



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, June 26, 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 # 25-765**
RCJB Properties Inc
Bill Havre- **Registered Agent**
3401 Flagler Ave
Sec. 62-2 Obstructions
Officer Erin Buechele
Certified Mail: 6-5-2025
Initial Hearing: 6-26-2025

New Case

Count 1: Failure to clear palms back from the City right of way.

2**Case # 25-21**

Pho King Awesome Sake and Noodle Bar

Shukhrat Rakhimov- **Registered Agent**

626 Duval 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

City request to vacate findings and order; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.**3****Case # 25-220**

B.O's Fish Wagon Inc.

Dragonfly Consulting

801 Caroline Street

Sec. 109-4 Expiration and revocation

Officer Todd MacFarland

Hand Posted: 6-1-2025- **Amended Notice**

Initial Hearing: 5-22-2025

In compliance as of 17 June 2025; Request dismissal**Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

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Case # CCBLD25-42

Dailier Asfalto LLC

Dailier Perez Arrigoitia- **Registered Agent**

2900 N Roosevelt Blvd

Sec. 18-150 Certificate competency required- **Irreparable**

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: **Amended Notice**

Initial Hearing: 5-22-2025

Continued from 22 May 2025**Count 1:** Failure to achieve Certificate of Competency.- **Irreparable****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.

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Case # CCBLD25-11

The Key West Hotel LLC

Richard M. Klintenick- **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

Request to dismiss without prejudice**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.

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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

Continuance granted to 31 July 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 # CCBLD25-50

Oscar Javier Alvarado

2927 Seidenberg Ave

Sec. 18-150 Certificate of competency required- **Repeat Irreparable**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: **Amended Notice**

Initial Hearing: 5-22-2025

Settlement Agreement**Count 1:** Failure to achieve Certificate of Competency.- **Repeat Irreparable****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.

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Case # CCBLD25-52

Michael & Susan Glasser

1706 Patricia Street

Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Alma Montano

Certified Mail: 6-12-2025

Initial Hearing: 6-26-2025

New Case**Count 1:** Failure to hire a licensed contractor.- **Irreparable**

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Case # CCBLD25-51

Fabiola Azuaje Sandoval

1706 Patricia Street

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

Officer Alma Montano

Hand Posted: **Amended Notice**

Initial Hearing: 5-22-2025

Continued from 22 May 2025**Count 1:** Failure to achieve Certificate of Competency.- **Repeat Irreparable****Count 2:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.- **Repeat**

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Case # CCBLD25-66

Moreno Medina, Saul

1706 Patricia Street

Sec. 18-150 Certificate of competency required- **Irreparable**

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

Officer Alma Montano

Hand Posted: 6-5-2025

Initial Hearing: 6-26-2025

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

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Case # CCBLD25-67

Moreno Medina, Silvino

1706 Patricia Street

Sec. 18-150 Certificate of competency required- **Irreparable**

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

Officer Alma Montano

Hand Posted: 6-5-2025

Initial Hearing: 6-26-2025

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

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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 22 May 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.

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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 22 May 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.

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Case # 25-717

415 Bahama Key Corp

Eddie Standifer- **Registered Agent**

2500 Patterson Ave

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 David Wilson

Hand Posted: 5-21-2025

Initial Hearing: 6-26-2025

New Case**Count 1:** Failure to apply and obtain a LUD with the City of Key West Planning Department.**Count 2:** Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.**Count 3:** Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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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**