



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, May 28, 2026

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 # 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 Erin Buechele

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

Continued from 30 April 2026

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.

2**Case # 26-145**

Erin Johnson

822 Baptist Lane

Sec. 122-599 Prohibited uses

Sec. 122-1181 Permitted and restricted uses

Officer Christopher Counsellor

Hand Posted: 5-8-2026

Initial Hearing: 5-28-2026

In compliance as of 22 May 2026; Request dismissal

Count 1: Failure to remove any and all storage of miscellaneous items including but not limited to equipment, vehicles, trailers, and other items stored on the vacant property.

Count 2: Failure to remove any and all storage of miscellaneous items including but not limited to equipment, vehicles, trailers, and other items stored on the vacant property.

3**Case # 26-118**

Rzd Laird Street Trust

C/O Richard M Debay

1716 Laird Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulationsSec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in businessSec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-262 Request for inspection

Officer Sophia Doctoche

Certified Mail: 3-17-2026

Initial Hearing: 4-30-2026

In compliance as of 13 May 2026; Request dismissal**Count 1:** Failure to obtain a transient medallion and license to advertise
and rent short-term.**Count 2:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 3:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.**Count 4:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 5:** Failure to schedule a required inspection with the City of Key
West Building Department.

4

Case # 26-953

Romare Joseph
216 Southard Street
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations
Officer Sophia Lariz
Certified Mail: **Amended Notice**
Initial Hearing: 4-30-2026

Continued from 30 April 2026

Count 1: Failure to obtain a transient medallion and license to advertise and rent short-term.

Count 2: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

5

Case # 26-1502

Sarah D Wimmer
1800 Atlantic Blvd 331C
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Lariz
Certified Mail:
Initial Hearing: 5-28-2026

In compliance as of 14 May 2026; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

6

Case # 25-465

Leviathan Studios LLC

Angela Megow

513 Fleming Street 10

Sec. 66-102 Dates due and delinquent; penalties

Officer Todd MacFarlane

Hand Posted: 5-9-2025

Initial Hearing: 5-22-2025

City request to vacate findings and order; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

7

Case # 25-1671

John and Melanie Zahner

1514 5th Street

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

Sec. 58-61 Determination of levy of charge

Sec. 90-363 Certificate of occupancy, required

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulationsSec. 122-1371 D(9) Transient living accommodations in residential
dwellings; regulationsSec. 66-87 Business tax receipt for all holdings themselves out to be
engaged in business

Officer Alma Montano

Hand Posted: 4-21-2026- **Amended Notice**

Initial Hearing: 12-18-2025

Continued from 30 April 2026**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 LUD with the City of Key West
Licensing Department.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 4-20:** Failure to obtain a transient medallion and license to
advertise and rent short-term.**Count 21-23:** Failure to obtain all required city, county and state licensing
to advertise and rent short-term.**Count 24-40:** Failure to obtain all required city, county and state licensing
to advertise and rent short-term.**Count 41:** Failure to apply and obtain a license from the City of Key West
Licensing Department.

8

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 30 April 2026**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.**Adjournment**