



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, September 25, 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

New Case

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.

The Code Officer was Erin Buechele. The Respondent Douglas Helliesen was present. Director of Code Enforcement Chris Counsellor was present. Officer Buechele read her timeline and evidence was shown. Director Counsellor stated the City would be requesting a full 30 day compliance date since the

next hearing will be 16th of October. The Respondent Douglas stated that he was working on cleaning up the property, and he has told the gentleman who is living on the property he has to leave. Douglas did not contest anything that Officer Buechele stated in her timeline. 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 24 October 2025.

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 28 August 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 a continuance. Mr. Trepanier did not object. The Special Magistrate granted a continuance to 16 October 2025.

3**Case # 25-1111**

Truman & Company

C/O Jennifer Newman

20 Merganser Lane
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: 9-15-2025- **Amended Notice**
Initial Hearing: 8-28-2025

Continued from 28 August 2025

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 with out required business tax receipt.

The Code Officer was Sophia Doctoche. The Respondent did not attend. Officer Doctoche read her timeline and evidence was shown. The City requested a finding of the violation with \$250.00 administrative cost and \$250.00 fine per count for \$750.00 total. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed a \$250.00 administrative cost and \$250.00 fine for two counts for a total of \$750.00.

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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:
Initial Hearing: 9-25-2025

New Case

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

The Code Officer was Sophia Doctoche. The Respondent did not attend. Officer Doctoche requested a continuance. The Special Magistrate granted a continuance to 16 October 2025.

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Case # CCBLD25-86

Filip Popp
2418 Flagler Ave
Sec. 18-117 Acts declared unlawful- **Irreparable**
Officer Todd Macfarlane
Hand Posted: 7-24-2025

Initial Hearing: 8-28-2025

New Case

Count 1: Failure to hire a licensed contractor.- Irreparable

The Code Officer was Todd Macfarlane. The Respondent Filip Popp was present. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Officer Macfarlane read his timeline and evidence was shown. There was a report that construction was active at the subject property. When Officer Macfarlane responded he observed two workers (Jose Moreno and Alberto Ria Tortina) performing exterior work, but neither had a contractor's license. Mr. Pop was not present on-site. Mr. Pop later arrived and admitted that the workers were friends, not employees, and he was not supervising them as required. Assistant City Attorney Ryan Waterhouse requested body cam footage to be shown. The body cam footage of Officer Macfarlane showed what happened when he arrived to the subject property. Philip Pop testified that he had friends and family helping with the work, but none were paid. He claimed that he had only briefly stepped away to get materials and that no work had actually been done during his absence. He acknowledged he had not complied with the requirement to supervise the work. The Special Magistrate thought that the testimony of the Respondent was not creditable. He found that there was a violation and imposed \$250.00 administrative cost and \$2,000.00 for the irreparable fine.

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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

Certified Mail:

Initial Hearing: 8-28-2025

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 to achieve good service. The Special Magistrate granted a continuance to 16 October 2025.

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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: 7-23-2025

Initial Hearing: 8-28-2025

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.

Assistant City Attorney Ryan Waterhouse requested a continuance. The Special Magistrate granted the continuance to 16 October 2025.

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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 28 August 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.

The Code Officer was Alma Montano. James Moore, the General Manager of Hampton Inn Key West, was present. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse requested a continuance and stated that there is a settlement agreement that needs to be finalized, and that there was a communication error on the City's end, which is why the settlement agreement has not been finalized. James Moore did not object to the continuance. The Special Magistrate granted the continuance to 16 October 2025.

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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

Continuance granted to 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.

This case was previously granted a continuance to 16 October 2025.

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Case # CCBLD25-78

Maureen A. Lydic

3031 Flagler Ave

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

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

Officer Alma Montano

Certified Mail: 7-25-2025

Initial Hearing: 8-28-2025

Continued from 28 August 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~~ - **Dismissed**

The Code Officer was Alma Montano. The Respondent Maureen Lydic was present. Officer Montano stated that the Respondent has come into compliance 12 September 2025. The Special Magistrate dismissed the case.

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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 28 August 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. Assistant City Attorney Waterhouse stated that both parties went to mediation and it ended in a continuance. Attorney Smith stated that there is a plan, but next time we expect to have a mediated settlement agreement to present. The Special Magistrate granted the continuance to 16 October 2025.

Adjournment