



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Code Compliance Hearing

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Thursday, April 17, 2025

1:30 PM

City Hall

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#### Call Meeting to Order

#### Code Violations

1

#### Case # 25-210

Coral Plastering and Wall Systems Inc  
Toni Alspaugh  
3801 Sand Road  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-18-2025  
Initial Hearing: 4-17-2025

#### In compliance as of 13 March 2025; 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 13 March 2025. The Special Magistrate granted the dismissal.**

2

#### Case # 25-316

Island Bicycles LLC  
Richard McChesney  
929 Truman Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-17-2025  
Initial Hearing: 4-17-2025

#### In compliance as of 27 March 2025; 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 27 March 2025. The Special Magistrate**

granted the dismissal.

3

**Case # 25-318**

Island Bicycles LLC  
Richard McChesney  
929 Truman Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-17-2025  
Initial Hearing: 4-17-2025

**In compliance as of 27 March 2025; 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 27 March 2025. The Special Magistrate granted the dismissal.**

4

**Case # 25-319**

Island Bicycles LLC  
Richard McChesney  
929 Truman Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-17-2025  
Initial Hearing: 4-17-2025

**In compliance as of 27 March 2025; 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 27 March 2025. The Special Magistrate granted the dismissal.**

5

**Case # 25-344**

James J Goodroe Estate  
Jonathan Goodroe  
1601 Venetian Drive  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-27-2025  
Initial Hearing: 4-17-2025

**In compliance as of 4 April 2025; 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 4 April 2025. The Special Magistrate granted the dismissal.**

**6**

**Case # 25-480**

Pohalski LLC  
David McSherry  
1109 Truman Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Hand Posted: 3-22-2025  
Initial Hearing: 4-17-2025

**New case**

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

**The Code Officer was Erin Buechele. The Respondent did not attend. Officer Buechele read her timeline. The City requested a finding of the violation for the repeat count with licensing fees owed to the Licensing Department and \$250.00 administrative cost owed to the Code Department totaling in \$615.75. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed the licensing fees and \$250.00 administrative cost.**

**7**

**Case # 25-610**

White Communications Inc  
Northwestern Registered Agent LLC  
718 Duval Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-19-2025  
Initial Hearing: 4-17-2025

**New case**

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

**The Code Officer was Erin Buechele. The Respondent did not attend. Officer**

Buechele read her timeline. The City requested a finding of the violation for the repeat count with licensing fees owed to the Licensing Department and \$250.00 administrative cost owed to the Code Department totaling in \$673.63. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed the licensing fees and \$250.00 administrative cost.

8

**Case # 25-611**

White Communications Inc  
Northwestern Registered  
720 Duval Street  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-19-2025  
Initial Hearing: 4-17-2025

**New case**

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

The Code Officer was Erin Buechele. The Respondent did not attend. Officer Buechele read her timeline. The City requested a finding of the violation for the repeat count with licensing fees owed to the Licensing Department and \$250.00 administrative cost owed to the Code Department totaling in \$586.81. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed the licensing fees and \$250.00 administrative cost.

9

**Case # 25-624**

Ting Zhou  
2308 N Roosevelt Blvd  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Erin Buechele  
Certified Mail: 3-19-25  
Initial Hearing: 4-17-2025

**In compliance as of 20 March 2025; 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 20 March 2025. The Special Magistrate granted the dismissal.

10

**Case # 24-521**

Ty Morlang LLC

Tylyn E. Morlang- **Registered Agent**  
41 7th Ave  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Ashton Gentry  
Hand Posted: 4-8-2024  
Initial Hearing: 4-18-2024

**City request to vacate finding and order; Request dismissal**

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

The City requested to vacate the finding and order from a previous hearing. The Special Magistrate ordered to vacate the finding and order.

