



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, August 28, 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 # 25-1001

Wendy's

Sam Nekhaila- **Registered Agent**

3336 N Roosevelt Blvd

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Erin Buechele

Certified Mail:

Initial Hearing: 8-28-2025

In compliance as of 19 August 2025; Request dismissal

Count 1: Failure to contact the Revenue Department to submit payment for the delinquent fire inspection fees.

2**Case # 25-1111**

Truman & Company

C/O Jennifer Newman

20 Merganser Lane

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

Officer Sophia Doctoche

Certified Mail: 7-31-2025

Initial Hearing: 8-28-2025

New Case**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**3****Case # 25-1133**

Knight-Gardner LLC

Berkshire Hathaway HomeServices

Benton W. Langley- **Registered Agent**

3635 Seaside Drive #206

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

Officer Sophia Doctoche

Certified Mail: 8-14-2025

Initial Hearing: 8-28-2025

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

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Case # 25-1193

Suzanne Moore Real Estate Services LLC

Suzanne M. Moore- **Registered Agent**

2310 Seidenberg Ave

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 8-28-2025

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 # CCBLD25-44

Fisher Revocable Trust

C/O Jacqueline Fisher

3010 Flagler Ave

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

Officer Sophia Doctoche

Certified Mail: 8-21-2025

Initial Hearing: 8-28-2025

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

New Case**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 # CCBLD25-78

Maureen A. Lydic

3031 Flagler Ave

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

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

Officer Alma Montano

Certified Mail: 7-25-2025

Initial Hearing: 8-28-2025

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 hire a licensed contractor.- **Irreparable**

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Case # 25-972

Lindsey P. Sigafoos

3704 Eagle Ave

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 18-117 Acts declared unlawful- **Irreparable**

Officer Leo Slecton

Certified Mail: 7-17-2025

Initial Hearing: 8-28-2025

Settlement Agreement**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**

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Case # 25-1025

Shaabdulla Shaalimov

3704 Eagle Ave

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 18-150 Certificate of competency required- **Irreparable**

Officer Leo Slecton

Certified Mail: 7-17-2025

Initial Hearing: 8-28-2025

Settlement Agreement**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to achieve Certificate of Competency.- **Irreparable**

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Case # 25-1053

Wilkerson Martha J Estate

C/O Allen-Valdez Karen

914 Emma Street

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

Officer David Wilson

Hand Posted: 8-12-2025

Initial Hearing: 8-28-2025

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

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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 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 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 # 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

In compliance as of 12 August 2025; Request dismissal**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

Continued from 31 July 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 # 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 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 # 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 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 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 31 July 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.**Adjournment**

