



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, May 22, 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 # 25-741

Berkshire Hathaway

Benton W. Langley- **Registered Agent**

Rebecca Cobo- **Property Manager**

732 Windsor Lane

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

Officer Sophia Doctoche

Certified Mail: 4-17-2025

Initial Hearing: 5-22-2025

New Case

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

2**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

Continued from 17 April 2025**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.**3****Case # 25-63**

El Rinconcito Mexican Food Inc

La Morenita Professional Services Inc- **Registered Agent**

2804 N Roosevelt Blvd

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

Officer Ashton Gentry

Hand Served: 5-7-2025

Initial Hearing: 5-22-2025

In compliance as of 15 May 2025; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

4**Case # CCBLD25-42**

Dailier Asfalto LLC

Dailier Perez Arrigoitia- **Registered Agent**

2900 N Roosevelt Blvd

Sec. 18-150 Certificate competency required

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 Todd MacFarlane

Certified Mail:

Initial Hearing: 5-22-2025

New Case**Count 1:** Failure to achieve Certificate of Competency.**Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.**Count 3:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**5****Case # 25-220**

B.O's Fish Wagon Inc.

Dragonfly Consulting

801 Caroline Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Todd MacFarland

Hand Posted: 5-9-2025

Initial Hearing: 5-22-2025

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

6

Case # 25-465

Leviathan Studios LLC
Angela Megow
513 Fleming Street 10
Sec. 66-102 Dates due and delinquent; penalties
Officer Todd MacFarlane
Hand Posted: 5-9-2025
Initial Hearing: 5-22-2025

New Case

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

7

Case # 25-560

Salty Seaweed LLC
Bryan Silva- **Registered Agent**
512 Front Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Todd MacFarlane
Hand Posted: 5-9-2025
Initial Hearing: 5-22-2025

New Case

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

8

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 17 April 2025

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

9

Case # CCBLD25-11

The Key West Hotel LLC

Richard M. Klintonick- **Registered Agent**

325 Duval Street

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

Sec. 14-40 Permits in historic district

Sec. 14-256 Permits required

Sec. 14-359 Permit display

Sec. 34-126 Permits

Sec. 14-328 Dangerous installations

Officer Alma Montano

Certified Mail: 3-21-2025

Initial Hearing: 4-17-2025

Continuance granted to 26 June 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.**Count 3:** Failure to apply and obtain electrical permits with the City of Key West Building Department.**Count 4:** Failure to apply and obtain plumbing permits with the City of Key West Building Department.**Count 5:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 6:** Failure to request an inspection from the City of Key West Building Department.

10

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

Sec. 14-40 Permits in historic district

Officer Alma Montano

Certified Mail: 4-28-2025

Initial Hearing: 5-22-2025

Continuance granted to 26 June 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.**Count 3:** Failure to apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.

11

Case # CCBLD25-50

Oscar Javier Alvarado

2927 Seidenberg Ave

Sec. 18-150 Certificate of competency required- **Repeat**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**

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

Sec. 14-256 Required

Sec. 14-326 Plans and specifications

Officer Alma Montano

Certified Mail: 5-5-2025

Initial Hearing: 5-22-2025

New Case**Count 1:** Failure to achieve Certificate of Competency.- **Repeat****Count 2:** Failure to apply and obtain a business tax receipt from the City of Key West Licensing Department.- **Repeat****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 electrical permits with the City of Key West Building Department.**Count 5:** Failure to submit plans to the City of Key West Building Department.

12

Case # CCBLD25-51

Fabiola Azuaje Sandoval

1706 Patricia Street

Sec. 18-150 Certificate of competency required- **Repeat**Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business- **Repeat**

Officer Alma Montano

Hand Posted: 5-12-2025

Initial Hearing: 5-22-2025

New Case**Count 1:** Failure to achieve Certificate of Competency.- **Repeat****Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Repeat**

13

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 Paul Navarro

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

Continued from 17 April 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.

14

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

Sec. 14-40 Permits in historic districts

Officer Leo Slection

Hand Served: 1-30-2025

Initial Hearing: 2-20-2025

Continued from 17 April 2025**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 -~~
Dismissed**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.

15

Case # 25-632

Rockhouse Live Key West LLC

Zach Bair- **Registered Agent**

501 Greene Street

Sec. 26-192 Unreasonably excessive noise prohibited

Officer Jim Young

Certified Mail: 3-7-2025

Initial Hearing: 3-20-2025

Continued from 17 April 2025**Count 1:** Failure to keep music at a legal level.**Adjournment**