11

**Case # 25-17**

B.O.'s Fish Wagon INC.  
801 Caroline Street  
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business  
Officer Ashton Gentry  
Hand Served: 1-16-2025  
Initial Hearing: 2-20-2025

**Continued from 20 March 2025**

**Count 1:** Failure to contact the City of Key West Licensing Department to update license for the excess seats.

The Code Officer was Ashton Gentry. The Respondent Holly Owens did attend. The Respondent stated that before she can go before she can ask the Planning Department for more seats, she needed a fire inspection. Once getting a fire inspection it was advised that she update their suppression system. Also, Holly stated that she needed to get with Gary the City's property manager to update the lease to increase the seats. The Respondent requested a continuance. The Special Magistrate granted a continuance to 22 May 2025.

12

**Case # 25-626**

Palmisano Re Investments LLC - **Owner**  
Tammy Katrina Stiles- **Property Manager**  
1500 Johnson Street  
Sec. 18-601 License Required- **Irreparable**  
Sec. 122-1371 Transient living accommodations in residential dwellings: regulations D(1)- **Irreparable**  
Officer Ashton Gentry  
Certified Mail: 3-17-2025  
Initial Hearing: 4-17-2025

**Settlement Agreement**

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

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

**This case had a settlement agreement between the City and Palmisano Re Investments Inc. and Tammy Katrina Stiles of an imposition of a \$25,000.00 fine. The Settlement Agreement was executed by the Special Magistrate.**

13

**Case # 25-566**

Santos Brett Dylan Special Needs TR  
3930 Roosevelt Blvd 403W  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Todd MacFarlane  
Hand Posted: 4-2-2025  
Initial Hearing: 4-17-2025

**New Case**

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

**The Code Officer was Todd MacFarlane. The Respondent did not attend. Officer MacFarlane read his timeline. The City requested a finding of the repeat violation with licensing fees due to the Licensing Department and \$250.00 administrative cost due to the Code Department totaling in \$528.94. The Special Magistrate thought there was substantial evidence for a finding of the violation and imposed the licensing fees and \$250.00 administrative cost.**

14

**Case # 24-98**

Fazekas, Kurt  
1217 Johnson Street  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Sec. 2-938 Easements  
Officer Alma Montano  
Certified Mail:  
Initial Hearing: 4-17-2025

**In compliance as of 9 April 2025; Request dismissal**

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

**Count 2:** Failure to apply and obtain an easement with the Key West

Engineering Department.

**This case came into compliance as of 9 April 2025. The Special Magistrate granted the dismissal.**

15

**Case # 24-381**

Local Waters Marine Repair LLC  
Chirstopher D. Smittle- **Registered Agent**  
6801 Shrimp Road  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Alma Montano  
Hand Served: 3-18-2024  
Initial Hearing: 4-18-2024

**City request to vacate finding and order; Request dismissal**

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

**The City requested to vacate the finding and order from a previous hearing. The Special Magistrate ordered to vacate the finding and order.**

16

**Case # 24-665**

Corporation Service Company  
1300 15th CT #67  
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions  
Officer Alma Montano  
Certified Mail: 12-3-2024  
Initial Hearing: 12-19-2024

**In compliance as of 14 April 2025; Request dismissal**

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

**This case came into compliance as of 14 April 2025. The Special Magistrate granted the dismissal.**

17

**Case # 25-439**

Old Island T-Shirts  
Buchholz, Carol  
914 A Kennedy Drive  
Sec. 66-102 Dates due and delinquent; penalties

Officer Alma Montano  
Certified Mail: 3-27-2025  
Initial Hearing: 4-17-2025

**In compliance as of 24 March 2025; 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 24 March 2025. The Special Magistrate granted the dismissal.**

18

**Case # 25-451**

Painter Dave Inc  
Pribramsky & Zulech- **Registered Agent**  
27979 Lobster Tail Tr  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Alma Montano  
Hand Posted: 4-3-2025  
Initial Hearing: 3-20-2025

**Continued from 20 March 2025**

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

**The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano read her timeline. Officer Montano stated that the subject business is in compliance now, but the City is requesting a finding of the violation since this is a recurring violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost.**

19

**Case # 25-603**

Wawa Group LLC  
Azoulay Assaf  
905 Trinity Drive 1  
Sec. 66-102 Dates due and delinquent; penalties  
Officer Alma Montano  
Hand Posted: 3-3-2025  
Initial Hearing: 3-20-2025

**Continued from 20 March 2025**

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



The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano read her timeline. Officer Montano stated that the subject business is in compliance now, but the City is requesting a finding of the violation since this is a recurring violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost.

