



**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. 17-1293

CERTIFIED MAIL # 7017 1070 0000 0343 2674

7017 1070 0000 0343 2681

Poinciana Park Partners, LLP  
PO Box 1087  
Key West, FL 33041

Marie Delus  
1300 15<sup>th</sup> Court Lot 11  
Key West, FL 33040

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

This cause having come before the Special Magistrate on February 28, 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 Poinciana Park Partners, LLC and Marie Delus are in violation of Key West Code of Ordinances, section(s) 14-37. In that the following condition(s) exists 1300 15<sup>th</sup> Court Lot 11, Key West, FL: **Count 1:** For failure to obtain a building permit for construction of the addition.

Accordingly, it is hereby

**ORDERED:**

1. The Administrative Fee of \$250 was imposed at the hearing on November 15, 2017 and paid on December 12, 2017. Imposed is a fine of \$250 per day starting today, March 1, 2018. A compliance hearing will be held on March 28, 2018. All fines and fees are payable within thirty (30) days from the date of this order to the City of Key West, Code Compliance Division, PO Box 1409, Key West, FL 33041.
2. 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 at this or any other location in the city.
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 2nd day of March 2018.

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 5th day of March, 2018.

Deborah Millett-Fowley, Recording Secretary