



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Compliance Hearing

Thursday, April 17, 2025

1:30 PM

City Hall

Call Meeting to Order

Code Violations

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Case # 25-210

Coral Plastering and Wall Systems Inc
Toni Alspaugh
3801 Sand Road
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-18-2025
Initial Hearing: 4-17-2025

In compliance as of 13 March 2025; 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 # 25-316

Island Bicycles LLC
Richard McChesney
929 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-17-2025
Initial Hearing: 4-17-2025

In compliance as of 27 March 2025; Request dismissal

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

3**Case # 25-318**

Island Bicycles LLC
Richard McChesney
929 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-17-2025
Initial Hearing: 4-17-2025

In compliance as of 27 March 2025; Request dismissal

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

4**Case # 25-319**

Island Bicycles LLC
Richard McChesney
929 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-17-2025
Initial Hearing: 4-17-2025

In compliance as of 27 March 2025; Request dismissal

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

5**Case # 25-344**

James J Goodroe Estate
Jonathan Goodroe
1601 Venetian Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-27-2025
Initial Hearing: 4-17-2025

In compliance as of 4 April 2025; 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 # 25-480

Pohalski LLC
David McSherry
1109 Truman Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Hand Posted: 3-22-2025
Initial Hearing: 4-17-2025

New case

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

7

Case # 25-610

White Communications Inc
Northwestern Registered Agent LLC
718 Duval Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-19-2025
Initial Hearing: 4-17-2025

New case

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

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Case # 25-611

White Communications Inc
Northwestern Registered
720 Duval Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-19-2025
Initial Hearing: 4-17-2025

New case

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

9

Case # 25-624

Ting Zhou
2308 N Roosevelt Blvd
Sec. 66-102 Dates due and delinquent; penalties
Officer Erin Buechele
Certified Mail: 3-19-25
Initial Hearing: 4-17-2025

In compliance as of 20 March 2025; Request dismissal

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

10

Case # 24-521

Ty Morlang LLC
Tylyn E. Morlang- **Registered Agent**
41 7th Ave
Sec. 66-102 Dates due and delinquent; penalties
Officer Ashton Gentry
Hand Posted: 4-8-2024
Initial Hearing: 4-18-2024

City request to vacate finding and order; Request dismissal

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

11

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

Continued from 20 March 2025

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

12

Case # 25-626Palmisano Re Investments LLC - **Owner**Tammy Katrina Stiles- **Property Manager**

1500 Johnson Street

Sec. 18-601 License Required- **Irreparable**Sec. 122-1371 Transient living accommodations in residential dwellings:
regulations D(1)- **Irreparable**

Officer Ashton Gentry

Certified Mail: 3-17-2025

Initial Hearing: 4-17-2025

Settlement Agreement**Count 1:** Failure to obtain a transient medallion and license to advertise
and rent short-term.- **Irreparable****Count 2:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.- **Irreparable**

13

Case # 25-566

Santos Brett Dylan Special Needs TR

3930 Roosevelt Blvd 403W

Sec. 66-102 Dates due and delinquent; penalties

Officer Todd MacFarlane

Hand Posted: 4-2-2025

Initial Hearing: 4-17-2025

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

14

Case # 24-98

Fazekas, Kurt
1217 Johnson Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 2-938 Easements
Officer Alma Montano
Certified Mail:
Initial Hearing: 4-17-2025

In compliance as of 9 April 2025; Request dismissal

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

Count 2: Failure to apply and obtain an easement with the Key West Engineering Department.

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Case # 24-381

Local Waters Marine Repair LLC
Christopher D. Smittle- **Registered Agent**
6801 Shrimp Road
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Served: 3-18-2024
Initial Hearing: 4-18-2024

City request to vacate finding and order; Request dismissal

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

16

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

In compliance as of 14 April 2025; Request dismissal

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

17

Case # 25-439

Old Island T-Shirts
Buchholz, Carol
914 A Kennedy Drive
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Certified Mail: 3-27-2025
Initial Hearing: 4-17-2025

In compliance as of 24 March 2025; Request dismissal

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

18

Case # 25-451

Painter Dave Inc
Pribramsky & Zulech- **Registered Agent**
27979 Lobster Tail Tr
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Posted: 4-3-2025
Initial Hearing: 3-20-2025

Continued from 20 March 2025

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

19

Case # 25-603

Wawa Group LLC
Azoulay Assaf
905 Trinity Drive 1
Sec. 66-102 Dates due and delinquent; penalties
Officer Alma Montano
Hand Posted: 3-3-2025
Initial Hearing: 3-20-2025

Continued from 20 March 2025

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

20

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

Continuance granted to 22 May 2025

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

21

Case # CCBLD25-10

Lovely Blanc & Wvis Petite Home
1213 14th Street Lot 85
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-256 Permit required
Officer Alma Montano
Hand Posted: 3-31-2025
Initial Hearing: 4-17-2025

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 electrical permits with the City of Key West Building Department.

