



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, July 30, 2026

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 # 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 Christopher Counsellor

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

Continued from 25 June 2026

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.

The Code Officer was Director Christopher Counsellor. Attorney AJ Davila was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Ryan Waterhouse advised the Special Magistrate that, following a recent inspection of the

property, it received information from neighboring property owner Wade Morgan indicating that electrical power appeared to have been restored to the structure at issue. The City stated that during its inspection, the electrical breaker associated with the structure had been removed and the power to the structure had been confirmed to be off. Several days following that inspection, however, Mr. Morgan provided the City with a time-stamped photograph depicting a light illuminated within the structure. The Special Magistrate questioned whether electrical power would be required for the light depicted in the photograph to operate. Assistant City Attorney Waterhouse explained that, to its understanding, the electrical circuit associated with the removed breaker was routed directly to the structure. Attorney Davila noted that the photograph alone did not conclusively establish that the light was powered through the property's hard-wired electrical system, as it could potentially have been battery-operated. The City therefore called Mr. Morgan to authenticate the photograph and provide testimony regarding his observations. Mr. Morgan testified that on July 10, 2026, he observed what appeared to be a party taking place at the subject property. He stated that there were people at the property, a television operating, music playing, and multiple lights illuminated within the structure. He testified that he was certain electrical power had been restored to the structure because several items were operating that, in his opinion, required electricity. He further stated that he had video taken from his property documenting the activity, including the lights and music. Acting Chief Building Official Ron Wampler presented testimony concerning its prior inspection of the property. Ron Wampler testified that he had personally participated in a site inspection on July 2, 2026. During that inspection, the property owner and an individual identified as an electrician or maintenance person were present. The electrical panel was opened, and it was observed that blank covers had been installed in the locations associated with two breakers serving the structure containing the swimming pool equipment and the structure at issue. Ron Wampler further testified that the structure contained electrical fixtures and equipment, including ceiling fans, lights, refrigeration equipment, and a television. None of those items were operational during the July 2 inspection, and the electrical power to the structure appeared to have been disconnected at that time. Attorney Davila objected to additional measures, noting that the parties had previously participated in a site inspection during which it was confirmed that the power was off and the applicable switches were not operational. He also stated that the evidence presented regarding the subsequent restoration of power was newly received and would need to be addressed with the client. When asked by the Special Magistrate whether the power would be off if the property were inspected at that time, counsel stated that he could not personally confirm the present condition of the property. The Special Magistrate expressed concern that the electrical power appeared to have been restored following the City's inspection despite the unresolved permitting and life-safety issues associated with the structure. The Special Magistrate emphasized that the electrical power must remain off while the matter is pending and stated that the owner was required to comply with the City's requirements rather than reconnecting the power following an inspection. The Special Magistrate continued this case to 27 August 2026.

2

Case # 26-13

Rajindhar M Ramsingh
Deborah F Ramsingh
2827 Harris Ave

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 14-42 Construction site requirements
Sec. 90-363 Certificate of occupancy
Officer Christopher Counsellor
Hand Posted: 6-15-2026
Initial Hearing: 6-25-2026

Continued from 25 June 2026

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

Count 2: Failure to submit approved/ stamped set of plans and obtain required inspections.

Count 3: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

The Code Officer was Director Christopher Counsellor. Attorney Van Fischer was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Ashley Sharkey Code Enforcement Admin advised that she had two binders of exhibits and stated that Respondents' evidence had been provided to the City on Friday, July 24, 2026. The Special Magistrate expressed concern regarding the amount of evidence submitted immediately before the hearing and the parties' ability to adequately review and address the evidence. Assistant City Attorney Ryan Waterhouse also addressed the anticipated appearance of an expert witness by Zoom. He stated that he had previously indicated that he did not object to the remote appearance, subject to the Special Magistrate's discretion. However, Attorney Waterhouse raised concerns regarding the expert's ability to review or respond to exhibits during testimony given the significant volume of documents recently exchanged. The parties then addressed outstanding subpoenas requested by the Respondents. Respondents' counsel represented that the subpoenaed witnesses were material witnesses. The Special Magistrate indicated that the subpoenas would be signed. Based upon the timing of the subpoenas and recently received evidence, Attorney Fischer requested a continuance as to a portion of the case. Attorney Fischer explained that the case involved three counts and multiple underlying issues, including allegations concerning permitting for a tiki hut, construction or renovation of the front addition to the residence, and the certificate of occupancy for the property. Attorney Fischer requested that the hearing be bifurcated so that the issues concerning the tiki hut and certificate of occupancy could be addressed at the present hearing, while the portion concerning the front addition to the residence would be continued to August 27, 2026. He represented that the witnesses for whom subpoenas were being issued were material to the allegations concerning the front addition. Attorney Fischer advised that, at approximately 4:30 p.m. the previous day, they received an affidavit from engineer Rick Mellili. He stated that the affidavit contained substantive and technical engineering information relating to digital signatures, professional stamps, and the verification of documents associated with the front addition. Attorney Fischer argued that receiving the affidavit less

