



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Compliance Hearing

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Thursday, July 25, 2024

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 # 24-679**  
Whitehead & Company LLC- **Business**  
Darren M. Horan  
Sound Wave Productions- **DJ**  
Jimmy Cooper  
907 Whitehead Street  
26-192 Unreasonably excessive noise prohibited  
Officer Erin Buechele  
Certified Mail: 4-20-2024- **Business**  
Certified Mail: 4-25-2024- **DJ**  
Initial Hearing: 5-23-2024

#### **Settlement Agreement**

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

**2****Case # 24-779**

Brian Keane  
3312 Northside Drive 705  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 7-25-2024

**New Case**

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

**3****Case # 24-806**

2955 Vallejo Street LLC  
1017 White Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail: 7-9-2024  
Initial Hearing: 7-25-2024

**In compliance as of 16 July 2024; Request dismissal**

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

**4****Case # 24-853**

Alexis Investments LLC  
735 Poorhouse Lane  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Sophia Doctoche  
Certified Mail:  
Initial Hearing: 7-25-2024

**In compliance as of 18 July 2024; Request dismissal**

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

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**Case # 24-855**

Berkshire Hathaway- Knight Gardner

Zainya Zimmerer- **Registered Agent**

735 Poorhouse Lane

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

Officer Sophia Doctoche

Certified Mail: 7-11-2024

Initial Hearing: 7-25-2024

**In compliance as of 18 July 2024; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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**Case # 24-951**

Berkshire Hathaway

Becky Cobo- **Property Manager**

3029 N Roosevelt Blvd 22

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

Officer Sophia Doctoche

Certified Mail: 7-2-2024

Initial Hearing: 7-25-2024

**In compliance as of 18 July 2024; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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**Case # 23-1304**

Key West Rentals LLC

Michael A Stanley- **Registered Agent**

1228 Flagler Ave

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

Sec. 14-256 Permit required

Sec. 14-262 Request for inspection

Officer Ashton Gentry

Certified Mail: 1-11-2024

Initial Hearing: 1-25-2024

**In compliance as of 3 June 2024; Request dismissal****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 electrical permits with the City of Key West Building Department.**Count 3:** Failure to schedule a required inspection with the City of Key West Building Department.

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**Case # 24-719**

Brenda Konz

918 Southard Street 109

Sec. 18-601 License required- **Irreparable**Sec. 122-629 Prohibited uses- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings;  
regulations D(1)- **Irreparable**

Officer Ashton Gentry

Certified Mail: 4-24-2024

Initial Hearing: 5-23-2024

**New Case****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.- **Irreparable****Count 2:** Failure to adhere to zoning regulations.- **Irreparable****Count 3:** Failure to display a transient medallion- **Irreparable**

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**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 Keenan Mellendorf

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

**Continuance granted to 29 August 2024****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 # 24-701**

Whitehead &amp; Company LLC

Darren M. Horan

907 Whitehead Street

Sec. 26-192 Unreasonable noise prohibited

Officer Keenan Mellendorf

Certified Mail: 4-20-2024

Initial Hearing: 5-23-2024

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

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**Case # 24-972**

B.O's Fish Wagon Inc.  
801 Caroline Street  
Sec. 58-68 Commercial solid waste accounts  
Officer Laurie Skinner  
Hand Posted: 7-15-2024  
Initial Hearing: 7-25-2024

**New Case**

**Count 1:** Failure to hold a trash account with Waste Management.

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**Case # 23-401**

901 Fleming Street LLC  
Joseph Cohen- **Registered Agent**  
901 Fleming Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 90-363 Certificate of occupancy required  
Sec. 90-363 Certificate of occupancy required  
Sec. 90-363 Certificate of occupancy required  
Sec. 58-61 Determination and levy of charge  
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Sec. 58-61 Determination and levy of charge  
Officer Leo Slecton  
Certified Mail: 2-29-2024  
Initial Hearing: 3-28-2024

**Continued from 27 June 2024**

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

**Count 2-4:** Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

**Count 5-7:** Failure to apply and obtain a LUD with the City of Key West Planning Department.

**Adjournment**