City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Code Enforcement Hearing

Thursday, October 22, 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 # 26-685**
Ricardo Delivios & Shela Pharel
1213 14th Street #7
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Officer Erin Buechele
Hand Posted: 10-3-2026
Initial Hearing: 10-22-2026

In compliance as of 8 October 2026; Request dismissal

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

This case came into compliance as of 8 October 2026. The Special Magistrate granted the dismissal

2 **Case # 26-2559**
3709 Donald Avenue Trust 08/28/2025
3709 Donald Ave
Sec. 18-117 Acts declared unlawful- **Irreparable**
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions

Officer Jeffery Kesler
Certified Mail:
Initial Hearing: 10-22-2026

New Case

Count 1: Failure to hire a licensed contractor.- **Irreparable**
Count 2: 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 19 November 2026.

3 **Case # 26-2563**
Peter Sasha Maslansky
3709 Donald 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 Jeffery Kesler
Certified Mail:
Initial Hearing: 10-22-2026

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 was previously granted a continuance to 19 November 2026.

4 **Case # 26-2564**
John Whitney Kissick
3709 Donald 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 Jeffery Kesler
Certified Mail:
Initial Hearing: 10-22-2026

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 was previously granted a continuance to 19 November 2026.

5 **Case # 26-2316**

Limestone Ruby Lithia Springs LLC
Cress Limited LLC- **Registered Agent**
527 Duval Street
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Certified Mail: 9-18-2026
Initial Hearing: 10-22-2026

In compliance as of 22 September 2026; Request dismissal

Count 1: Failure to pay past due easement fees.

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

6 **Case # 26-2325**

Sunset Plaza Inc.
Nissan Hamuy C/O Josephy & Co, PA- **Registered Agent**
101 Duval Street
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Certified Mail: 9-21-2026
Initial Hearing: 10-22-2026

New Case

Count 1: Failure to pay past due easement fees.

The Code Officer was Sophia Lariz. The Respondent did not attend. Officer Lariz read her timeline. The City was requesting a finding of the violation with $500.00 administrative cost and $250.00 per count per day until compliance. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed $500.00 administrative cost and $250.00 per count per day if not in compliance by 2 November 2026.

7 **Case # 26-2330**

Michael D. Freytag
1200 Whitehead Street
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Certified Mail: 9-23-2026

Initial Hearing: 10-22-2026

New Case

Count 1: Failure to pay past due easement fees.

The Code Officer was Sophia Lariz. The Respondent did not attend. Officer Lariz read her timeline. The City was requesting a finding of the violation with $500.00 administrative cost and $250.00 per count per day until compliance. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed $500.00 administrative cost and $250.00 per count per day if not in compliance by 2 November 2026.

8 **Case # 26-2337**

Wade Morgan
417 Elizabeth Street Rear
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Certified Mail: 9-24-2026
Initial Hearing: 10-22-2026

In compliance as of 5 October 2026; Request dismissal

Count 1: Failure to pay past due easement fees.

This case came into compliance as of 5 October 2026. The Special Magistrate granted the dismissal.

9 **Case # 26-2343**

210 Duval Street LLC
Nancy Leach- **Registered Agent**
210 Duval Street
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Hand Posted: 10-8-2026
Initial Hearing: 10-22-2026

In compliance as of 13 October 2026; Request dismissal

Count 1: Failure to pay past due easement fees.

This case came into compliance as of 13 October 2026. The Special Magistrate granted the dismissal.

10 **Case # 26-2346**

711 Duval Street LLC
Joseph Cohen- **Registered Agent**
504 Angela Street
Sec. 2-938 Easements (B)
Officer Sophia Lariz
Hand Posted: 10-8-2026
Initial Hearing: 10-22-2026

In compliance as of 8 October 2026; Request dismissal

Count 1: Failure to pay past due easement fees.

This case came into compliance as of 8 October 2026. The Special Magistrate granted the dismissal.

11 **Case # 26-2525**

Centennial Bank
C T Corporation System
605 United Street B
Sec. 18-117 Acts declared unlawful- **Irreparable**
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions
Sec. 14-40 Permits in historic districts
Officer Alma Montano
Certified Mail: 9-18-2026
Initial Hearing: 10-22-2026

New Case

Count 1: Failure to hire a licensed contractor.- **Irreparable**
Count 2: Failure to apply and obtain the appropriate building permits 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.