than twenty-four hours before the hearing did not provide sufficient time to consult with an engineering expert, inspect the relevant PDF signatures, assess the verification process, or otherwise adequately prepare to address the technical assertions contained in the affidavit. Therefore, requested additional time to review and respond to that evidence. The City objected to bifurcation of the case. Regarding the tiki hut, Assistant City Attorney Waterhouse advised that evidence had previously indicated electrical service within the structure. However, Respondents had subsequently provided an affidavit indicating that the electrical components had been removed. Based upon that information, the City considered that particular condition to have reached compliance and was not seeking to pursue the matter as an ongoing violation. Assistant City Attorney Waterhouse acknowledged the timing of the recently provided engineering affidavit and stated that it understood Respondents might require additional time to review that evidence. The City requested that, rather than bifurcating the proceedings, the case be continued in its entirety so that all counts and related factual issues could be heard together. The parties then discussed the relationship among the alleged violations. The City explained that the principal dispute concerned construction at the front of the residence and whether permitted plans and approvals existed for that work. The City maintained that the lack of approval for the front portion of the residence affected the ability to obtain the necessary inspections and was related to the certificate of occupancy and the other violations alleged in the case. Attorney Fischer addressed Count 3, identified as an alleged violation of Section 90-363 concerning the certificate of occupancy. Counsel argued that certain facts relating to that count were undisputed. Specifically, counsel referenced City Exhibit 16, a May 19, 2020 notice issued by Ron Wampler revoking the certificate of occupancy that had previously been issued for the residence on February 15, 2023. Counsel began presenting an argument regarding the application of Section 90-363 based upon those facts. The Special Magistrate instructed the parties to jointly review their respective exhibits, determine which exhibits could be admitted by agreement, identify facts that were undisputed, and narrow the factual and legal issues that would require adjudication. The Special Magistrate explained that the parties should stipulate to facts and evidence upon which they could agree rather than requiring unnecessary testimony or presentation of evidence regarding matters that were not genuinely disputed. The Special Magistrate further indicated that the parties could discuss whether any expert testimony or portions thereof could be stipulated to, provided both sides agreed. The parties characterized the requested submission as essentially a joint pretrial stipulation, and the Special Magistrate agreed with that characterization. The Special Magistrate directed counsel to meet and confer in an effort to streamline the presentation of the case, identify the critical disputed facts, and establish which exhibits and other evidence could be admitted by stipulation. The Special Magistrate denied Respondents' request to bifurcate the hearing, finding that the factual issues underlying the various counts were sufficiently interconnected that separate proceedings would not be appropriate. The Special Magistrate granted a continuance to 27 August 2026.

3

Case # 25-248

Skelton House LLC

Northwest Registered Agent LLC- **Registered Agent**

517 Eaton Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Lariz
Certified Mail: 6-26-2026
Initial Hearing: 7-30-2026

New Case

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

The Code Officer was Sophia Lariz. Owen Trepanier was present on behalf of the Respondent. Owen Trepanier requested a continuance and stated that the fire inspection will be done tomorrow, and they should be in compliance before the next Code Enforcement hearing. The Special Magistrate granted a continuance to 27 August 2026.

4

Case # 25-249

Skelton House LLC
Northwest Registered Agent LLC- **Registered Agent**
517 Eaton Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Lariz
Certified Mail: 6-26-2026
Initial Hearing: 7-30-2026

New Case

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

The Code Officer was Sophia Lariz. Owen Trepanier was present on behalf of the Respondent. Owen Trepanier requested a continuance and stated that the fire inspection will be done tomorrow, and they should be in compliance before the next Code Enforcement hearing. The Special Magistrate granted a continuance to 27 August 2026.

5

Case # 25-250

Skelton House LLC
Northwest Registered Agent LLC- **Registered Agent**
517 Eaton Street
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Lariz
Certified Mail: 6-26-2026
Initial Hearing: 7-30-2026

New Case

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

The Code Officer was Sophia Lariz. Owen Trepanier was present on behalf of the Respondent. Owen Trepanier requested a continuance and stated that the fire inspection will be done tomorrow, and they should be in compliance before the next Code Enforcement hearing. The Special Magistrate granted a continuance to 27 August 2026.

