

# 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. 16-146

CERTIFIED MAIL # 7015 3010 0002 0218 5214

VS.

Doc# 2087014 08/10/2016 10:31AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Wells Fargo Bank NA  
3476 Stateview Blvd  
Ft Mill, SC 29715

**AMENDED**

Doc# 2087014  
BK# 2810 Pg# 178

#### ORDER IMPOSING LIEN/

#### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause having come before the Special Magistrate on ~~March 30~~<sup>June 29</sup>, 2016, 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 that Wells Fargo Bank NA is in violation of Key West Code of Ordinances, section(s) 26-126, 14-37, 122-238 and 14/262. In that the following condition(s) exists at 3714 Flagler Avenue, Key West, FL: **Count 1:** The property is littered with furniture and garbage and the yard needs maintenance. **Count 2:** The carport was enclosed to create living space without the benefit of a building permit. **Count 3:** The shed has been built within the 5 foot setback on the right side of the residence without benefit of a variance. **Count 4:** An inspection is required for the electrical work done in the enclosed carport.

Accordingly it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$250.00 per day starting July 1, 2016. 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, P. O. Box 1409, Key West, FL 33040.
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 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.

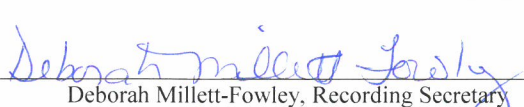
Done and Ordered this 28th day of July 2016.

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 15th day of Aug, 2016.

  
Deborah Millett-Fowley, Recording Secretary

MONROE COUNTY  
OFFICIAL RECORDS