



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, October 16, 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 # 25-1205

Casa Marina Equity Holdings LLC
Corporation Service Company- **Registered Agent**
715 Seminole Ave
Sec. 26-126 Clearing of property of debris and noxious material required
Officer Erin Buechele
Certified Mail: 10-3-2025
Initial Hearing: 10-16-2025

New Case

Count 1: Failure to clear property of debris and noxious material.

The Code Officer was Erin Buechele. The Respondent did not attend. Legal Analyst Ashley Dixon stated that this case came into compliance as of 16 October 2025 and requested a dismissal. The Special Magistrate granted the dismissal.

2

Case # 25-1326

Nicholas & Stephanie Neonakis
1414 White Street
Sec. 62-2 Obstructions
Officer Erin Buechele

Hand Posted: 10-9-2025
Initial Hearing: 10-16-2025

New Case

Count 1: Failure to remove trash bins from right of way.

The Code Officer was Erin Buechele. The Respondent did not attend. Legal Analyst Ashley Dixon stated that this case came into compliance as of 16 October 2025 and requested a dismissal. The Special Magistrate granted the dismissal.

3

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 25 September 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.

The Code Officer was Sophia Doctoche. Owen Trepanier was present on behalf of the Respondent. Mr. Trepanier stated that they have submitted some documents that need to be corrected by an engineer, which will take some

time to complete. Mr. Trepanier requested a continuance. The City did not object. The Special Magistrate granted a continuance to 20 November 2025.

4**Case # 25-1358**

Wendall A. Wall

3739 Duck Ave

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

Officer Sophia Doctoche

Certified Mail: 9-25-2025

Initial Hearing: 9-25-2025

Settlement Agreement

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

This case had a settlement agreement between the City and Wendall Wall. The Respondent stipulated to an administrative cost in the amount of \$250.00 and a fine in the amount of \$250.00. The Special Magistrate executed the agreement.

5**Case # 25-1371**

Berkshire Hathaway Home Services Knight Gardner Realty

Tammy Stiles- **Property Manager**

3739 Duck Ave

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

Sec. 66-109 Schedule of taxes

Officer Sophia Doctoche

Certified Mail: 10-1-2025- **Amended Notice**

Initial Hearing: 10-16-2025

New Case

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

Count 2: Agent engaging in non-transient rental activity without required business tax receipt.

The Code Officer was Sophia Doctoche. Attorney Lisa Kehoe was present on behalf of the Respondent. Attorney Kehoe requested a continuance since her law firm was just hired for this case and needs time to research this case. The Special Magistrate granted a continuance to 20 November 2025.

6**Case # CCBLD25-87**

Alberto Rea Tolentino
2418 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 Todd Macfarlane
Hand Posted: 10-1-2025- **Amended Notice**
Initial Hearing: 9-25-2025

Continued from 25 September 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.
Assistant City Attorney Ryan Waterhouse was present on behalf of the City.
Attorney Waterhouse asked the Magistrate if he would except judicial notice of
a companion case heard at the last hearing case number CCBLD2025-00086
and its accompanying exhibits as well as the body cam video that was shown.
The Special Magistrate accepted the judicial notice. Officer Macfarlane read
his timeline and evidence was shown. The City was requesting a finding of the
violation \$250.00 administrative cost and \$5,000.00 for the irreparable fine. The
Special Magistrate thought that there was substantial evidence for a finding of
the violations and the Respondent failed to attend even though being properly
noticed and imposed \$250.00 administrative cost and \$5,000.00 fine for a total
of \$5,250.00.

