



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

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.

This case had a settlement agreement between the City and Sandoval Jose Azuaje, Azuaje Jose Cristobal, Sandoval Fabiola Azuaje, Popp Filip. The Respondent stipulated to an administrative cost in the amount of \$250.00. The Respondent also stipulates to a \$250.00 fine per counts 1 and 2 for a total of \$750.00 due to the City. If the Respondent fails to request and obtain all required inspections, including final inspection approval, for the work identified in count 2 on or before January 8, 2025, a continuing civil fine of \$250.00 per day may be imposed beginning January 9, 2025, and continuing until compliance is verified by the City.

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.

The Code Officer was Todd Macfarlane. The Respondent did not attend. Officer Macfarlane read his timeline and evidence was shown. The City requested a finding of the violation with \$250.00 administrative cost and \$250.00 per count per day if not in compliance by 21 January 2026. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and \$250.00 per count per day if not in compliance by 31 December 2025.

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**

This case had a settlement agreement between the City and Arbesu Eduardo Ubieta. The Respondent stipulated to an administrative cost in the amount of \$250.00. The Respondent also stipulates to a \$1,000.00 fine for counts 1, 2, and 3 for a total of \$1,250.00 due to the City. The Respondent further agrees that counts 2 and 3 shall be brought into compliance on or before March 1, 2026.

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.

The Code Officer was Todd Macfarlane. The Respondent did not attend. Officer Macfarlane read his timeline and evidence was shown. The City requested a finding of the violation with \$250.00 administrative cost and a fine of \$1,000.00 for count 1 and a \$250.00 fine for count 2 for a total of \$1,500.00 due to the City. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost and a fine of \$1,000.00 for count 1 and a \$250.00 fine for count 2 for a total of \$1,500.00 due to the City.

5**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; regulations
Sec. 122-1371 D(9) Transient living accommodations in residential dwellings; regulations
Sec. 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.

This case was previously granted a continuance to 22 January 2025.

Adjournment