



# 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, September 26, 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 # 24-42**  
Reynolds Retreat LLC  
C/O Joe Depierro  
1302 Reynolds Street  
Sec. 62-2 Obstructions  
Officer Erin Buechele  
Certified Mail: **Amended Notice**  
Initial Hearing: 9-26-2024

#### **New Case**

**Count 1:** Failure to apply and obtain an easement with the City of Key West Planning Department or remove the fence from the right of way.

**2**

**Case # 24-1085**

Brady's Pub  
Erne Buildings Inc.  
1900 Flagler Ave  
Sec. 110-291 Compliance Settlement Agreements- **Irreparable**  
Officer Erin Buechele  
Certified Mail:  
Initial Hearing: 9-26-2024

**New Case**

**Count 1:** Failure to comply with the settlement agreement.- **Irreparable**

**3**

**Case # 24-1091**

Suzanne Moore Real Estate  
Suzanne M. Moore- **Registered Agent**  
3615 Eagle Ave  
Officer Sophia Doctoche  
Certified Mail: 8-26-2024  
Initial Hearing: 9-26-2024

**In compliance as of 29 August 2024; Request dismissal**

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

4

**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

**Continued from 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.

5

**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

Sec. 18-117 Acts declared unlawful

Sec. 14-256 Required

Sec. 14-359 Permit display

Officer Alma Montano

Certified Mail: 8-27-2024

Initial Hearing: 9-26-2024

**Continuance granted to 31 October 2024****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.**Count 3:** Failure to apply and obtain the appropriate electrical permit with the City of Key West Building Department.**Count 4:** Failure to display building permits.

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**Case # 24-1043**

Corporation Service Company  
Circle K #9004  
3228 Flagler Ave  
Sec. 58-31 Container and receptacle requirements  
Sec. 62-31 Maintenance of area between property line and adjacent paved roadway  
Officer Laurie Skinner  
Certified Mail: 8-13-2024  
Initial Hearing: 8-29-2024

**Continued from 29 August 2024**

**Count 1:** Failure to provide sufficient containers to contain all refuse between collections.

**Count 2:** Failure to keep clean the area between the property line and the nearest adjacent paved roadway.

7

**Case # 24-1060**

Southernmost Contracting LLC  
Kevin Pickett  
518 Margaret Street  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 14-40 Permits in historic districts  
Officer Leo Slecton  
Certified Mail: 8-21-2024  
Initial Hearing: 8-29-2024

**Continued from 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.

**Mitigations**

8

**Case # 22-1194**

Kava Culture Key West Co.

Jacqueline L. Rusher- **Registered Agent**

901 Fleming Street

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

Officer Paul Navarro

Certified Mail: 12-16-2022

Initial Hearing: 1-26-2023

**Mitigation**

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

**Adjournment**