



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, February 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 # 25-125

Maouad- Patterson LLC

C/O Jad Maouad

2425 Patterson Ave

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

Officer Sophia Doctoche

Certified Mail: 2-3-2025

Initial Hearing: 2-20-2025

New Case

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

2**Case # 25-231**

Gloria Ayala
1544 5th Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail:
Initial Hearing: 2-20-2025

In compliance as of 11 February 2025; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent regulatory license.

3**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

Continuance granted to 20 March 2025

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

4**Case # 25-18**

Blackfin Bistro
Joseph M Castellano- **Registered Agent**
918 Duval Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Ashton Gentry
Hand Served: 1-21-2025
Initial Hearing: 2-20-2025

New Case

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

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Case # 25-19

DJ's Clam Shack LLC

Jeff Gagnon- **Registered Agent**

629 Duval 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

In compliance as of 27 January 2025; Request dismissal

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

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Case # 25-21

Pho King Awesome Sake and Noodle Bar

Shukhrat Rakhimov- **Registered Agent**

626 Duval 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

New Case

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

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Case # 25-47

Hanks Hair of The Dog Saloon

Richard McChesney- **Registered Agent**

409 Caroline Street

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

Officer Ashton Gentry

Hand Served: 1-21-2025

Initial Hearing: 2-20-2025

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

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Case # 25-123

The Green Pineapple

Jennifer Hulse

1130 Duval Street

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

Officer Ashton Gentry

Hand Served: 1-29-2025

Initial Hearing: 2-20-2025

Continuance granted to 20 March 2025**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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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 23 January 2025

Count 1: Failure to apply and obtain the appropriate building permits from the Key West Building Department.

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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 23 January 2025

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

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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 23 January 2025

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

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Case # 24-947

Paul Leon Janker & 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

New Case

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.

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Case # 25-37

Duetto
Paul Joseph Diblasi- **Registered Agent**
540 Greene Street
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Leo Slection
Hand Served: 1-15-2025
Initial Hearing: 2-20-2025

New Case

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

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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

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

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Case # 25-39

Kennedy Cafe

Shukrat Rakhimov- **Registered Agent**

924 Kennedy Drive A

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

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

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Case # 25-42

Milagro Restaurant and Bar LLC

Magdallena Montoya- **Registered Agent**

1401 Simonton Street

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

Officer Leo Slecton

Hand Served: 1-23-2025

Initial Hearing: 2-20-2025

In compliance as of 30 January 2025; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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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

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

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Case # 25-44

Seagrass

Paul Chunsawang- **Registered Agent**

2802 N Roosevelt Blvd

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 28 January 2025; Request dismissal**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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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

Continuance granted to 20 March 2025**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

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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

New Case**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.

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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

Certified Mail:

Initial Hearing: 1-23-2025

Continued from 23 January 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****Adjournment**

