



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Code Enforcement Hearing

---

Thursday, June 25, 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 Erin Buechele

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

#### **Continued from 28 May 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 Erin Buechele. Attorney AJ Davila was present on behalf of the Respondent. Christopher Counsellor Code Director was present. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Waterhouse advised that the City was seeking verification that

electrical service had been properly disconnected and that the property had been brought into compliance with applicable code requirements. He explained that the City had received conflicting testimony regarding whether electrical service remained active at the property and was therefore unable to rely solely upon verbal representations that the utilities had been disconnected. Assistant City Attorney Waterhouse requested that the Respondent provide an electrician's written certification confirming that the electrical work had been completed, that the breaker had been properly removed or disconnected, and that the electrical system complied with applicable code requirements. He further requested that the Respondent provide an affidavit from the property owner confirming that the electrical service had been turned off. The City also requested verification that no electrical service remained connected to the pool pump or related equipment and that no water supply remained to the pool, as the existing condition constituted a potential safety hazard. Attorney Davila advised that the Respondent's electrician had already submitted permit applications for the removal and replacement of the electrical work as well as a permit application to relocate the structure entirely onto the 712 Eton Street property. Attorney Davila stated that issuance of the building permit would resolve many of the outstanding issues and would likely allow the parties to reach a settlement of the matter. The Special Magistrate directed the Respondent to provide the requested documentation to the City so that compliance could be verified and the City's review could be completed. The Special Magistrate granted a continuance to 30 July 2026.

2

**Case # 26-14**

Rihanna Bigya Niroula

2320 Patterson Ave

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

Officer Erin Buechele

Hand Posted: 6-11-2026

Initial Hearing: 6-25-2026

**New Case**

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

The Code Officer was Erin Buechele. The Respondent did not attend. Officer Buechele read her timeline and evidence was shown. The City requested a finding of the violation \$250.00 administrative cost and \$250.00 per count per day. The Special Magistrate thought that there was competent and 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 2 July 2026 at 5:00PM.

3

**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

### **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 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 Christopher Counsellor. The Respondent did not attend. The Respondent's attorney Van Fischer requested a continuance on June 16th due to being out of town during the hearing. The Special Magistrate granted a continuance to 30 July 2026.

4

### **Case # 26-1137**

Keys Pressure LLC

3 Betty Rose Drive #320

Sec. Dates due and delinquent; penalties

Officer Christopher Counsellor

Hand Posted: 6-15-2026

Initial Hearing: 6-25-2026

### **In compliance as of 16 June 2026; Request dismissal**

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

This case came into compliance as of 16 June 2026. The Special Magistrate granted the dismissal.

5

### **Case # 26-1324**

Donal Morris Jr.

Jeffery Morris

918 James Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Christopher Counsellor

Hand Posted: 6-15-2026

Initial Hearing: 6-25-2026

**In compliance as of 16 June 2026; Request dismissal**

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

**This case came into compliance as of 16 June 2026. The Special Magistrate granted the dismissal.**

**6**

**Case # 26-1484**

United Street Laundromat

C/O Maquiera Justo

1222 White Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Christopher Counsellor

Hand Posted: 6-15-2026

Initial Hearing: 6-25-2026

**In compliance as of 16 June 2026; Request dismissal**

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

**This case came into compliance as of 16 June 2026. The Special Magistrate granted the dismissal.**

**7**

**Case # 26-1490**

USI Landscaping

6140 SW 78th Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Christopher Counsellor

Certified Mail:

Initial Hearing: 6-25-2026

**In compliance as of 15 June 2026; Request dismissal**

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

**This case came into compliance as of 15 June 2026. The Special Magistrate granted the dismissal.**

**8**

**Case # 26-1505**

Joelle Louise Valentine  
Philip John Valentine  
30 Hilton Haven Drive 1C  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Christopher Counsellor  
Certified Mail:  
Initial Hearing: 6-25-2026

**In compliance as of 10 June 2026; Request dismissal**

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

**This case came into compliance as of 10 June 2026. The Special Magistrate granted the dismissal**

**9**

**Case # 25-258**

722 Samaritan LLC  
Northwest Registered Agent LLC- **Registered Agent**  
722 Samaritan Lane  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Sophia Lariz  
Certified Mail: 5-26-2026  
Initial Hearing: 6-25-2026