6

Case # 26-1887

Ashlee Dent

Nicholas Dent

1824 Fogarty Ave

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

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

Officer Sophia Lariz

Certified Mail: 5-21-2026

Initial Hearing: 6-25-2026

Continued from 25 June 2026

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

Count 2: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

The Code Officer was Sophia Lariz. The Respondent Nicholas Dent was present. The Respondent stated that they had to find another company to install the HVAC system after the fact. He requested a continuance for time to change the contractor on the permit and installed. The City did not object to a continuance. The Special Magistrate granted a continuance to 27 August 2026.

7

Case # 26-2177

Emily & Marcos Donnadio

3930 S Roosevelt Blvd 202W

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

Officer Sophia Lariz

Certified Mail: 7-17-2026

Initial Hearing: 7-30-2026

In compliance as of 29 July 2026; Request dismissal

Count 1: Failure to apply and obtain a non-transient license with the City

of Key West Licensing Department.

This case came into compliance as of 29 July 2026. The Special Magistrate granted the dismissal.

8

Case # 25-1405

Beach Front Auto Care Corp

Karen Anderson- **Registered Agent**

245 Front Street Pier

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

Sec. 18-354 Permit required; application; franchise fees

Sec. 18-351 Registration of rental units

Officer Alma Montano

Hand Served: 6-10-2026

Initial Hearing: 7-30-2026

New Case

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

Count 2: Failure to contact the City of Key West Licensing Department to schedule an inspection.

Count 3: Failure to register recreational vehicles with the City of Key West Licensing Department.

The Code Officer was Alma Montano. Fabian Varona, Manager of Beach Front Auto Care Corp was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. The Special Magistrate asked if Mr. Varona had anything in writing from the owners like an affidavit or power of attorney to represent the business. Mr. Varona did not have the proper documentation to appear as a representative for the business. Officer Montano stated that Mr. Varona is leasing the business with Karen Anderson. She also stated that he has obtained his transportation license but will need a recreational vehicle license and have an inspection completed. The Special Magistrate granted a continuance to 27 August 2026 and that the Respondent needs to come back with proper documentation that he can speak on behalf of the business.

9

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. 14-325 Permits required

Sec. 14-327 Inspection

Sec. 14-359 Permit display

Sec. 14-256 Required

Sec. 14-262 Request for inspection

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

Officer Alma Montano

Hand Posted: 4-21-2026- **Amended Notice**

Initial Hearing: 12-18-2025

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 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: Failure to obtain a transient medallion and license to advertise and rent short-term.

Count 5: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

Count 6-12: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

Count 13: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 14: Failure to schedule inspections with the City of Key West Building Department.

Count 15: Failure to apply and obtain a plumbing permit with the City of Key West Building Department.

Count 16: Failure to apply and obtain electrical permits with the City of Key West Building Department.

Count 17: Failure to schedule inspections with the City of Key West Building Department.

Count 18: Failure to apply and obtain a license from the City of Key West Licensing Department.

The Code Officer was Alma Montano. The Respondent did not attend. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse requested a continuance to enter into a settlement

agreement with the Respondent. The Special Magistrate granted a continuance to 27 August 2026.

10

Case # 26-97

Sunset Watersports Inc.
Paul Mills CPA- **Registered Agent**
1500 Reynolds Street
Sec. 62-2 Obstructions
Officer Alma Montano
Certified Mail: 7-9-2026
Initial Hearing: 7-30-2026

New Case

Count 1: Failure to remove vehicles from the City right of way.

The Code Officer was Alma Montano. The Respondent did not attend. Code Director Christopher Counsellor was present on behalf of the City. Code Director Christopher Counsellor requested to dismiss the case. The Special Magistrate granted the dismissal.

11

Case # 26-984

Beach Front Auto Care Corp
Karen Anderson- **Registered Agent**
626 Josephine Parker Road
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business
Sec. 18-355 Recreational rental vehicle deemed conditional use
Sec. 18-354 Permit required; application; franchise fees
Sec. 18-351 Registration of rental units
Sec. 18-359 Identification by decal
Officer Alma Montano
Hand Served: 7-13-2026
Initial Hearing: 7-30-2026

New Case

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

Count 2: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

Count 3: Failure to contact the City of Key West Licensing Department to schedule an inspection.

Count 4: Failure to register recreational vehicles with the City of Key West Licensing Department.

Count 5: Failure to register recreational vehicles with the City of Key

West Licensing Department.

