



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, October 16, 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

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Case # 25-1205

Casa Marina Equity Holdings LLC

Corporation Service Company- **Registered Agent**

715 Seminole Ave

Sec. 26-126 Clearing of property of debris and noxious material required

Officer Erin Buechele

Certified Mail: 10-3-2025

Initial Hearing: 10-16-2025

New Case

Count 1: Failure to clear property of debris and noxious material.

2**Case # 25-1326**

Nicholas & Stephanie Neonakis
1414 White Street
Sec. 62-2 Obstructions
Officer Erin Buechele
Hand Posted: 10-9-2025
Initial Hearing: 10-16-2025

New Case

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

3**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

Continued from 25 September 2025

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.

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Case # 25-1358

Wendall A. Wall

3739 Duck Ave

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

Officer Sophia Doctoche

Certified Mail: 9-25-2025

Initial Hearing: 9-25-2025

Settlement Agreement

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

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Case # 25-1371

Berkshire Hathaway Home Services Knight Gardner Realty

Tammy Stiles- **Property Manager**

3739 Duck Ave

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

Sec. 66-109 Schedule of taxes

Officer Sophia Doctoche

Certified Mail: 10-1-2025- **Amended Notice**

Initial Hearing: 10-16-2025

New Case

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

Count 2: Agent engaging in non-transient rental activity without required business tax receipt.

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Case # CCBLD25-87

Alberto Rea Tolentino

2418 Flagler Ave

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 Todd Macfarlane

Hand Posted: 10-1-2025- **Amended Notice**

Initial Hearing: 9-25-2025

Continued from 25 September 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.

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Case # CCBLD25-88

Jose Luis Moreno Medina

2418 Flagler Ave

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 Todd Macfarlane

Hand Posted: 10-1-2025 **Amended Notice**

Initial Hearing: 8-28-2025

Continued from 25 September 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.

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Case # 25-1113

Hampton Inn Key West

3755 S Roosevelt Blvd

Sec. 30-5 Excessive false alarms declared a public nuisance

Sec. 30-6 False alarm signal service charge; collection

Officer Alma Montano

Hand Served: 8-12-2025

Initial Hearing: 8-28-2025

Continued from 25 September 2025

Count 1: Failure to avoid more than three false alarms within a 12-month period.

Count 2: Failure to pay false alarm fees with the City of Key West Revenue 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

Continued from 25 September 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 # 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 25 September 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 # CCBLD25-53

James and Roberta Johnson

1422 Petronia 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:

Initial Hearing: 10-16-2025

New Case**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.

12**Case # 25-1279**

1200 Duval Street LLC

Richard Klitenick Esq.- **Registered Agent**

428 Catherine Street

Sec. 58-68 Commercial solid waste accounts

Officer David Wilson

Certified Mail:

Initial Hearing: 10-16-2025

New Case**Count 1:** Failure to hold a trash account with Waste Management.**Adjournment**