**In compliance as of 22 June 2026; Request dismissal**

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

**This case came into compliance as of 22 June 2026. The Special Magistrate granted the dismissal.**

**10**

**Case # 26-953**

Romare Joseph  
216 Southard Street  
Sec. 18-601 License required  
Sec. 122-1371 Transient living accommodations in residential dwellings; regulations  
Officer Sophia Lariz  
Hand Posted: 5-29-2026 **Amended Notice**  
Initial Hearing: 4-30-2026

**Continued from 28 May 2026**

**Count 1:** Failure to obtain a transient medallion and license to advertise and rent short-term.

**Count 2:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

The Code Officer was Sophia Lariz. The Respondent did not attend. Officer Lariz read her timeline and evidence was shown. The City requested a finding of the violation with \$250 administrative cost and \$250.00 per count per day until compliance is achieved. 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 26 June 2026 4:00PM.

11

**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:

Initial Hearing: 6-25-2026

**New Case**

**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 did not attend. The City requested a continuance. The Special Magistrate granted a continuance to 30 July 2026.

12

**Case # 26-1910**

KWARPM LLC - Historic KW

Edwards C. Benjamin- **Registered Agent**

1211 Varela Street

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

Officer Sophia Lariz

Certified Mail: 6-4-2026

Initial Hearing: 6-25-2026

**In compliance as of 5 June 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 5 June 2026. The Special Magistrate granted the dismissal.

**13****Case # 26-1852**

Ramlo Development Corporation

Erica Sterling Esq.- **Registered Agent**

218 Duval Street 101

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

Sec. 14-40 Permits in historic districts

Officer Todd Macfarlane

Certified Mail: 5-21-2026

Initial Hearing: 6-25-2026

**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 Todd Macfarlane. The Respondent did not attend. Officer Macfarlane read his timeline and evidence was shown. The City requested a finding of the violation with \$250.00 administrative cost and \$250.00 per count per day until compliance is achieved. 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 2 July 2026 5:00PM.

**14****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. 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

**Continued from 28 May 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 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 4-20:** Failure to obtain a transient medallion and license to advertise and rent short-term.

**Count 21-23:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

**Count 24-40:** Failure to obtain all required city, county and state licensing to advertise and rent short-term.

**Count 41:** 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. The City requested a continuance. The Special Magistrate granted a continuance to 30 July 2026.

15

**Case # 26-19**

Milagro Restaurant and Bar LLC  
Kevin Montoya- **Registered Agent**  
821 Duval Street

Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Sec. 2-939 Licenses  
Officer Alma Montano  
Hand Served: 6-4-2026  
Initial Hearing: 6-25-2026

**In compliance as of 11 June 2026; Request dismissal**

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

**Count 2:** Failure to apply and obtain a revocable license with the City of Key West Licensing Department.

This case came into compliance as of 11 June 2026. The Special Magistrate granted the dismissal.

16

**Case # 26-1014**

A&amp;M Scooter of Key West LLC

Andrew H. Hetu- **Registered Agent**

1200 Duval Street

Sec. 18-355 Recreational rental vehicle deemed conditional use

Sec. 62-2 Obstructions

Sec. 18-359 Identification by decal

Sec. 18-351 Registration of rental units

Officer Alma Montano

Certified Mail:

Initial Hearing: 6-25-2026

**New Case****Count 1:** Failure to apply and obtain a conditional use approval.**Count 2:** Failure to remove vehicles from City right-of-way.**Count 3:** Failure to apply and obtain vehicle identification decals with the City of Key West Licensing Department.**Count 4:** Failure to register rental vehicles with the City of Key West Licensing Department.

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano read her timeline and evidence was shown. The City requested a finding of the violations with \$250.00 administrative cost and \$250.00 per count per day. The Special Magistrate thought that there was substantial evidence for a finding of the violations and imposed \$250.00 administrative cost and \$250.00 per count per day if not in compliance by 1 July 2026.

17

**Case # 26-1883**

Kennamike Holdings Corp

Michael P. Kenna- **Registered Agent**

518 Fleming Street

Sec. 74-169 Discharge of potentially harmful waste- **Irreparable**

Officer Kenia Orellana

Certified Mail: 6-4-2026

Initial Hearing: 6-25-2026

**New Case**

**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**

The Code Officer was Kenia Orellana. The Respondent did not attend. Officer Orellana requested a continuance. The Special Magistrate granted a continuance to 30 July 2026.

**Adjournment**