



THE CITY OF KEY WEST
Code Compliance Division
P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

NOTICE OF ADMINISTRATIVE HEARING

DATE: February 9, 2011
RE: CASE NUMBER 08-2343

CERTIFIED MAIL RECEIPT#: 7007 3020 0000 5345 8879

To:
Billy D Busche
1607 Venetian Drive
Key West FL 33040

Subject Address:
1607 Venetian Drive
Key West, FL 33040

TAKE NOTICE that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct an administrative hearing regarding code violation(s) reported to you by **NOTICE OF CODE VIOLATION** concerning the above noted subject address.

You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Violation Detail

00010 CAMPING VEHICLES & EQUIP Sec. 108-681

Recreational vehicles used for living quarters will be parked at a licensed trailer park or areas appropriately zoned for trailers.

Violation Detail

00020 Exceptions Sec. 108-683

It is unlawful to live in a recreational vehicle on a residential lot.

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:**

March 30, 2011

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

The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

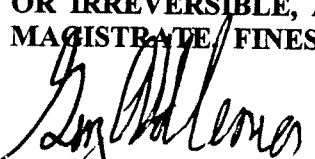
You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

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 to PO Box 1409, Key West, FL 33041 or delivered to the Special Magistrate's Legal Analyst at 3139 Riviera Drive, 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 Magistrate 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.

If you are found to be in violation of City of Key West Ordinances, administrative costs in the amount of **\$250.00** may be levied for administrative recovery for prosecution and investigation in addition to levied fines associated with the violation(s). **Failure to pay these costs will result in a lien against the property in violation.**

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.


Gary Addleman
Code Compliance Officer
City of Key West

Hand served this _____ day of _____, 2010 @ _____ am/pm.

Received by: _____ Served By: _____

CASE NUMBER 08-00002343
 PROPERTY ADDRESS 1607 VENETIAN DR

 VIOLATION: CAMPING VEHICLES & EQUIP QUANTITY: 1
 DESCRIPTION: Sec. 108-681 DATE: 1/20/11
 LOCATION:

NARRATIVE :

Recreational vehicles used for living quarters will be parked at a licensed trailer park or areas appropriately zoned for trailers.

ORDINANCE DESCRIPTION :

- (a) No vehicle or equipment primarily designed as temporary living accommodation for recreational camping and travel use and including but not limited to travel trailers, truck campers, camping trailers, self-propelled motor homes, or tents shall be parked forward of the front building line.
- (b) All automobile trailers occupied for living quarters in the city shall be parked in a regularly licensed trailer park or areas appropriately zoned for trailers.

CORRECTIVE ACTION REQUIRED :

Living in a camper is prohibited in the City unless the trailer is located in a licensed trailer park.

 VIOLATION: Exceptions QUANTITY: 1
 DESCRIPTION: Sec. 108-683 DATE: 1/20/11
 LOCATION:

NARRATIVE :

It is unlawful to live in a recreational vehicle on a residential lot.

ORDINANCE DESCRIPTION :

Exceptions to this division shall be as follows:

- (1) Commercial vehicles and equipment on residential property. Commercial vehicles and equipment driven home as a job requirement by employees of the government, private utility companies, or for emergency use may be parked on residential property. Further, vehicles being used for routine deliveries or construction services may be parked on residential property while in the routine course of business.
- (2) Commercial vehicles and equipment in nonresidential districts. Commercial vehicles and equipment may be parked on a lot in a district zoned other than residential so long as the vehicles are in regular use by the business located upon the premises. Further, vehicles being used for routine deliveries or construction services may be parked on nonresidential property while in the routine course of business.
- (3) Recreational vehicles and equipment. Recreational

VIOLATION DETAIL

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CASE NUMBER 08-00002343
PROPERTY ADDRESS 1607 VENETIAN DR

ORDINANCE DESCRIPTION :

vehicles and equipment may be parked on a residential premises for a period not to exceed 24 hours during loading and unloading. No such vehicle or equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

CORRECTIVE ACTION REQUIRED :