



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Code Enforcement Hearing

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Thursday, May 28, 2026

1:30 PM

City Hall

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**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.

The Code Officer was Erin Buechele. Attorney Wayne Smith was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney Smith gave an update about the quiet title action. The Special Magistrate then inquired about a previously identified

safety concern involving unpermitted electrical and plumbing work within the structure. Attorney Smith advised that approximately two years earlier the Respondent had been directed to disconnect utilities serving the structure. He further represented that the utilities had been disconnected and that photographs had been provided demonstrating the removal and disconnection of the electrical and plumbing systems. Attorney Smith also noted that the former Chief Building Official had previously considered declaring the structure uninhabitable if the utilities were not disconnected. It was decided that the case would be continued for a status update regarding the pending quiet title litigation and verification that all electrical and plumbing services remain disconnected from the structure. The Special Magistrate granted a continuance to 25 June 2026.

**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.

**This case came into compliance as of 22 May 2026. The Special Magistrate granted the dismissal.**

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

**This case came into compliance as of 13 May 2026. The Special Magistrate granted the dismissal.**

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.

**The Code Officer was Sophia Lariz. The Respondent did not attend. Officer Lariz requested a continuance to achieve good service. The Special Magistrate granted a continuance to 25 June 2026.**

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**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.

**This case came into compliance as of 14 May 2026. The Special Magistrate granted the dismissal.**

**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.

**The City requested to vacate the finding and order from a previous hearing. The Special Magistrate ordered to vacate the finding and order.**

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

The Code Officer was Alma Montano who was not present. The Respondent did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse requested a continuance since the code officer could not attend. The Special Magistrate granted a continuance to 25 June 2026.

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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

**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.

This case had a settlement agreement between the City and DGK Key West LLC. The Respondent stipulates to the imposition of the \$250.00 administrative cost. The Respondent also stipulates to a fine in the amount of \$6,250.00. Of this amount \$3,000.00 shall be suspended. Within 90 days of the signed settlement agreement the Respondent shall obtain all required after-the-fact permits, approvals, authorizations, inspections, certificates, licenses, and fee clearances necessary to lawfully maintain and occupy the rear/additional unit at the property, including but not limited to any required building, HARC, planning, licensing, utility, and other governmental approvals; shall pay all applicable back fees, impact fees, utility-related fees or charges, solid waste charges, and licensing fees associated with that unit; and shall obtain any required certificate of occupancy and business tax receipt. Total due to the City is \$3,250.00.

**Adjournment**