



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Enforcement Hearing

---

Thursday, January 22, 2026

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 # 22-328**  
712 Eaton St Land Trust  
Eaton St Enterprises LLC  
Richard M. Klitenick- **Registered Agent**  
712 Eaton Street  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Sec. 14-40 Permits in historic districts  
Sec. 122-600 Dimensional requirements  
Officer Erin Buechele  
Hand Served: 7-15-2024  
Initial Hearing: 7-25-2024

**Continued from 19 November 2025**

**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.

**2****Case # 25-1772**

Nicholas & Stephanie Neonakis  
1414 White Street  
Sec. 62-2 Obstructions  
Officer Erin Buechele  
Hand Posted: 1-2-2026  
Initial Hearing: 1-22-2026

**New Case**

**Count 1:** Failure to remove trash bins from the City right of way.

**3****Case # 25-1776**

Thomas Clifford Metcalf  
3540 Eagle Ave  
Sec. 62-2 Obstructions  
Officer Erin Buechele  
Hand Posted: 1-2-2026  
Initial Hearing: 1-22-2026

**New Case**

**Count 1:** Failure to remove trash bins from City right of way.

**4****Case # 24-1101**

Sandoval Jose Azuaje

Azuaje Jose Cristobal

Popp Filip

Sandoval Fabiola

3202 Duck Ave

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

Sec. 14-262 Request for inspection

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 Sophia Doctoche

Hand Posted: 7-11-2025

Initial Hearing: 7-31-2025

**In compliance as of 5 January 2026; Request to close case****Count 1:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.**Count 2:** Failure to schedule a required inspection with the City of Key  
West Building Department.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the  
City of Key West Building Department.**Count 4:** Failure to apply and obtain a LUD with the City of Key West  
Licensing Department.**Count 5:** Failure to apply and obtain the appropriate business tax receipt  
with the City of Key West Licensing Department.

**5****Case # 25-1416**

Deninno Martin V.

Deninno Elizabeth J.

808 Virginia Street #5

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

Officer Sophia Doctoche

Hand Posted: 1-2-2026

Initial Hearing: 1-22-2026

**In compliance as of 15 January 2026; Request dismissal**

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

**6****Case # 25-992**

Mattress Firm

Corporate System- **Registered Agent**

2716 N Roosevelt Blvd

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Todd Macfarlane

Certified Mail: 11-17-2025

Initial Hearing: 12-18-2025

**Continued from 18 December 2025**

**Count 1:** Failure to pay past due fire inspection fees.

7

**Case # 25-1671**

John and Melanie Zahner

1514 5th Street

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

Sec. 58-61 Determination of levy of charge

Sec. 90-363 Certificate of occupancy, required

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulationsSec. 122-1371 D(9) Transient living accommodations in residential  
dwellings; regulationsSec. 66-87 Business tax receipt for all holdings themselves out to be  
engaged in business

Officer Alma Montano

Certified Mail:

Initial Hearing: 12-18-2025

**Continued from 18 December 2025****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 LUD with the City of Key West  
Licensing Department.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the  
City of Key West Building Department.**Count 4-20:** Failure to obtain a transient medallion and license to  
advertise and rent short-term.**Count 21-23:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.**Count 24-40:** Failure to obtain all required city, county and state licensing  
to advertise and rent short-term.**Count 41:** Failure to apply and obtain a license from the City of Key West  
Licensing Department.

8

**Case # CCBLD25-33**

DGK Key West LLC

Henry Degroot III

1320 Seminary Street

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptionsSec. 18-117 Acts declared unlawful- **Irreparable**

Sec. 14-40 Permits in historic district

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

Officer Alma Montano

Hand Posted: 6-16-2025- **Amended Notice**

Initial Hearing: 5-22-2025

**Continued from 19 November 2025****Count 1:** Failure to apply and obtain the appropriate building permits with  
the City of Key West Building Department.**Count 2:** Failure to hire a licensed contractor.- **Irreparable****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 a LUD with the City of Key West  
Planning Department.**Count 5:** Failure to apply and obtain a Certificate of Occupancy with the  
City of Key West Building Department.**Count 6:** Failure to apply and obtain a business tax receipt with the City of  
Key West Licensing Department.

**9****Case # 25-1678**

Marc Barry

1922 Staples Ave

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- **Irreparable**

Officer Leo Slection

Hand Posted: 1-12-2026

Initial Hearing: 1-22-2026

**Settlement Agreement****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 hire a licensed contractor.- **Irreparable****Adjournment**