



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, September 25, 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 # 25-986

Douglas & Carolyn Helliesen

1221 Laird Street

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

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

Sec. 122-1181 Permitted and restricted uses

Sec. 108-680 Recreational vehicles and boats

Officer Erin Buechele

Certified Mail: 9-6-2025

Initial Hearing: 9-25-2025

New Case

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

Count 2: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 3: Failure to remove tents from property.

Count 4: Failure to remove recreational vehicle from subject property.

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

Continued from 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 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 # 25-1111**

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

Sec. 66-109 Schedule of taxes

Officer Sophia Doctoche

Certified Mail: 9-15-2025- **Amended Notice**

Initial Hearing: 8-28-2025

Continued from 28 August 2025**Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**Count 2:** Agent engaging in non-transient rental activity with out required business tax receipt.**4****Case # 25-1358**

Wendall A. Wall

3739 Duck Ave

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

Officer Sophia Doctoche

Certified Mail:

Initial Hearing: 9-25-2025

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

5

Case # CCBLD25-86

Filip Popp

2418 Flagler Ave

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

Officer Todd Macfarlane

Hand Posted: 7-24-2025

Initial Hearing: 8-28-2025

New Case**Count 1:** Failure to hire a licensed contractor.- **Irreparable**

6

Case # CCBLD25-87

Alberto Rea Tolentino

2418 Flagler Ave

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

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

Officer Todd Macfarlane

Certified Mail:

Initial Hearing: 8-28-2025

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.

7

Case # CCBLD25-88

Jose Luis Moreno Medina

2418 Flagler Ave

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

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

Officer Todd Macfarlane

Hand Posted: 7-23-2025

Initial Hearing: 8-28-2025

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.

8

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

Continued from 28 August 2025**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.

9

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

Continuance granted to 16 October 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.

10

Case # CCBLD25-78

Maureen A. Lydic

3031 Flagler Ave

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

Officer Alma Montano

Certified Mail: 7-25-2025

Initial Hearing: 8-28-2025

Continued from 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~~ - **Dismissed**

11

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 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 apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.**Adjournment**