The Code Officer was Alma Montano. Fabian Varona, Manager of Beach Front Auto Care Corp was present on behalf of the Respondent. Code Director Christopher Counsellor was present on behalf of the City. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Code Director said this case was the same as case # 25-1405 item # 8 and that the only difference was that the Manager needs to obtain a conditional use from the Planning Department. The Special Magistrate granted a continuance to 27 August 2026.

12

Case # 26-985

Beach Front Auto Care Corp

Karen Anderson- **Registered Agent**

700 Duval Street

Sec. 18-355 Recreational rental vehicle deemed conditional use

Officer Alma Montano

Hand Served: 7-13-2026

Initial Hearing: 7-30-2026

New Case

Count 1: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

The Code Officer was Alma Montano. Fabian Varona, Manager of Beach Front Auto Care Corp was present on behalf of the Respondent. Code Director Christopher Counsellor was present on behalf of the City. Code Director Christopher Counsellor requested for this case to be dismissed. The Special Magistrate granted the dismissal.

13

Case # 26-2044

Mile 0 Rentals LLC

NRAI Services Inc.- **Registered Agent**

3709 Pearlman Ter

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

Sec. 62-2 Obstructions

Sec. 18-355 Recreational rental vehicle deemed conditional use

Sec. 122-237 Prohibited uses

Officer Alma Montano

Certified Mail: 6-26-2026

Initial Hearing: 7-30-2026

Requesting dismissal without prejudice

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

Count 2: Failure to remove vehicles from City right of way.

Count 3: Failure to apply and obtain a conditional use with the City of Key West Licensing Department.

Count 4: Failure to cease conducting business in a single-family residential zoned area.

The City requested that this case be dismissed without prejudice. The Special Magistrate granted the dismissal without prejudice.

14

Case # 26-1883

Kennamike Holdings Corp

Michael P. Kenna- **Registered Agent**

518 Fleming Street

Sec. 74-392 Requirement to prevent, control, and reduce storm, water pollutants by the use of best management practices- **Irreparable**

Officer Kenia Orellana

Certified Mail: 6-25-2026- **Amended Notice**

Initial Hearing: 6-25-2026

Settlement Agreement

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**

This case had a settlement agreement between the City and Kennamike Holdings Corp. The Respondent stipulates to the imposition of the \$250.00 administrative cost. The Respondent also stipulates to a fine of \$750.00 for the Irreparable violation. The total due to the City is \$1,000.00.

15

Case # 26-1994

Peter & Dixie Janker

1301 Whitehead Street

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

Sec. 14-40 Permits in historic districts- **Repeat**

Officer Kenia Orellana

Certified Mail: 6-23-2026

Initial Hearing: 7-30-2026

New Case

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

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

The Code Officer was Kenia Orellana. The Respondent did not attend. Officer Orellana read her timeline and evidence was shown. The City requested a finding of the violations \$250.00 administrative cost and \$500.00 per the two repeat counts. The Special Magistrate thought that there was substantial evidence for a finding of the violations and imposed \$250.00 administrative cost and \$500.00 per two repeat counts for a total of \$1,250.00.

16

Case # 26-2061

Kennamike Holdings Corp

Michael Kenna- **Registered Agent**

917 Center Street

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions- **Irreparable**Sec. 14-40 Permits in historic districts- **Irreparable**

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

Sec. 14-40 Permits in historic districts

Officer Kenia Orellana

Certified Mail: 7-10-2026

Initial Hearing: 7-30-2026

Settlement Agreement

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 apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 4: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

This case had a settlement agreement between the City and Kennamike Holdings Corp. The Respondent stipulates to the imposition of the \$250.00 administrative cost. The Respondent also stipulates to a fine of \$5,000.00 for two Irreparable counts and of that \$10,000.00, \$4,000.00 is suspended. The total due to the City is \$6,250.00.

17

Case # 26-2093

James Street LLC
Gregory Oropeza- **Registered Agent**
917 Center Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions- **Irreparable**
Sec. 14-40 Permits in historic districts- **Irreparable**
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Kenia Orellana
Certified Mail: 7-8-2026
Initial Hearing: 7-30-2026

Requesting dismissal without prejudice

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 apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 4: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

The City requested that this case be dismissed without prejudice. The Special Magistrate granted the dismissal without prejudice.

18

Case # BLD26-2

James Gregory
C/O Joni Brand
314 Catherine Street
Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions
Sec. 14-40 Permits in historic districts
Officer Leo Slection
Certified Mail: 7-22-2026
Initial Hearing: 7-30-2026

Continuance granted to 27 August 2026

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.

This case was previously granted a continuance to 27 August 2026.

Adjournment