



THE CITY OF KEY WEST

Code Compliance Division

P.O. Box 1409, Key West, FL 33040

TEL:(305) 809-3740, FAX (305) 809-3739

NOTICE OF LIEN HEARING

Case No.: 12-302

Date: 11-1-2012

To: David Neil Austin
1525 Spiced Wine Avenue, Unit 14103
Henderson, NV 89074

Subject Address: 1215 Duncan Street
Key West, FL 33040

Certified Mail Receipt #:

7003 3110 0003 4758 3832

TAKE NOTICE that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct a lien hearing regarding code violation(s) reported to you by **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** concerning the above noted subject address.

In accordance with Florida Statutes § 162 and Code of Ordinances, City of Key West, § 2-631 through § 2-647, The City of Key West has scheduled a hearing to be held at **Old City Hall, 510 Greene Street, Key West, Florida at 1:30 P.M. on:**

December 19, 2012

The Chambers will be open at 1:00 PM. These proceedings may be televised.

The purpose of this hearing is to **IMPOSE A LIEN UPON YOUR PROPERTY** for non-payment of your Code Compliance fines and fees.

You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

If you intend to request a continuance from the Hearing Date set out above you must submit a written request for a continuance addressed to the Special Magistrate and mailed or delivered to the Special Magistrate's Legal Analyst at 604 Simonton Street, P. O. Box 1409, Key West, FL 33040. All requests must be received at least five (5) working days prior to the Hearing Date set out above. If the request is not received five (5) working days prior to the Hearing Date you or your attorney must appear on the Hearing Date to petition the Special Master for a continuance. If any continuance is granted this will not stay discovery and all records previously requested must be supplied to the City or formally objected to.

Be advised that, if you decide to appeal any decision of the Special Magistrate in this code enforcement hearing, you shall be responsible to ensure that a verbatim record of the proceedings of this code enforcement hearing is made, such that any evidence and testimony upon which an appeal may be based can be submitted to the appellate court.


Code Compliance Officer
City of Key West