



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

---

Thursday, March 20, 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 # 25-207**  
Conch Bubbles LLC  
Grzegorz Kowalik- **Registered Agent**  
5030 5th Ave Unit 6  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-10-2025  
Initial Hearing: 3-30-2025

#### **New Case**

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

**2**                      **Case # 25-618**  
Stephan Wischerth  
1411 Eliza Street 2  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-7-2025  
Initial Hearing: 3-20-2025

#### **New Case**

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

3

**Case # 25-619**

Stephan Wischerth  
1018 Georgia Street  
Sec. Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-7-2025  
Initial Hearing: 3-20-2025

**New Case**

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

4

**Case # 23-1196**

T-Jams LLC  
Mary Rando- **Registered Agent**  
1425 Catherine Street 2  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 2-27-2025  
Initial Hearing: 3-20-2025

**In compliance as of 4 March 2025; Request dismissal**

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

5

**Case # 25-241**

A-Wax Window Cleaning  
LK & Associates- **Registered Agent**  
6099 Overseas Highway #66W  
Sec. 66-102 Dates due and delinquent; penalties- **Repeat**  
Officer Sophia Doctoche  
Certified Mail: 2-19-2025- **Amended Notice**  
Initial Hearing: 3-30-2025

**New Case**

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

6

**Case # 24-1195**

Palmisano Re Investments LLC  
Mike R. Palmisano- **Home Owner**  
1500 Johnson Street  
Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)  
Officer Ashton Gentry  
Hand Posted: 3-10-2025- **Amended Notice**  
Initial Hearing: 3-30-2025

**Settlement Agreement**

**Count 1:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

7

**Case # 24-1195**

Tammy Katrina Stiles- **Property Manager**  
1500 Johnson Street  
Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(9)  
Officer Ashton Gentry  
Hand Posted: 3-10-2025- **Amended Notice**  
Initial Hearing: 3-30-2025

**New Case**

**Count 1:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

8

**Case # 25-17**

B.O.'s Fish Wagon INC.  
801 Caroline Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Ashton Gentry  
Hand Served: 1-16-2025  
Initial Hearing: 2-20-2025

**Continued from 20 February 2025**

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

9

**Case # 25-299**

DJ Picosound

Alison D Narvaez- **Registered Agent**

22 Bluewater Drive

Sec. 66-102 Dates due and delinquent; penalties

Officer Todd MacFarlane

Certified Mail:

Initial Hearing: 3-20-2025

**In compliance as of 11 March 2025; Request dismissal****Count 1:** Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

10

**Case # 24-665**

Corporation Service Company

1300 15th CT #67

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

Officer Alma Montano

Certified Mail: 12-3-2024

Initial Hearing: 12-19-2024

**Continued from 20 February 2025****Count 1:** Failure to apply and obtain the appropriate building permits from the Key West Building Department.

11

**Case # 24-963**

4911 Carter LLC

Michael J. Santis- **Registered Agent**

3608 Duck Ave

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

Officer Alma Montano

Certified Mail: **Amended Notice**

Initial Hearing: 9-26-2024

**Continued from 20 February 2025****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

12

**Case # 25-451**

Painter Dave Inc  
Pribramsky & Zulech- **Registered Agent**  
27979 Lobster Tail Tr  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Alma Montano  
Certified Mail:  
Initial Hearing: 3-20-2025

**New Case**

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

13

**Case # 25-603**

Wawa Group LLC  
Azoulay Assaf  
905 Trinity Drive 1  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Alma Montano  
Certified Mail:  
Initial Hearing: 3-20-2025

**New Case**

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

14

**Case # CCBLD24-29**

Julie Marie McGrane  
2205 Harris Ave  
Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptions  
Officer Alma Montano  
Hand Posted: 1-15-2025  
Initial Hearing: 1-23-2025

**Continued from 20 February 2025**

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

15

**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 23 January 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.

16

**Case # 24-947**

Paul Leon Janker &amp; Rori Jean Janker

418 United St

Sec. 14-325 Permits required

Sec. 14-327 Inspection

Sec. 14-40 Permits in historic districts

Sec. 122-630 Dimensional requirements

Officer Paul Navarro

Certified Mail:

Initial Hearing: 2-20-2025

**Continuance granted to 17 April 2025****Count 1:** Failure to apply for and obtain the appropriate building permits from the City of Key West Building Department.**Count 2:** Failure to contact and schedule all required inspections with the City of Key West Building Department**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 variances with City of Key West Planning Department.

