



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Enforcement Hearing

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Thursday, June 25, 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 28 May 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 # 26-14**

Rihanna Bigya Niroula

2320 Patterson Ave

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

Officer Erin Buechele

Hand Posted: 6-11-2026

Initial Hearing: 6-25-2026

**New Case****Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**3****Case # 26-13**

Rajindhar M Ramsingh

Deborah F Ramsingh

2827 Harris Ave

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

Sec. 14-42 Construction site requirements

Sec. 90-363 Certificate of occupancy

Officer Christopher Counsellor

Hand Posted: 6-15-2026

Initial Hearing: 6-25-2026

**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 submit approved/ stamped set of plans and obtain required inspections.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

4

**Case # 26-1137**

Keys Pressure LLC  
3 Betty Rose Drive #320  
Sec. Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Hand Posted: 6-15-2026  
Initial Hearing: 6-25-2026

**In compliance as of 16 June 2026; Request dismissal**

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

5

**Case # 26-1324**

Donal Morris Jr.  
Jeffery Morris  
918 James Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Hand Posted: 6-15-2026  
Initial Hearing: 6-25-2026

**In compliance as of 16 June 2026; Request dismissal**

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

6

**Case # 26-1484**

United Street Laundromat  
C/O Maquiera Justo  
1222 White Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Hand Posted: 6-15-2026  
Initial Hearing: 6-25-2026

**In compliance as of 16 June 2026; Request dismissal**

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

7

**Case # 26-1490**

USI Landscaping  
6140 SW 78th Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Certified Mail:  
Initial Hearing: 6-25-2026

**In compliance as of 15 June 2026; Request dismissal**

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

8

**Case # 26-1505**

Joelle Louise Valentine  
Philip John Valentine  
30 Hilton Haven Drive 1C  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Certified Mail:  
Initial Hearing: 6-25-2026

**In compliance as of 10 June 2026; Request dismissal**

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

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**Case # 25-258**

722 Samaritan LLC  
Northwest Registered Agent LLC- **Registered Agent**  
722 Samaritan Lane  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Sophia Lariz  
Certified Mail: 5-26-2026  
Initial Hearing: 6-25-2026

**In compliance as of 22 June 2026; Request dismissal**

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

10

**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  
Hand Posted: 5-29-2026 **Amended Notice**  
Initial Hearing: 4-30-2026

**Continued from 28 May 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.

11

**Case # 26-1887**

Ashlee Dent  
Nicholas Dent  
1824 Fogarty Ave  
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  
Officer Sophia Lariz  
Certified Mail:  
Initial Hearing: 6-25-2026

**New Case**

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

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

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**Case # 26-1910**

KWARPM LLC - Historic KW

Edwards C. Benjamin- **Registered Agent**

1211 Varela Street

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

Officer Sophia Lariz

Certified Mail: 6-4-2026

Initial Hearing: 6-25-2026

**In compliance as of 5 June 2026; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

13

**Case # 26-1852**

Ramlo Development Corporation

Erica Sterling Esq.- **Registered Agent**

218 Duval Street 101

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

Sec. 14-40 Permits in historic districts

Officer Todd Macfarlane

Certified Mail: 5-21-2026

Initial Hearing: 6-25-2026

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

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**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 28 May 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.

15

**Case # 26-19**

Milagro Restaurant and Bar LLC  
Kevin Montoya- **Registered Agent**

821 Duval Street

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

Sec. 2-939 Licenses

Officer Alma Montano

Hand Served: 6-4-2026

Initial Hearing: 6-25-2026

**In compliance as of 11 June 2026; Request dismissal**

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

**Count 2:** Failure to apply and obtain a revocable license with the City of Key West Licensing Department.

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**Case # 26-1014**

A&M Scooter of Key West LLC  
Andrew H. Hetu- **Registered Agent**

1200 Duval Street

Sec. 18-355 Recreational rental vehicle deemed conditional use

Sec. 62-2 Obstructions

Sec. 18-359 Identification by decal

Sec. 18-351 Registration of rental units

Officer Alma Montano

Certified Mail:

Initial Hearing: 6-25-2026

**New Case**

**Count 1:** Failure to apply and obtain a conditional use approval.

**Count 2:** Failure to remove vehicles from City right-of-way.

**Count 3:** Failure to apply and obtain vehicle identification decals with the City of Key West Licensing Department.

**Count 4:** Failure to register rental vehicles with the City of Key West Licensing Department.

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**Case # 26-1883**

Kennamike Holdings Corp

Michael P. Kenna- **Registered Agent**

518 Fleming Street

Sec. 74-169 Discharge of potentially harmful waste- **Irreparable**

Officer Kenia Orellana

Certified Mail: 6-4-2026

Initial Hearing: 6-25-2026

**New Case****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****Adjournment**