



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 Buechle

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 Buechle
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 Buechle
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; regulations

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

Sec. 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; exceptions

Sec. 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.

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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**