



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

**NOTICE OF CODE VIOLATION AND
ADMINISTRATIVE HEARING**

DATE: November 12, 2013
RE: CASE NUMBER 12-898

CERTIFIED MAIL RECEIPT#: POSTED

To:
Cameron R And Gerri Jewell
1502 South Street
Key West, FL 33040

Subject Address:
1505 Washington Street
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):

Count 1: Sec. 122-237 Prohibited uses

In the single-family residential district (SF), all uses not specifically or provisionally provided for in this subdivision are prohibited.

To wit: For storing vehicles, trailers and pods on this property which is not allowed in the single family district.

Corrective action: Cease the storing of vehicles, trailers and pods.

For your information:

Sec. 122-235. Uses permitted.

Uses permitted in the single-family residential district (SF) are as follows: (1) Single-family residential dwellings and accessory residential units. (2) Group homes with less than or equal to six residents as provided in section 122-1246.

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Sec. 122-236. Conditional uses.

Conditional uses in the single-family residential district (SF) are as follows: (1) Two-family residential dwellings (duplexes). Note: Duplexes shall not be located within the following portions of the SF district: a. The Venetian Subdivision located south of the Riviera Canal; and b. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street. (2) Educational institutions and day care. (3) Parks and recreation, active or passive. (4) Places of worship. (5) Protective services. (6) Public and private utilities.

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 18, 2013

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

finances 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.



Jim Young
Code Compliance Officer
City of Key West
(305) 809-3740

Hand Served this _____ *day of* _____, 2013

Received by: _____

Served By: _____

CASE NUMBER 12-00000898
PROPERTY ADDRESS 1505 WASHINGTON ST

VIOLATION: SF-PROHIBITED USES QUANTITY: 1
DESCRIPTION: Sec. 122-237 DATE: 11/12/13
LOCATION:

NARRATIVE :

Count 1: Sec. 122-237

To wit: For storing vehicles, trailers and pods on this property which is not allowed in the single family district. Corrective action: Cease the storing of vehicles, trailers and pods.

ORDINANCE DESCRIPTION :

Subdivision 3. Single-Family Residential District (SF)

Sec. 122-237. Prohibited uses.

In the single-family residential district (SF), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.2.2(D)), 7-3-1997)