 19-1062**

Panini Schimini LLC  
Dawn Vincent - Registered agent  
1075 Duval Street C-10  
Sec. 14-40 Permits in historic districts  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Dorian Patton

Certified Mail: 12-16-19  
Initial Hearing: 1-30-20

### **New Case**

**Count 1:** Failure to obtain a certificate of appropriateness for all signage on restaurants. **Count 2:** Failure to obtain building permits.

The code officer is Dorian Patton. The respondent is Dawn Vincent. Dorian Patton read his timeline. Dorian stated that on July 2nd he observed and photographed signs that were not permitted. He informed Dawn that none of the signs on her building had permits. Dawn responded by stating that she did not remove the signs because those signs generate income and that they have been up for 12 years. She stated she has taken all the signs down except for her logo sign in the window. She stated once she fills out the application she will be in compliance. The special magistrate granted the city's request for \$250 administrative cost and \$250 per day per count if not in compliance by 20 February 2020.

10

### **Case # 18-1922**

3314 Northside Dr. 29 LLC  
Joanne Tarantino Wilson  
3314 Northside Drive 29  
Sec. 90-363 Certificate of occupancy required  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Bonnita Badgett  
Posted: 8-2-2019  
Initial Hearing: 7-31-2019

### **Continued from 20 Nov 2019**

**Count 1:** An "As built certificate" or other means of proof is needed to show the unit meets the Florida Building Code as is required for the process of the Legal Unit Determination for the 2nd Unit. **Count 2:** Apply for and obtain a business tax receipt as is required for the process of the Legal Unit Determination for the 2nd Unit if being rented out.

The code officer is Bonnita Badgett. The respondent was not in court. Bonnita Badgett stated that they are in compliance as of 30 January 2020 and she is requesting a dismissal of the case. The special magistrate granted the dismissal.

12

### **Case # 19-1189**

Javier H. Castano  
1221 2nd Street  
Sec. 58-31 Container and receptacle requirements

Sec. 62-31 Maintenance of area between property line and adjacent paved roadway

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

Officer Bonnita Badgett

Certified Mail:

Initial Hearing: 11-20-2019

**In compliance 16 January 2020; Request dismissal**

**Count 1:** Failure to store bins off of the city right of way. **Count 2:** Plants overgrown on the city right of way. **Count 3:** Yard debris obstructing the city right of way.

The code officer is Bonnita Badgett is the code officer. This case came into compliance on 16 January 2020 and the city is requesting a dismissal. The special magistrate granted the dismissal.

13

**Case # 19-1680**

Pete F. Woldanski

316 Julia Street

Sec. 58-31 Container and receptacle requirements

Officer Bonnita Badgett

Certified Mail:

Initial Hearing: 1-30-2020

**New Case**

**Count 1:** Failure to remove bins from the city right of way by 8pm on day of pick up.

This case went before the special magistrate on 30 January 2020. The code officer is Bonnita Badgett. No respondent due to not having good service. Bonnita requested a continuance for good service. The special magistrate granted a continuance to 20 February 2020 for good service.

15

**Case # 19-1482**

Michael Herrera

1005 Eaton Street

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

Sec. 14-40 Permits in historic districts

Sec. 18-117 Acts declared unlawful

Sec. 18-150 Certificate of competency required

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

Officer Edward Keane  
Posted: 11-7-2019  
Initial Hearing: 10-30-2019

**In compliance 20 November 2019; Request dismissal**

**Count 1:** Failure to obtain permits for interior renovation with plumbing and electrical being done. Repeat cases #18-1904. **Count 2:** Failure to obtain a certificate of appropriateness for work being performed. Repeat violation case #18-1904. **Count 3:** Work being performed by unlicensed construction workers. Repeat case #18-2070. **Count 4:** Mr. Herrera does not have a valid certificate of competency. Repeat case #18-1904. **Count 5:** Mr. Herrera does not have a license for the City of Key West. Repeat cases #18-1904.