22

Case # CCBLD25-11

The Key West Hotel LLC

Richard M. Klintonick- **Registered Agent**

325 Duval Street

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

Sec. 14-40 Permits in historic district

Sec. 14-256 Permits required

Sec. 14-359 Permit display

Sec. 34-126 Permits

Sec. 14-328 Dangerous installations

Officer Alma Montano

Certified Mail: 3-21-2025

Initial Hearing: 4-17-2025

Continuance granted to 22 May 2025**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.**Count 3:** Failure to apply and obtain electrical permits with the City of Key West Building Department.**Count 4:** Failure to apply and obtain plumbing permits with the City of Key West Building Department.**Count 5:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 6:** Failure to request an inspection from the City of Key West Building Department.

23

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 Paul Navarro

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

Continued from 20 March 2025**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.

24

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

In compliance as of 8 April 2025; Request dismissal**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.

25

Case # CCBLD24-16

John Claude Gardner Jr

217 Eneas Lane

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

Sec. 14-40 Permits in historic districts

Sec. 18-117 Act declared unlawful (8)

Officer Paul Navarro

Certified Mail: 3-28-2025

Initial Hearing: 4-17-2025

Settlement Agreement**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.**Count 3:** Failure to hire a licensed contractor.

26

Case # CCBLD24-16

Fabi's Fabulous Gardens LLC

Fabiola Azuaje Sandoval

217 Eneas Lane

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

Sec. 14-40 Permits in historic districts

Sec. 18-117 Acts declared unlawful (1)- **Irreparable**

Officer Paul Navarro

Hand Served: 4-11-2025

Initial Hearing: 4-17-2025

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.**Count 3:** Failure to hire a licensed contractor.- **Irreparable**

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Case # CCBLD25-22

Faron Dean & Sheila Jean MacFarland

1621 Flagler Ave

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 18-117 Acts declared unlawful- **Irreparable**

Officer Paul Navarro

Certified Mail: 3-28-2025

Initial Hearing: 4-17-2025

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 hire a licensed contractor.- **Irreparable**

28

Case # CCBLD25-23

All Services of the Key Corp.

Oscar J. Alvarado- **Registered Agent**

1621 Flagler Ave

Sec. 18-150 Certificate of competency required- **Irreparable**Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business

Officer Paul Navarro

Certified Mail: 3-27-2025

Initial Hearing: 4-17-2025

New Case**Count 1:** Failure to achieve Certificate of Competency.- **Irreparable****Count 2:** Failure to apply and obtain a business tax receipt with the City of
Key West Licensing Department.

29

Case # CCBLD25-25

Key West 328 Whitehead LLC
Gregory Oropeza- **Registered Agent**
328 Whitehead Street
Sec. 18-117 Acts declared unlawful
Sec. 14-40 Permits in historic districts
Officer Paul Navarro
Certified Mail: 4-10-2025- **Amended Notice**
Initial Hearing: 4-17-2025

Settlement Agreement

Count 1: Failure to hire a licensed contractor.

Count 2: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

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Case # CCBLD25-26

Fabi's Fabulous Gardens LLC
Fabiola Azuaje Sandoval- **Registered Agent**
328 Whitehead Street
Sec. 18-150 Certificate of competency required- **Irreparable**
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Officer Paul Navarro
Certified Mail: 3-27-2025
Initial Hearing: 4-17-2025

Settlement Agreement

Count 1: Failure to achieve Certificate of Competency.- **Irreparable**

Count 2: Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

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Case # CCBLD25-31

Brett H. Humphreys & Samantha J. Merton
1411 Patricia Street
Sec. 18-117 Acts declared unlawful
Officer Paul Navarro
Certified Mail: 4-10-2025
Initial Hearing: 4-17-2025

Settlement Agreement

Count 1: Failure to hire a licensed contractor.

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Case # CCBLD25-32

Fabi's Fabulous Garden LLC
Sandoval, Fabiola Azuaje -**Registered Agent**
1411 Patricia Street
Sec. 18-150 Certificate of competency required- **Irreparable**
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business
Officer Paul Navarro
Certified Mail: 3-19-2025
Initial Hearing: 4-17-2025

Settlement Agreement

Count 1: Failure to achieve Certificate of Competency.- **Irreparable**

Count 2: Failure to apply and obtain a business tax receipt with the City of
Key West Licensing Department.

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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 - **Dismissed**~~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

Continued from 20 March 2025**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 -~~
Dismissed**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 # 25-317

Katharina Tiffany and Veritas Gassman LLC

1104 Packer Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Leo Slecton

Hand Posted: 3-31-2025

Initial Hearing: 4-17-2025

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

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Case # 25-219

Amerigas Propane
Robert C Mauch
86400 Overseas Highway
Sec. 66-102 Dates due and delinquent; penalties
Officer David Wilson
Certified Mail: 3-10-2025
Initial Hearing: 3-20-2025

Continued from 20 March 2025

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

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Case # 25-632

Rockhouse Live Key West LLC
Zach Bair- **Registered Agent**
501 Greene Street
Sec. 26-192 Unreasonably excessive noise prohibited
Officer Jim Young
Certified Mail: 3-7-2025
Initial Hearing: 3-20-2025

Continued from 20 March 2025

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

37

Case # 25-679

Gary Walon
600 Block of Duval Street
Sec. 62-2 Obstructions
Officer Jim Young
Hand Served: 3-21-2025
Initial Hearing: 4-17-2025

New Case

Count 1: Failure to keep City right of way clear of obstructions.

Adjournment

