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THE CITY OF KEY WEST

Code Compliance Division
 P.O. Box 1409, Key West, FL 33040
 (305) 809-3740 (305) 809-3978 FAX

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
 OF THE CITY OF KEY WEST, FLORIDA

CITY OF KEY WEST

FILE NO. 18-1113
 CERTIFIED MAIL # 7018 2290 0000 0913 0220

Vs
 Federal National Mortgage Association
 PO Box 650043
 Dallas, Texas 75265

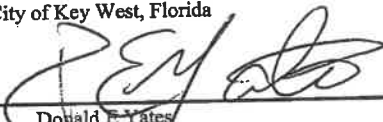
ORDER IMPOSING LIEN/ AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause having come before the Special Magistrate on August 29, 2018, pursuant to the Florida Statutes Chapter 162 and Article VI et seq of the Key West Code, and the Special Magistrate having heard sworn testimony, having reviewed the evidence submitted, and being otherwise advised of the premises; The Special Magistrate finds Federal National Mortgage Association is in violation of Key West Code of Ordinances, section(s) 90-363; 58-61; FBC P2503.1; 14-37 and 66-87. In that the following condition(s) exists at 2811 Staples Avenue: **Count 1: For failure to obtain a certificate of occupancy for second unit. - Dismissed.** **Count 2: For failure to obtain utility accounts for second unit.** **Count 3: For failure to obtain inspections for plumbing work.** **Count 4: For failure to obtain building permits for the kitchen, storage room, wall siding and ceiling work that was done.** **Count 5: For failure to obtain required tax receipt to rent non-transiently. - Dismissed.** Accordingly, it is hereby ORDERED:

1. Imposed is an Administrative Fee of \$250. Also the court reserves the right to impose a fine of \$250 per violation per day for 4 counts if compliance is not obtained by September 25, 2018. A compliance hearing will be held on September 26, 2018 at City Hall, 1300 White Street, Key West, FL at 1:30 pm. All fines and fees are payable within thirty (30) days from the date of this order to the City of Key West, Attn: Code Compliance Division, PO Box 1409, Key West, FL 33041.
2. The Respondent is further ordered to contact the City of Key West Code Inspector to verify compliance, which may include an inspection. Any continuing fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order. This Order may be recorded in the official records of Monroe County and shall constitute a lien, pursuant to Florida Statutes Section 162.09 (3), for judgment purposes. This case may serve as a predicate for a repeat violation should similar violations occur in the future as applicable.
3. If you request that the fine be reduced or mitigated, you must be in compliance and you must request in writing to appear before the Special Magistrate two weeks prior to a hearing to show cause why said fine should be mitigated.

Done and Ordered this 1 day of Feb 2019.

The Code Enforcement Special Magistrate of the City of Key West, Florida


 Donald E. Yates
 Certificate of Order and Service

I hereby certify that this is a true and correct copy of the above Order and that a true and correct copy has been furnished to the Respondent(s) and/or Authorized Representative via certified mail to address of record with the Monroe Property Appraiser's Office on this 1 day of Feb, 2019.


 Mary Anderson, Legal Analyst/Recording Secretary