



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, November 20, 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 # 25-986

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.

This case came into compliance as of 24 October 2025. The Special Magistrate granted to close the case.

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.

The Code Officer was Sophia Doctoche. Owen Trepanier was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse requested to dismiss counts 3 and 4 and stated that count 5 is in compliance. Owen Trepanier requested a continuance. The City objected to the continuance. The Special Magistrate stated that since the home owner did not attend he would like to continue the case, but the case will not be further continued after the December hearing. The Special Magistrate granted a continuance to 18 December 2025.

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.

This case came into compliance as of 10 October 2025. The Special Magistrate granted the dismissal.

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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.

This case came into compliance as of 24 October 2025. The Special Magistrate granted the dismissal.

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: 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.

This case had a settlement agreement between the City and Tammy Stiles. The Respondent stipulated to an administrative cost in the amount of \$250.00 and a fine in the amount of \$250.00 for a total of \$500.00 due to the City. The Special Magistrate executed the agreement.

6

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.

This case came into compliance as of 20 October 2025. The Special Magistrate granted the dismissal.

7

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**

This case was previously granted a continuance to 18 December 2025.

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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.

The Code Officer was Todd Macfarlane. The Respondent did not attend. Officer Macfarlane requested a continuance. The Special Magistrate granted a continuance to 18 December 2025.

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**

This case had a settlement agreement between the City and Beauty Gems Jewelry Inc. The Respondent stipulated to an administrative cost in the amount

of \$250.00. The Respondent also stipulates to a \$1,000.00 fine, \$500.00 is paid within 30 days and the other \$500.00 is suspended. The Special Magistrate executed the agreement.

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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; 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 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.

The Code Officer was Alma Montano. Attorney Anthony Davila was present on
behalf of the Respondent. Officer Montano stated that the Respondent has
applied for the LUD and the Planning Department will have a decision in two
weeks. The Special Magistrate granted a continuance to 22 January 2025.

011

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.

This case had a partial mediated settlement agreement between the City and 712 Eaton Street Land Trust. The Respondent shall seek a variance and all appropriate approvals and permits in order to reduce the footprint of the Pavilion so that it is completely contained within the current recorded legal description of 712 Eaton Street parcel. A complete variance application, including surveys, site plans, notice materials, and all required fees, must be filed within 30 calendar days of the Special Magistrates approval of this agreement. Respondent shall diligently prosecute the variance application to hearing and final decision. The Special Magistrate executed the agreement.

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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.

This case came into compliance as of 10 November 2025. The Special Magistrate granted the dismissal.

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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

The Code Officer was David Wilson. The Respondent did not attend. Officer Wilson stated the business has come into compliance and requested a dismissal. The Special Magistrate granted the dismissal.

Adjournment