



THE CITY OF KEY WEST
Code Enforcement Division (305) 292-8191
P.O. Box 1409, Key West, FL 33040

***NOTICE OF REPEAT VIOLATION
AND ADMINISTRATIVE HEARING***

CERTIFIED MAIL RECEIPT#	7003 1010 0004 2905 9399	Date:	7-28-2003
To:	Mike Coppola P. O. Box 1396 Key West, FL 33040	Subject Address:	1109 Fleming Street Key West, FL 33040
	For working over a Stop Work Order	Case #:	02-1032

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

SEC. 102-158. STOP WORK ORDER AND PENALTY

(a) The city manager is authorized and directed to post a signed and dated notice to stop work on any site on which work is being performed in violation of the laws and regulations of the city or of the historic architectural review commission. Any person who engages in the following activities shall be guilty of an offense punishable as provided in section 1-15: (1) Performing work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by dated, signed order of the city manager; or (2) Removing, defacing, concealing or altering such notice to stop work without dated, signed authorization of the city manager. (b) Where such offenses are of a continuing nature, no two separate offenses shall be charged against that same person for the same property within any one-hour period.

CORRECTIVE ACTION: Cease activity until a building permit is obtained.

This is a notice of a repeat violation. The case may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing. In accordance with Florida Statutes 162.06, The City of Key West has scheduled a hearing before the Special Master at Old City Hall, 510 Greene Street, Key West, Florida at 3 p.m. on:

September 8, 2003


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. Be advised that if you decide to appeal any decision of The Special Master, you shall be responsible to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PER FLORIDA STATUTES SECTION 162.07 (2) CONDUCT OF HEARING IF THE LOCAL GOVERNING BODY PREVAILS IN PROSECUTING A CASE BEFORE THE ENFORCEMENT BOARD, IT SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE BOARD AND SUCH COSTS MAY BE INCLUDED IN THE LIEN AUTHORIZED UNDER S. 162.09(3).

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 MASTER. FINES MAY BE IMPOSED ON A PER DAY PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.


Jeff Berman
Code Enforcement Officer
City of Key West
(305)292-8191