7

Case # CCBLD25-88

Jose Luis Moreno Medina
2418 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 Todd Macfarlane
Hand Posted: 10-1-2025 **Amended Notice**
Initial Hearing: 8-28-2025

Continued from 25 September 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. Fabiola Azuaje was present on behalf
of the Respondent. Assistant City Attorney Ryan Waterhouse was present on

behalf of the City. Assistant City Attorney Waterhouse questioned whether Ms. Azuaje had correct representation to attend the hearing on the Respondents behalf. Ms. Azuaje provided Assistant City Attorney Waterhouse a copy of a power of attorney which Assistant City Attorney Waterhouse objected to. The Special Magistrate allowed Ms. Azuaje to speak on behalf of the Respondent. Ms. Azuaje stated that she would like the affidavit statement from Jose Moreno to be considered. Assistant City Attorney Waterhouse clarified that the affidavit was brought by a non-party to be presented at the last hearing for Filip Popp's case CCBLD2025-00086, and the affidavit was never enter into evidence. Ms. Azuaje provided the affidavit and it was given to the Special Magistrate. Officer Macfarlane testified that when he asked the Respondent Jose Moreno if he worked for Fabi while pointing at Fabi's truck and Mr. Moreno said yes. The Special Magistrate thought that there was substantial evidence for a finding of the violation for not obtaining a business tax receipt and imposed no fees or fines.

8

Case # 25-1113

Hampton Inn Key West

3755 S Roosevelt Blvd

Sec. 30-5 Excessive false alarms declared a public nuisance

Sec. 30-6 False alarm signal service charge; collection

Officer Alma Montano

Hand Served: 8-12-2025

Initial Hearing: 8-28-2025

Continued from 25 September 2025

Count 1: Failure to avoid more than three false alarms within a 12-month period.

Count 2: Failure to pay false alarm fees with the City of Key West Revenue Department.

This case had a settlement agreement between the City and Key West Hotels The Hampton Inn Key West. The Respondent stipulated to a fine in the amount of \$1,763.49 which is due to the Fire Department in 30 days. The Special Magistrate executed the agreement.

9

Case # CCBLD25-33

DGK Key West LLC

Henry Degroot III

1320 Seminary Street

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

Sec. 18-117 Acts declared unlawful- **Irreparable**

Sec. 14-40 Permits in historic district

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy required

Sec. 66-87 Business tax receipt required for all holding themselves out to

be engaged in business
Officer Alma Montano
Hand Posted: 6-16-2025- **Amended Notice**
Initial Hearing: 5-22-2025

Continued from 25 September 2025

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**

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 a LUD with the City of Key West Planning Department.

Count 5: Failure to apply and obtain a Certificate of Occupancy with the City of Key West Building Department.

Count 6: Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

The Code Officer was Alma Montano. Attorney Anthony Davila was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney Davila stated that progress has been made and submitted a LUD application and is waiting for a response from the Planning Department. Attorney Davila requested a continuance. The City did not object. The Special Magistrate granted a continuance to 20 November 2025.

10

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 25 September 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.

The Code Officer was Paul Navarro. Attorney Wayne Smith was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney Smith gave an update about the mediation and stated that a mediated settlement agreement has been drafted. Attorney Smith requested a continuance. The City did not object. The Special Magistrate granted a continuance to 20 November 2025.

11

Case # CCBLD25-53

James and Roberta Johnson

1422 Petronia 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:

Initial Hearing: 10-16-2025

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.

The Code Officer was Leo Slection. The Respondent did not attend. Officer Slection stated that he went on the USPS website to track the notice of hearing that was sent to the Respondent and found that USPS had delivered the notice with an individual. The Special Magistrate counted the USPS website as good service. Officer Slection read his timeline and evidence was shown. The Special Magistrate made a disclaimer that he had represented the complainant in a case, and thought that it would be best to continue the case to let the Respondents attend in case they thought that it would not be fair to have the Magistrate hear this case. The City did not object to a continuance. The Special Magistrate granted a continuance to 20 November 2025.

12

Case # 25-1279

1200 Duval Street LLC

Richard Klitenick Esq.- **Registered Agent**

428 Catherine Street

Sec. 58-68 Commercial solid waste accounts

Officer David Wilson

Certified Mail:

Initial Hearing: 10-16-2025

New Case

Count 1: Failure to hold a trash account with Waste Management.

The Code Officer was David Wilson. The Respondent did not attend. Officer Wilson stated that this case came into compliance as of 15 October 2025 and requested a dismissal. The Special Magistrate granted the dismissal.

Adjournment