20

**Case # CCBLD24-29**

Julie Marie McGrane

2205 Harris Ave

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

Officer Alma Montano

Hand Posted: 1-15-2025

Initial Hearing: 1-23-2025

**Continuance granted to 22 May 2025**

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

This case was previously granted a continuance to 22 May 2025.

21

**Case # CCBLD25-10**

Lovely Blanc &amp; Wvis Petite Home

1213 14th Street Lot 85

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

Sec. 14-256 Permit required

Officer Alma Montano

Hand Posted: 3-31-2025

Initial Hearing: 4-17-2025

**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 electrical permits with the City of Key West Building Department.

The Code Officer was Alma Montano. The Respondent did not attend. Officer Montano read her timeline and evidence was shown. Officer Montano stated that the structure in violation has now been removed and compliance has been achieved, but the City was requesting a finding of the violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00

administrative cost.

22

**Case # CCBLD25-11**

The Key West Hotel LLC

Richard M. Klintonick- **Registered Agent**

325 Duval Street

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

Sec. 14-40 Permits in historic district

Sec. 14-256 Permits required

Sec. 14-359 Permit display

Sec. 34-126 Permits

Sec. 14-328 Dangerous installations

Officer Alma Montano

Certified Mail: 3-21-2025

Initial Hearing: 4-17-2025

**Continuance granted to 22 May 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 apply and obtain electrical permits with the City of Key West Building Department.

**Count 4:** Failure to apply and obtain plumbing permits with the City of Key West Building Department.

**Count 5:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**Count 6:** Failure to request an inspection from the City of Key West Building Department.

**This case was previously granted a continuance to 22 May 2025.**

23

**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 20 March 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 stated that there was a settlement agreement on the table, but the settlement was not approved by the City. Attorney Smith requested that transcript from previous meetings be entered into the evidence. The Special Magistrate wanted some time to review the case and other evidence. Both parties the City and the Respondent agreed with a continuance. The Special Magistrate granted a continuance to 22 May 2025.

24

**Case # 24-947**

Paul Leon Janker & Rori Jean Janker

418 United St

Sec. 14-325 Permits required

Sec. 14-327 Inspection

Sec. 14-40 Permits in historic districts

Sec. 122-630 Dimensional requirements

Officer Paul Navarro

Certified Mail:

Initial Hearing: 2-20-2025

**In compliance as of 8 April 2025; Request dismissal**

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

**Count 2:** Failure to contact and schedule all required inspections with the City of Key West Building Department

**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 variances with City of Key West Planning Department.

This case came into compliance as of 8 April 2025. The Special Magistrate granted the dismissal.

25

**Case # CCBLD24-16**

John Claude Gardner Jr

217 Eneas Lane

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

Sec. 14-40 Permits in historic districts

Sec.18-117 Act declared unlawful (8)

Officer Paul Navarro

Certified Mail: 3-28-2025

Initial Hearing: 4-17-2025

### **Settlement Agreement**

**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.

**This case had a settlement agreement between the City and John Claude Gardner Jr. of an imposition of an administrative cost in the amount of \$250.00 and a \$750.00 suspended fine. The Special Magistrate executed the agreement.**

26

### **Case # CCBLD24-16**

Fabi's Fabulous Gardens LLC

Fabiola Azuaje Sandoval

217 Eneas Lane

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 (1)- **Irreparable**

Officer Paul Navarro

Hand Served: 4-11-2025

Initial Hearing: 4-17-2025

### **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.

**Count 3:** Failure to hire a licensed contractor.- **Irreparable**

**This case had a settlement agreement between the City and Fabi's Fabulous Gardens LLC. This settlement agreement covers code cases CCBLD24-16, CCBLD25-26, and CCBLD25-32. The Respondent stipulated to an administrative cost in the amount of \$250.00 and a fine in the amount of \$5,000.00 for a total of \$5,250.00. The Special Magistrate executed the agreement.**