17

**Case # 24-107**

Arjay Hasty Photography LLC  
C/O Ronald Hasty  
934 Truman Ave 1  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Laurie Skinner  
Hand Posted: 4-8-2024  
Initial Hearing: 3-28-2024

**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.

18

**Case # 25-38**

Fritas LLC  
Joseph Cohen- **Registered Agent**  
425 Southard Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Leo Slecton  
Hand Served: 1-15-2025  
Initial Hearing: 2-20-2025

**In compliance as of 4 March 2025; Request dismissal**

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

19

**Case # 25-43**

Oasis Mediterranean Cuisine  
TFR & Company INC- **Registered Agent**  
1019 White Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Leo Slecton  
Hand Served: 1-15-2025  
Initial Hearing: 2-20-2025

**Continued from 20 February 2025**

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

20

**Case # 25-45**

The Cafe

David Iannuzzi- **Registered Agent**

509 Southard Street

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

Officer Leo Slecton

Hand Served: 1-15-2025

Initial Hearing: 2-20-2025

**In compliance as of 18 March 2025; Request dismissal****Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

21

**Case # 25-115**

Peter Janker

1301 Whitehead St

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**Sec. 18-150 Certificate of competency required- **Irreparable**

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

Sec. 14-40 Permits in historic districts

Officer Leo Slecton

Hand Served: 1-30-2025

Initial Hearing: 2-20-2025

**Continued from 20 February 2025****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.- **Irreparable****Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department. - **Irreparable****Count 3:** Failure to achieve Certificate of Competency.- **Irreparable****Count 4:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 5:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.



22

**Case # 25-9**

William Crowl  
255 Trumbo Road  
Sec. 74-31 Unlawful deposits- **Irreparable**  
Sec. 62-1 Deposits of oil, grease or other waste- **Irreparable**  
Officer David Wilson  
Hand Served: 3-2-2025  
Initial Hearing: 1-23-2025

**Continued from 20 February 2025**

**Count 1:** Failure to cease the deposit of any human or animal excrement, garbage, or other waste on any public property within the City.- **Irreparable**

**Count 2:** Failure to prevent grease or waste from spilling onto the City right of way.- **Irreparable**

23

**Case # 25-219**

Amerigas Propane  
Robert C Mauch  
86400 Overseas Highway  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail: 3-10-2025  
Initial Hearing: 3-20-2025

**New Case**

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

24

**Case # 25-221**

Amsterdam Family Trust 2/13/2019  
C/O Trustee's Phillip Amsterdam and Nancy Amsterdam  
320 Peacon Lane  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail: 2-28-2025  
Initial Hearing: 3-20-2025

**In compliance as of 3 March 2025; Request dismissal**

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

25

**Case # 25-222**

Anchor Aluminum Products South  
Troy Trent- **Registered Agent**  
6475 2nd Street East  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Hand Served: 3-13-2025  
Initial Hearing: 3-20-2025

**New Case**

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

26

**Case # 25-286**

De La Gallery Inc.  
Jeffery M Rodriguez  
419 Duval Street B  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail:  
Initial Hearing: 3-20-2025

**New Case**

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

27

**Case # 25-287**

De Leon Property Services LLC  
Angela De Leon  
3209 Pearl Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail:  
Initial Hearing: 3-20-2025

**In compliance as of 7 March 2025; Request dismissal**

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

28

**Case # 25-294**

Discover Your Key West LLC  
Sarah Louise Compton  
1901 S Roosevelt Blvd 407S  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail: 3-1-2025  
Initial Hearing: 3-20-2025

**In compliance as of 26 February 2025; Request dismissal**

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

29

**Case # 25-632**

Rockhouse Live Key West LLC  
Zach Bair- **Registered Agent**  
501 Greene Street  
Sec. 26-192 Unreasonably excessive noise prohibited  
Officer Jim Young  
Certified Mail: 3-7-2025  
Initial Hearing: 3-20-2025

**New Case**

**Count 1:** Failure to keep music at a legal level.

**Adjournment**