



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, February 19, 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 # 25-1772**
Nicholas & Stephanie Neonakis
1414 White Street
Sec. 62-2 Obstructions
Officer Erin Buechele
Hand Posted: 1-2-2026
Initial Hearing: 1-22-2026

Compliance Hearing

Count 1: Failure to remove trash bins from the City right of way.

The Code Officer was Erin Buechele. The Respondents did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Officer Buechele requested to close the case for compliance. The Special Magistrate granted to close the case.

- 2** **Case # 26-38**
EGJLKW LLC
810 Florida Street
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Erin Buechele
Hand Posted: 2-5-2026
Initial Hearing: 2-19-2026

New Case

Count 1: Failure to clear property of all high grass and debris.

The Code Officer was Erin Buechele. The Respondents did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Officer Buechele read her timeline and evidence was shown. Officer Buechele requested a finding of the violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost.

3**Case # 26-48**

Hemingway House
Whitehead & Company LLC
Darren Horan- **Registered Agent**
907 Whitehead Street
26-192 Unreasonably excessive noise prohibited- **Repeat**
Officer Erin Buechele
Certified Mail: 2-13-2026
Initial Hearing: 2-19-2026

New Case

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

The Code Officer was Erin Buechele. Attorney Richard McChesney was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney McChesney requested a continuance. The City did not object to the continuance. The Special Magistrate granted a continuance to 19 March 2026.

4**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: 12-1-2025
Initial Hearing: 12-18-2025

Continued from 22 January 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. The Respondents did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse requested a continuance due to the complex building ordinance violations and possible life safety issues. The Special Magistrate granted a continuance to 19 March 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 22 January 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.

The Code Officer was Alma Montano. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney A.J. Davila was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse requested a continuance. The Special Magistrate granted a continuance to 19 March 2026.

Adjournment