27

**Case # CCBLD25-22**

Faron Dean &amp; Sheila Jean MacFarland

1621 Flagler Ave

Sec. 14-37 Building permits; professional plans; display of permits;  
address; exceptionsSec. 18-117 Acts declared unlawful- **Irreparable**

Officer Paul Navarro

Certified Mail: 3-28-2025

Initial Hearing: 4-17-2025

**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 hire a licensed contractor.- **Irreparable**

This case had a settlement agreement between the City and Dean Faron and Shelia Jean MacFarland of an imposition of an administrative cost in the amount of \$250.00 and the imposition of a fine in the amount of \$1,250.00 for total of \$1,500.00. The Special Magistrate executed the agreement.

28

**Case # CCBLD25-23**

All Services of the Key Corp.

Oscar J. Alvarado- **Registered Agent**

1621 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 Paul Navarro

Certified Mail: 3-27-2025

Initial Hearing: 4-17-2025

**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.

This case had a settlement agreement between the City and All Services of Key Corp of an imposition of an administrative cost in the amount of \$250.00 and the imposition of a fine in the amount of \$1,250.00 for total of \$1,500.00. The Special Magistrate executed the agreement.

29

**Case # CCBLD25-25**

Key West 328 Whitehead LLC  
Gregory Oropeza- **Registered Agent**  
328 Whitehead Street  
Sec. 18-117 Acts declared unlawful  
Sec. 14-40 Permits in historic districts  
Officer Paul Navarro  
Certified Mail: 4-10-2025- **Amended Notice**  
Initial Hearing: 4-17-2025

### **Settlement Agreement**

**Count 1:** Failure to hire a licensed contractor.

**Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

This case had a settlement agreement between the City and Key West 328 Whitehead LLC of an imposition of an administrative cost in the amount of \$250.00 and a \$500.00 suspended fine. The Special Magistrate executed the agreement.

30

### **Case # CCBLD25-26**

Fabi's Fabulous Gardens LLC  
Fabiola Azuaje Sandoval- **Registered Agent**  
328 Whitehead 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 Paul Navarro  
Certified Mail: 3-27-2025  
Initial Hearing: 4-17-2025

### **Settlement Agreement**

**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.

This case had a settlement agreement between the City and Fabi's Fabulous Gardens LLC. This settlement agreement covers code cases CCBLD24-16, CCBLD25-26, and CCBLD25-32. The Respondent stipulated to an administrative cost in the amount of \$250.00 and a fine in the amount of \$5,000.00 for a total of \$5,250.00.

31

### **Case # CCBLD25-31**

Brett H. Humphreys & Samantha J. Merton

1411 Patricia Street  
 Sec. 18-117 Acts declared unlawful  
 Officer Paul Navarro  
 Certified Mail: 4-10-2025  
 Initial Hearing: 4-17-2025

### Settlement Agreement

**Count 1:** Failure to hire a licensed contractor.

This case had a settlement agreement between the City and Brett H. Humphreys and Samantha J. Merton of an imposition of an administrative cost in the amount of \$250.00 and a \$250.00 suspended fine. The Special Magistrate executed the agreement.

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### Case # CCBLD25-32

Fabi's Fabulous Garden LLC  
 Sandoval, Fabiola Azuaje -**Registered Agent**  
 1411 Patricia 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 Paul Navarro  
 Certified Mail: 3-19-2025  
 Initial Hearing: 4-17-2025

### Settlement Agreement

**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.

This case had a settlement agreement between the City and Fabi's Fabulous Gardens LLC. This settlement agreement covers code cases CCBLD24-16, CCBLD25-26, and CCBLD25-32. The Respondent stipulated to an administrative cost in the amount of \$250.00 and a fine in the amount of \$5,000.00 for a total of \$5,250.00. The Special Magistrate executed the agreement.