The Code Officer was Alma Montano who was not present. Director Christopher Counsellor was present on behalf of the City. The Respondent did not attend. Director Counsellor read a timeline and evidence was shown. The City was requesting a finding of the violation with $500.00 administrative cost and $5,000.00 for the Irreparable count as well as $250.00 per count day if not in compliance for counts 2 and 3. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed $500.00 administrative cost and $5,000.00 for irreparable count as well as $250.00 per count per day if not in compliance by 6 November 2026 for counts 2 and 3.

12 **Case # CCBLD25-33**

DGK Key West LLC
Curt L. Douglas- Registered Agent
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. 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
Certified Mail: **Amended Notice**
Initial Hearing: 5-22-2025

Continued from 17 September 2026

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 Certificate of Occupancy with the City of Key West Building Department.
Count 5: Failure to apply and obtain a business tax receipt with the City of Key West Licensing Department.

The Code Officer was Alma Montano who was not present. Director Christopher Counsellor was present on behalf of the City. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. Attorney AJ Davila was present on behalf of the Respondent. Attorney Davila requested an extension of the compliance date. Director Counsellor explained that at the last hearing a compliance date was imposed for the 19 October 2026 and the City did not object due to the circumstances. Attorney Waterhouse suggested that the new compliance date be 19 December 2026. The Special Magistrate granted an extension of the compliance date to 15 December 2026.

13 **Case # 26-1994**
Peter & Dixie Janker
1301 Whitehead Street
Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions- **Repeat**
Sec. 14-40 Permits in historic districts- **Repeat**
Officer Kenia Orellana
Certified Mail:
Initial Hearing: 7-30-2026

City request to vacate finding and order

Count 1: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.- **Repeat**
Count 2: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.- **Repeat**

The City requested to vacate the finding order from the 30 July 2026 Code Hearing. The Special Magistrate vacated the finding and order.

14 **Case # 26-2556**
Kellie Alpert & Everett Smith
2808 Harris Ave
Sec. 18-117 Acts declared unlawful- **Irreparable**
Officer Kenia Orellana
Hand Served: 10-1-2026- **Amended Notice**
Initial Hearing: 10-22-2026

Settlement Agreement

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

This case had a settlement agreement between the City and Alpert Kellie & Everett Smith. The Respondent stipulates to the imposition of $500.00 administrative cost. The Respondent also stipulates to a fine of $500.00. The total due to the City is $1,000.00.

15 **Case # 26-2557**
Castro Garica Amancio Jose
2808 Harris 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 Kenia Orellana
Certified Mail: 9-23-2026
Initial Hearing: 10-22-2026

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 Castro Garcia Amancio Jose. The Respondent stipulates to the imposition of $500.00 administrative cost. The Respondent also stipulates to a fine of $750.00. The total due to the City is $1,250.00.

16 **Case # 26-2589**

Crystal Clear Pools of Suumerland Key LLC
C T Corporation System- **Registered Agent**
1202 Whitehead Street
Sec. 74-392 Requirement to prevent, control, and reduce storm, water pollutants by the use of best management practices.- **Irreparable**
Officer Kenia Orellana
Certified Mail:
Initial Hearing: 10-22-2026

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**

This case had a settlement agreement between the City and Crystal Clear Pools of Summerland Key LLC. The Respondent stipulates to the imposition of $500.00 administrative cost. The Respondent also stipulates to a fine of $1,000.00. Additionally, the Respondent stipulates to a fine of $1,140.00 to indemnify the City for cleaning costs. The total due to the City is $2,640.00.

17 **Case # 26-2203**

Nava Altahona, Geder
723 Duval Street
Sec. 58-68 Commercial solid waste accounts
Officer David Wilson
Hand Posted: 9-9-2026
Initial Hearing: 10-22-2026

New Case

Count 1: Failure to hold a trash account with Waste Management.

The Code Officer was David Wilson. The Respondents did not attend. Officer Wilson read his timeline. The City was requesting a finding of the violation with $500.00 administrative cost and no fines. The Special Magistrate thought that there was substantial evidence for a finding of the violation and imposed $500.00 administrative cost and no fines.

18 **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

Continued from 17 September 2026

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 Director Christopher Counsellor. Assistant City Attorney Ryan Waterhouse was present on behalf of the City. The Special Magistrate gave a status update of the case and where he's at. The Special Magistrate continued this case to 19 November 2026.

Adjournment