The code officer is Edward Keane. This case came into compliance on 20 November 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

16

**Case #17-1259**

Jonathan and Megan Pigeon  
2207 Flagler Avenue  
Sec. 108-991 Development not affected by article  
Sec. 90-363 Certificate of occupancy required  
Sec. 58-61 Determination and levy of charge  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Rachel Kobylas  
Certified Mail: 1-24-2020  
Initial Hearing: 1-30-2020

**Continued to 28 May 2020**

**Count 1:** Failure to obtain all required steps in the BPAS process from the Planning Department. **Count 2:** Failure to obtain all necessary certificates of occupancy for all units. **Count 3:** Failure to contact the Planning Department and obtain the necessary legal unit determination for each unit. **Count 4:** Failure to obtain a non transient business tax receipt for each unit.

The code officer is Rachel Kobylas. The city is requesting a continuance to 28 May 2020. The special magistrate granted the continuance.

17

**Case # 19-1236**



Jeremy Carr  
1407 Patricia Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 122-130 Prohibited uses  
Officer Rachel Kobylas  
Hand Served: 11-5-19  
Initial Hearing: 12-18-19

**In compliance 12 September 2019; Request dismissal**

**Count 1:** Failure to obtain a business tax receipt. **Count 2:** Operating a business out of a home location.

The code officer is Rachel Kobylas. This case came into compliance on 12 September 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

18

**Case # 19-1637**

Boyer Arnon Gold Estate Jr - c/o Sherry Boyer  
906 17th Terrace  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 18-117 Acts declared unlawful  
Officer Rachel Kobylas  
Posted: 1-13-2020  
Initial Hearing: 1-30-2020

**Continuance granted to 20 February 2020**

**Count 1:** Failure to obtain all proper building permits. **Count 2:** Failure to hire licensed contractors.

Continuance previously granted to 20 February 2020.

19

**Case # 19-1676**

Sam Nekhaila  
Markeywest Real Holdings, Inc  
335 Duval Street 1  
Sec. 62-1 Deposits of oil, grease or other waste  
Officer Rachel Kobylas  
Certified Mail: 11-22-19  
Initial Hearing: 12-18-19

**In compliance 11 December 2019; Request dismissal**

**Count 1:** Unlawful for any person to cause or allow to be caused any oil, grease or other waste matter to flow, or otherwise be placed upon any city right-of-way, street, alley, swale, public square or sidewalk within the city. - **Irreparable**

This case went before the special magistrate on 30 January 2020. The code officer is Rachel Kobylas. This case was in compliance on 11 December 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

20

**Case #19-1728**

John Allen Lloyd Gunn  
713 Southard Street  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 14-40 Permits in historic districts  
Sec. 102-158 Stop work order and penalty  
Officer Rachel Kobylas  
Certified Mail:  
Initial Hearing: 1-30-2020

**New Case**

**Count 1:** Failure to obtain building permits. **Count 2:** Failure to obtain all necessary certificates of appropriateness from HARC.

**Count 3:** Failure to pay for building permits.

The code officer is Rachel Kobylas. The city is requesting a continuance for good service. The special magistrate granted the continuance for good service to 20 February 2020.

22

**Case # 16-773**

Brittany D Delgado  
~~Mark R Delgado Estate~~  
2807 Seidenberg Avenue  
Sec. 90-363 Certificate of occupancy - Required  
Sec. 58-61 Determination and levy of charge  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Beau Langford  
Certified Service:  
~~Posted: 8-10-2017~~  
Posted: 7-10-2018  
Initial Hearing: 8-30-2017

**In compliance 31 December 2019; Request dismissal**

**Count 1:** Failure to obtain a Certificate of Occupancy for residential unit in the rear of the property. **Count 2:** Failure to have Utilities associated with the residential unit in the rear of the property. **Count 3:** Failure to have a non-transient business tax receipt for the residential unit in the rear of the property.

The code officer is Beau Langford. This case was in compliance on 31 December 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

23

**Case # 19-1592**

Rosemie Thomas  
1213 14th Street 54  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Troy Montero  
Certified Mail: 11-25-2019  
Initial Hearing: 1-30-2020

**New Case**

**Count 1:** Failure to obtain all proper building permits.

The code officer is Troy Montero. The respondent is Rosemie Thomas. Troy Montero read his timeline. Troy stated that this trailer is in violation of various unpermitted construction work and that the building department needs an engineer to check the property before they release the building permits since the structure of the trailer was changed so much. The special magistrate granted a finding and order with \$250 administrative cost and \$250 per day per count if not in compliance by 20 February 2020.

