



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Code Enforcement Hearing

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Thursday, November 20, 2025

1:30 PM

City Hall

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**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 # 25-986**

Douglas & Carolyn Helliesen

1221 Laird Street

Sec. 26-126 Clearing of property of debris and noxious material required

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

Sec. 122-1181 Permitted and restricted uses

Sec. 108-680 Recreational vehicles and boats

Officer Erin Buechele

Certified Mail: 9-6-2025

Initial Hearing: 9-25-2025

**In compliance as of 24 October 2025**

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

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

**Count 3:** Failure to remove tents from property.

**Count 4:** Failure to remove recreational vehicle from subject property.

**2****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 16 October 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.

**3****Case # 25-1109**

Macgarva David Scott

20 Merganser Lane

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

Officer Sophia Doctoche

Certified Mail: 10-10-2025

Initial Hearing: 11-20-2025

**In compliance as of 10 October 2025; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.**4****Case # 25-1131**

Patrick Belardo

Sidney Williamson

101 Golf Club Drive

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

Officer Sophia Doctoche

Certified Mail: 10-28-2025

Initial Hearing: 11-20-2025

**In compliance as of 24 October 2025; Request dismissal****Count 1:** Failure to apply and obtain a non-transient license with the City of Key West Licensing Department.

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**Case # 25-1371**

Berkshire Hathaway Home Services/ Knight &amp; 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: 9-25-2025

**Settlement Agreement****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 activity without required business tax receipt.

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**Case # 25-1462**

Iolanda Stashenko

John Stashenko

1213 20th Street

Sec. 26-32 Nuisances illustrated

Sec. 26-126 Clearing of property of debris and noxious material required

Officer Sophia Doctoche

Certified Mail: 10-20-2025

Initial Hearing: 11-20-2025

**In compliance as of 20 October 2025; Request dismissal****Count 1:** Failure to clear property of overgrown weed, grasses, and trees.**Count 2:** Failure to clear property of debris and noxious material.

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**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

**Continuance granted to 18 December 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 hire a licensed contractor.- **Irreparable**

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**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

**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.

**9****Case # 25-1558**

Beauty Gems Jewelry Inc.

Nikky Gasche

125 Duval Street

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

Sec. 62-2 Obstructions- **Irreparable**

Officer Alma Montano

Certified Mail: 11-10-2025

Initial Hearing: 11-20-2025

**New Case**

**Count 1:** Failure to apply and obtain a license for cafe right-of-way from  
the City of Key West Licensing Department.- **Irreparable**

**Count 2:** Failure to keep City right-of-way clear of obstructions.-  
**Irreparable**

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**Case # CCBLD25-33**

DGK Key West LLC

Henry Degroot III

1320 Seminary Street

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptionsSec. 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 16 October 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.

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**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 16 October 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.

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**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: 10-7-2025

Initial Hearing: 10-16-2025

**In compliance as of 10 November 2025; Request dismissal****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.



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**Case # 25-1352**

B.O's Fish Wagon

Dragonfly Consulting- **Registered Agent**

801 Caroline Street

Sec. 58-68 Commercial solid waste accounts- **Repeat**

Officer David Wilson

Certified Mail: **Amended Notice**

Initial Hearing: 11-20-2025

**New Case****Count 1:** Failure to hold a trash account with Waste Management.-  
**Repeat****Adjournment**