33

### Case # 25-115

Peter Janker  
 1301 Whitehead St  
 Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions- **Irreparable**  
 Sec. 14-40 Permits in historic districts- **Irreparable**  
~~Sec. 18-150 Certificate of competency required- Irreparable- -~~  
**Dismissed**  
 Sec. 14-37 Building permits; professional plans; display of permits;

address; exceptions  
 Sec. 14-40 Permits in historic districts  
 Officer Leo Slecton  
 Hand Served: 1-30-2025  
 Initial Hearing: 2-20-2025

**Continued from 20 March 2025**

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

**Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department. - **Irreparable**

~~Count 3: Failure to achieve Certificate of Competency. Irreparable -~~  
**Dismissed**

**Count 4:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

**Count 5:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

The Code Officer was Leo Slecton. Attorney Van Fischer was present on behalf of the Respondent. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney Fischer requested a 90 day extension of the compliance date since the Respondent needs to obtain more building permits to come into compliance. The Special Magistrate felt that a 30 day continuance would be better, and if needed the Respondent can reach out to the City and request more time before the May hearing if progress is being made. The Special Magistrate granted a continuance to 22 May 2025.

34

**Case # 25-317**

Katharina Tiffany and Veritas Gassman LLC  
 1104 Packer Street  
 Sec. 66-102 Dates due and delinquent; penalties  
 Officer Leo Slecton  
 Hand Posted: 3-31-2025  
 Initial Hearing: 4-17-2025

**New Case**

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

The Code Officer was Leo Slecton. The Respondent did not attend. Officer Slecton read his timeline. The City requested a finding of the violation for the repeat count with licensing fees owed to the Licensing Department and \$250.00 administrative cost owed to the Code Department totaling in \$528.94. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed the licensing fees and \$250.00 administrative cost.



35

**Case # 25-219**

Amerigas Propane  
Robert C Mauch  
86400 Overseas Highway  
Sec. 66-102 Dates due and delinquent; penalties  
Officer David Wilson  
Certified Mail: 3-10-2025  
Initial Hearing: 3-20-2025

**Continued from 20 March 2025**

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

The Code Officer was David Wilson. The Respondent did not attend. Officer Wilson read his timeline. Officer Wilson stated that the subject business is in compliance now, but the City is requesting a finding of the violation since this is a recurring violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost.

36

**Case # 25-632**

Rockhouse Live Key West LLC  
Zach Bair- **Registered Agent**  
501 Greene Street  
Sec. 26-192 Unreasonably excessive noise prohibited  
Officer Jim Young  
Certified Mail: 3-7-2025  
Initial Hearing: 3-20-2025

**Continued from 20 March 2025**

**Count 1:** Failure to keep music at a legal level.

The Code Officer was Jim Young who was not present. Attorney Van Fischer was present on behalf of the Complainant Danny Hughes. The Respondent Zach Bair was present. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Assistant City Attorney Ryan Waterhouse objected to the fact that the Complainant Danny Hughes being represented by Attorney Van Fischer due to the complainant for the City not having party status, and stated that Mr. Fischer can not step into his clients shoes, and was not a first hand witness to the event. The Special Magistrate gave an update as to where this case left off at from the last hearing where the conditional use for the subject business was brought up, and the City did not amend the notice to charge the business with possibly violating the conditional use. The Special Magistrate also stated that he can not find any justification that he can make a ruling on a case that is brought forth by the Complainant. The Special Magistrate

suggested that Attorney Van Fischer could file a motion that shows that you can bring a private code case or that you can intervene on behalf of the City. Attorney Van Fischer stated that he client basically would like a finding of the violation with no fees or fines and the music turned down to a legal level. The Respondent disagreed to the finding of the violation. The City also objected to a finding of the violation. The Special Magistrate granted a continuance to 22 May 2025.

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**Case # 25-679**

Gary Walon  
600 Block of Duval Street  
Sec. 62-2 Obstructions  
Officer Jim Young  
Hand Served: 3-21-2025  
Initial Hearing: 4-17-2025

**New Case**

**Count 1:** Failure to keep City right of way clear of obstructions.

Jim Young was the Code Officer who did not attend. Officer Sophia Doctoche was present. The Respondent did not attend. Officer Doctoche read a timeline and evidence was shown on Jim's behalf. The City requested a finding of the violation with \$250.00 administrative cost. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed \$250.00 administrative cost.

**Adjournment**