25

**Case # 19-1731**

Robert H. Edmonds - Owner  
410 Virginia Street  
Sec. 62-2 Obstructions  
Officer Troy Montero  
Certified Mail: 12-17-19  
Initial Hearing: 1-30-20

**New Case**

**Count 1:** Failure to trim the Bougainvillea back from the city right of way.

The code officer is Troy Montero. Troy stated that he just wanted a finding and

order no fees or fines. The special magistrate granted the finding and order no fees or fines.

26

**Case # 19-1357**

Jack H Budakian  
1815 Seidenberg Avenue  
Sec. 108-677 Parking and storage of certain vehicles  
Officer Paul Navarro  
Certified Mail: 11-14-19  
Initial Hearing: 12-18-19

**In compliance 27 Nov 2019; Request dismissal**

**Count 1:** Failure to remove vehicles without license plates from the property.

**This came into compliance on 27 November 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.**

29

**Case # 19-956**

The Green Pineapple Key West, LLC  
Jennifer Hulse - RA  
1130 Duval Street  
Sec. 106-51 Prohibited  
Officer Dorian Patton  
Certified Mail: 9-11-2019  
Initial Hearing: 10-30-2019

**In compliance on 19 Dec 2019; Request dismissal**

**Count 1:** Failure to renew outdoor display application for exterior display including bistro table and chairs.

**This case came into compliance on 19 December 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.**

31

**Case # 19-1161**

Marlene Cruz Morato - Registered agent  
1016 Howe Street Common  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-40 Permits in historic districts  
Sec. 14-327 Inspection  
Sec. 26-192 Unreasonably excessive noise prohibited  
Officer Dorian Patton  
Certified Mail: 12-13-19

Initial Hearing: 1-30-20

**New Case**

**Count 1:** Failure to obtain building permits. **Count 2:** Failure to obtain a certificate of appropriateness for the fence.

**Count 3:** Failure to call the building department for final inspection.

**Count 4:** Failure to check pool pump for proper operation and installation.

The code officer is Dorian Patton. There was no respondent. Dorian Patton read his timeline. Dorian stated that he would like a finding and order with \$250 administrative cost and \$250 per day per count if not in compliance by 19 February 2020. The special magistrate granted the finding and order.

19

**Case # 19-1676**

Sam Nekhaila  
Markeywest Real Holdings, Inc  
335 Duval Street 1  
Sec. 62-1 Deposits of oil, grease or other waste  
Officer Rachel Kobylas  
Certified Mail: 11-22-19  
Initial Hearing: 12-18-19

**In compliance 11 December 2019; Request dismissal**

**Count 1:** Unlawful for any person to cause or allow to be caused any oil, grease or other waste matter to flow, or otherwise be placed upon any city right-of-way, street, alley, swale, public square or sidewalk within the city. - **Irreparable**

This case went before the special magistrate on 30 January 2020. The code officer is Rachel Kobylas. This case was in compliance on 11 December 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

32

**Case # 19-1178**

Mile Zero Cafe  
Gleidson Gevargas  
119 Fitzpatrick Street  
Sec. 114-103 Prohibited signs  
Sec. 14-40 Permits in historic districts  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Dorian Patton  
Certified Mail:  
Initial Hearing: 12-18-19

**Continued to 30 Jan 2020 for good service**

**Count 1:** Failure to remove portable sign, unpermitted signs on building and unpermitted seating.

**Count 2:** Failure to obtain a HARC certificate of appropriateness for all signage.

**Count 3:** Failure to obtain building permits for all signs attached to the building.

**Continued to 20 February 2020 for good service granted by the special magistrate.**

33

**Case # 19-1458**

Island life of Key West Inc  
Ronen Teshouva - Registered agent  
1120 Duval Street  
Sec. 106-51 Prohibited  
Sec. 14-40 Permits in historic districts  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Dorian Patton  
Certified Mail:  
Initial Hearing: 1-30-20

**In compliance 21 January 2020; Request dismissal**

**Count 1:** Failure to obtain and outdoor display permit from the planning department. **Count 2:** Failure to obtain a certificate of appropriateness for any signage on the building.

