



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, January 23, 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 # 24-1301**
Havana Cabana
NRAI Services Inc.- **Registered Agent**
3420 N Roosevelt Blvd
Sec. 26-192 Unreasonably excessive noise prohibited
Officer Erin Buchele
Certified Mail: 12-20-2024
Initial Hearing: 1-23-2025

New Case

Count 1: Failure to keep music at a legal level.

2**Case # 24-1192**

Key Westie LLC

Spiegel & Utrera- **Registered Agent**

1519 Florida Street

Sec. 18-601 License required

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

Officer Sophia Doctoche

Certified Mail: 12-13-2024

Initial Hearing: 12-19-2024

Continued from 19 December 2024**Count 1-7:** Failure to obtain a transient medallion and license to advertise
and rent short-term.**Count 8-10:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 11-16:** Failure to obtain all required city, county and state licensing
to advertise and rent short-term.**3****Case # 24-665**

Corporation Service Company

1300 15th CT #67

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

Officer Alma Montano

Certified Mail: 12-3-2024

Initial Hearing: 12-19-2024

Continued from 19 December 2024**Count 1:** Failure to apply and obtain the appropriate building permits from
the Key West Building Department.

4

Case # 24-963

4911 Carter LLC

Michael J. Santis- **Registered Agent**

3608 Duck Ave

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

Officer Alma Montano

Certified Mail: **Amended Notice**

Initial Hearing: 9-26-2024

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

5

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

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

6

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 21 November 2024**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.

7

Case # 24-733

Orioles Nest Key West Inc.

David W. Lehmkuhi- **Registered Agent**

106 Simonton Street

Sec. 122-63 Review; enforcement (F)- **Irreparable**

Officer Leo Slecton

Certified Mail:

Initial Hearing: 11-21-2024

Continued from 19 December 2024**Count 1:** Failure to not adhere to the conditional use.- **Irreparable**

8

Case # 25-9

William Crowl

255 Trumbo Road

Sec. 74-31 Unlawful deposits- **Irreparable**

Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**

Officer David Wilson

Certified Mail:

Initial Hearing: 1-23-2025

New Case

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**

Count 2: Failure to prevent grease or waste from spilling onto the City right of way.- **Irreparable**

Adjournment