



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, July 31, 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

Continued from 26 June 2025

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

2**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

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 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.**3****Case # 25-1014**

Best of Key West Rentals

Gregory S. Oropeza Esq.- **Registered Agent**

913 Watson Street

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 7-31-2025

In compliance as of 17 July 2025; 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 # CCBLD25-14

Pinku Chandra Debnath

MD Lutful Imad

1213 14th Street 179

Sec. 14-256 Required

Sec. 14-262 Request for inspection

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

Officer Sophia Doctoche

Hand Posted: 6-25-2025

Initial Hearing: 7-31-2025

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

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Case # 25-47

Hanks Hair of The Dog Saloon

Richard McChesney- **Registered Agent**

409 Caroline Street

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

Officer Ashton Gentry

Hand Served: 6-25-2025- **Amended Notice**

Initial Hearing: 2-20-2025

Continuance granted to 28 August 2025**Count 1:** Failure to contact the City of Key West Licensing Department
to update license for the excess seats.

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Case # 25-795

Glazed Donuts & Coffee LLC
Zenbusiness Inc.- **Registered Agent**
420 Eaton Street
Sec. 2-939 Revocable licenses E(8)
Officer Ashton Gentry
Hand Served: 7-2-2025
Initial Hearing: 7-31-2025

In compliance as of 24 July 2025; Request dismissal

Count 1: Failure to pay past due, delinquent and collection fees for the delinquent regulatory license.

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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; exceptions
Sec. 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 28 August 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 # CCBLD25-79

Oleh Shalimanov

3031 Flagler Ave

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

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

Officer Alma Montano

Certified Mail: 7-22-2025

Initial Hearing: 7-31-2025

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 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.

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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

Continued from 26 June 2025**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.**HARC Appeals**

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SMA 25-01

Hugh J. Morgan

402 South Street

COAC2025-0049

HARC Appeal**Attachments:** [Notice of Appeal](#)[Item 9 - 402 South Street - Design](#)**Adjournment**