**Count 3:** Failure to obtain the appropriate building permits for a hanging sign.

**The code officer is Dorian Patton. This case came into compliance on 21 January 2020 and the city is requesting a dismissal. The special magistrate granted the dismissal.**

34

**Case # 19-1493**

Medmen  
John Lockwood - Registered Agent  
130 Duval Street  
Sec. 14-40 Permits in historic districts  
Officer Dorian Patton  
Certified Mail: 11-8-19  
Initial Hearing: 12-18-19

**In compliance 2 Dec 2019; Request dismissal**

**Count 1:** Failure to obtain a HARC certificate of appropriateness for the frosted windows.

The code officer is Dorian Patton. This case came into compliance on 2 December 2019 and the city is requesting a dismissal. The special magistrate granted the dismissal.

**35****Case # 19-1630**

Vino's On Duval  
Valerie Chelley - Registered Agent  
810 Duval Street  
Sec. 114-103 Prohibited signs  
Officer Dorian Patton  
Certified Mail: 11-18-19  
Initial Hearing: 12-18-19

**Continued from 18 Dec 2019**

**Count 1:** Failure to remove unpermitted sign that was reinstalled on the outside railing.

The code officer is Dorian Patton. The respondent is Valerie Chelley. Dorian Patton read his timeline that explained Vino's installed an unpermitted sign on the building. Dorian requested a finding and order with no fees or fines. The special magistrate granted the finding and order with no fees or fines.

**36****Case # 18-241**

Lawney Management Company - **New Owner**  
~~Theresa Didato-Cioffi - **Removed**~~  
~~Wilmington Trush Company - **Removed**~~  
3222 Riviera Drive  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 122-238 Dimensional requirements  
Sec. 26-32 Nuisance illustrated - **Dismissed**  
~~Sec. 26-126 Clearing of property of debris and noxious material required - **Dismissed**~~  
Director Jim Young  
Certified Service: 6-15-2018 - Registered Agent  
Certified Service: 7-17-2018 - Theresa Cioffi - Amended Notice  
Initial Hearing: 5-30-2018

**Continuance granted to 26 March 2020**

**Count 1:** Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. **Count 2:** The roof is located in the rear side of the subject property in the setbacks. **Count 3:** ~~Observed the pool with stagnant water that is a breeding ground or feeding area for mosquitoes. - Dismissed.~~ **Count 4:** ~~Debris located on the driveway of this property which causes a nuisance or other unsightly or unsanitary condition. - Dismissed.~~

Continuance was previously granted to 26 March 2020.

36 Case # 18-241  
 Lawney Management Company - New Owner  
 Theresa Didato Cioffi - Removed  
 Wilmington Trush Company - Removed  
 3222 Riviera Drive  
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
 Sec. 122-238 Dimensional requirements  
 Sec. 26-32 Nuisance illustrated - Dismissed  
 Sec. 26-126 Clearing of property of debris and noxious material required - Dismissed  
 Director Jim Young  
 Certified Service: 6-15-2018 - Registered Agent  
 Certified Service: 7-17-2018 - Theresa Cioffi - Amended Notice  
 Initial Hearing: 5-30-2018

Continuance granted to 26 March 2020

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. Count 2: The roof is located in the rear side of the subject property in the setbacks. Count 3: Observed the pool with stagnant water that is a breeding ground or feeding area for mosquitoes. - Dismissed. Count 4: Debris located on the driveway of this property which causes a nuisance or other unsightly or unsanitary condition. - Dismissed.



36 Case # 18-241  
Lawney Management Company - New Owner  
Theresa Didato Cioffi - Removed  
Wilmington Trush Company - Removed  
3222 Riviera Drive  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 122-238 Dimensional requirements  
Sec. 26-32 Nuisance illustrated - Dismissed  
Sec. 26-126 Clearing of property of debris and noxious material required - Dismissed  
Director Jim Young  
Certified Service: 6-15-2018 - Registered Agent  
Certified Service: 7-17-2018 - Theresa Cioffi - Amended Notice  
Initial Hearing: 5-30-2018

Continuance granted to 26 March 2020

Count 1: Observed the roof built in the setbacks and a detached dwelling that the city does not recognize which did not have the required permits and inspections. Count 2: The roof is located in the rear side of the subject property in the setbacks. Count 3: Observed the pool with stagnant water that is a breeding ground or feeding area for mosquitoes. - Dismissed. Count 4: Debris located on the driveway of this property which causes a nuisance or other unsightly or unsanitary condition. - Dismissed.

#### **Adjournment**