



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, December 18, 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 # 24-1101**

Sandoval Jose Azuaje

Azuaje Jose Cristobal

Popp Filip

Sandoval Fabiola

3202 Duck Ave

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

Sec. 14-262 Request for inspection

Sec. 90-363 Certificate of occupancy required

Sec. 58-61 Determination and levy of charge

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

Officer Sophia Doctoche

Hand Posted: 7-11-2025

Initial Hearing: 7-31-2025

Continued from 20 November 2025**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to schedule a required inspection with the City of Key
West Building Department.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 4:** Failure to apply and obtain a LUD with the City of Key West
Licensing Department.**Count 5:** Failure to apply and obtain the appropriate business tax receipt
with the City of Key West Licensing Department.**2****Case # 25-992**

Mattress Firm

Corporate System- **Registered Agent**

2716 N Roosevelt Blvd

Sec. 30-1 Fees for false alarms and fire code inspections

Officer Todd Macfarlane

Certified Mail: 11-17-2025

Initial Hearing: 12-18-2025

New Case**Count 1:** Failure to pay past due fire inspection fees.

3**Case # CCBLD25-103**

Arbesu Eduardo Ubieta

1119 Catherine Street

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- **Irreparable**

Officer Todd Macfarlane

Hand Posted: 11-7-2025

Initial Hearing: 11-20-2025

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.- **Irreparable****4****Case # CCBLD25-108**

YC Home Repairs LLC

Yasmani Sierra Castro- **Registered Agent**

1119 Catherine 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 Todd Macfarlane

Hand Posted: 11-7-2025

Initial Hearing: 11-20-2025

Continued from 20 November 2025**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 # 25-1671

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;
regulationsSec. 122-1371 D(9) Transient living accommodations in residential
dwellings; regulationsSec. 66-87 Business tax receipt for all holdings themselves out to be
engaged in business

Officer Alma Montano

Certified Mail:

Initial Hearing: 12-18-2025

Continuance granted to 22 January 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 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.**Adjournment**