



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, July 30, 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 Christopher Counsellor
Hand Served: 7-15-2024
Initial Hearing: 7-25-2024

Continued from 25 June 2026

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 # 26-13**

Rajindhar M Ramsingh

Deborah F Ramsingh

2827 Harris Ave

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

Sec. 14-42 Construction site requirements

Sec. 90-363 Certificate of occupancy

Officer Christopher Counsellor

Hand Posted: 6-15-2026

Initial Hearing: 6-25-2026

Continued from 25 June 2026**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to submit approved/ stamped set of plans and obtain
required inspections.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**3****Case # 25-248**

Skelton House LLC

Northwest Registered Agent LLC- **Registered Agent**

517 Eaton Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Lariz

Certified Mail: 6-26-2026

Initial Hearing: 7-30-2026

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

4**Case # 25-249**

Skelton House LLC

Northwest Registered Agent LLC- **Registered Agent**

517 Eaton Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Lariz

Certified Mail: 6-26-2026

Initial Hearing: 7-30-2026

New Case

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

5**Case # 25-250**

Skelton House LLC

Northwest Registered Agent LLC- **Registered Agent**

517 Eaton Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Lariz

Certified Mail: 6-26-2026

Initial Hearing: 7-30-2026

New Case

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

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Case # 26-1887

Ashlee Dent

Nicholas Dent

1824 Fogarty Ave

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

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

Officer Sophia Lariz

Certified Mail: 5-21-2026

Initial Hearing: 6-25-2026

Continued from 25 June 2026

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

Count 2: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

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Case # 26-2177

Emily & Marcos Donnadio

3930 S Roosevelt Blvd 202W

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

Officer Sophia Lariz

Certified Mail: 7-17-2026

Initial Hearing: 7-30-2026

In compliance as of 29 July 2026; Request dismissal

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

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Case # 25-1405

Beach Front Auto Care Corp
Karen Anderson- **Registered Agent**

245 Front Street Pier

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

Sec. 18-354 Permit required; application; franchise fees

Sec. 18-351 Registration of rental units

Officer Alma Montano

Hand Served: 6-10-2026

Initial Hearing: 7-30-2026

New Case

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

Count 2: Failure to contact the City of Key West Licensing Department to schedule an inspection.

Count 3: Failure to register recreational vehicles with the City of Key West Licensing Department.

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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; regulations

Sec. 14-325 Permits required

Sec. 14-327 Inspection

Sec. 14-359 Permit display

Sec. 14-256 Required

Sec. 14-262 Request for inspection

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

Officer Alma Montano

Hand Posted: 4-21-2026- **Amended Notice**

Initial Hearing: 12-18-2025

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 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:** Failure to obtain a transient medallion and license to advertise
and rent short-term.**Count 5:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 6-12:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 13:** Failure to apply and obtain the appropriate building permits
with the City of Key West Building Department.**Count 14:** Failure to schedule inspections with the City of Key West
Building Department.**Count 15:** Failure to apply and obtain a plumbing permit with the City of
Key West Building Department.**Count 16:** Failure to apply and obtain electrical permits with the City of
Key West Building Department.

Count 17: Failure to schedule inspections with the City of Key West Building Department.

Count 18: Failure to apply and obtain a license from the City of Key West Licensing Department.

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Case # 26-97

Sunset Watersports Inc.

Paul Mills CPA- **Registered Agent**

1500 Reynolds Street

Sec. 62-2 Obstructions

Officer Alma Montano

Certified Mail: 7-9-2026

Initial Hearing: 7-30-2026

New Case

Count 1: Failure to remove vehicles from the City right of way.

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Case # 26-984

Beach Front Auto Care Corp
Karen Anderson- **Registered Agent**
626 Josephine Parker Road
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 18-355 Recreational rental vehicle deemed conditional use
Sec. 18-354 Permit required; application; franchise fees
Sec. 18-351 Registration of rental units
Sec. 18-359 Identification by decal
Officer Alma Montano
Hand Served: 7-13-2026
Initial Hearing: 7-30-2026

New Case

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

Count 2: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

Count 3: Failure to contact the City of Key West Licensing Department to schedule an inspection.

Count 4: Failure to register recreational vehicles with the City of Key West Licensing Department.

Count 5: Failure to register recreational vehicles with the City of Key West Licensing Department.

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Case # 26-985

Beach Front Auto Care Corp
Karen Anderson- **Registered Agent**
700 Duval Street
Sec. 18-355 Recreational rental vehicle deemed conditional use
Officer Alma Montano
Hand Served: 7-13-2026
Initial Hearing: 7-30-2026

New Case

Count 1: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

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Case # 26-2044

Mile 0 Rentals LLC

NRAI Services Inc.- **Registered Agent**

3709 Pearlman Ter

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

Sec. 62-2 Obstructions

Sec. 18-355 Recreational rental vehicle deemed conditional use

Sec. 122-237 Prohibited uses

Officer Alma Montano

Certified Mail: 6-26-2026

Initial Hearing: 7-30-2026

Requesting dismissal without prejudice

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

Count 2: Failure to remove vehicles from City right of way.

Count 3: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

Count 4: Failure to cease conducting business in a single-family residential zoned area.

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Case # 26-1883

Kennamike Holdings Corp

Michael P. Kenna- **Registered Agent**

518 Fleming Street

Sec. 74-392 Requirement to prevent, control, and reduce storm, water pollutants by the use of best management practices- **Irreparable**

Officer Kenia Orellana

Certified Mail: 6-25-2026- **Amended Notice**

Initial Hearing: 6-25-2026

Settlement Agreement

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**

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Case # 26-1994

Peter & Dixie Janker

1301 Whitehead Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions- **Repeat**Sec. 14-40 Permits in historic districts- **Repeat**

Officer Kenia Orellana

Certified Mail: 6-23-2026

Initial Hearing: 7-30-2026

New Case**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.- **Repeat****Count 2:** Failure to apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.- **Repeat**

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Case # 26-2061

Kennamike Holdings Corp

Michael Kenna- **Registered Agent**

917 Center Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-40 Permits in historic districts

Officer Kenia Orellana

Certified Mail: 7-10-2026

Initial Hearing: 7-30-2026

Settlement Agreement**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 apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 4:** Failure to apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.

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Case # 26-2093

James Street LLC

Gregory Oropeza- **Registered Agent**

917 Center Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-40 Permits in historic districts

Officer Kenia Orellana

Certified Mail: 7-8-2026

Initial Hearing: 7-30-2026

Requesting dismissal without prejudice**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 apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 4:** Failure to apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.

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Case # BLD26-2

James Gregory

C/O Joni Brand

314 Catherine Street

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

Sec. 14-40 Permits in historic districts

Officer Leo Slection

Certified Mail: 7-22-2026

Initial Hearing: 7-30-2026

Continuance granted to 27 August 2026**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.

Adjournment