

AGENDA

CITY OF KEY COLONY BEACH CODE ENFORCEMENT BOARD

July 10, 2019 9:30 a.m. Marble Hall

Call to Order, Pledge of Allegiance

Swear In Kathryn McCullough

Roll Call

Swearing in of Witnesses to Testify

NOTICE:

An ex-parte communication is defined as any contact, conversation, communication, writing, correspondence, memorandum or any other verbal or written communication that takes place outside of a public hearing between a member of the public and a member of a quasi-judicial board regarding matters which are to be heard and decided by said quasi-judicial board. Site visits and expert opinions are also considered ex-parte communications. In the event that someone contacts a Board Member about a quasi-judicial matter outside of a public meeting, at such time that a particular issue is brought before the board; the Board Member should state on the record the existence of an ex-parte communication, the nature of the communication, and the party who originated the ex-parte communication. Similarly any correspondence received by a board Member must be forwarded to the City Clerk. You should also state whether or not the ex-parte communication affects your ability to impartially consider the evidence presented.

CASES FOR HEARING

1. 275 13th Street - Owners: Mr. & Mrs. Panagiottis Koutsofios -- Land Development Regulations 101-131 (14) Prohibited Signs and 101-136, Temporary Signs --Pages 1-13
2. 640 11th Street - Owners: Henry & Esperanza Yaniz – Land Development Regulation 101-67 Yard not properly maintained.-Pages 14-27
3. 121 8th Street – Owners: Mr. & Mrs. Jose Salavarría - City Ordinance Chapter 5, Section 43 (9) Boats and boat lifts must be contained within the property boundaries and riparian lines. No part of the boat or lift may protrude onto neighboring properties or across riparian lines.-Pages 28-32
4. 820 10th Street – Owner: Bruce Schmitt – City Ordinance Chapter 6, Section 56 Building and Property Maintenance.-Pages 33-44
5. 480/490 9th Street – Owners: Pedro & Daisy Amador - Land Development Regulation 101-67 Yard not properly maintained.-Pages 45-54

6. 240 14th Street – Owner: Crawl Key Development Inc. - - Land Development Regulation 101-67 Yard not properly maintained.-Pages 55-58
7. 780 10th Street – Owner: Betty Welker, Trustee - City Ordinance Chapter 6, Section 56 Building and Property Maintenance.-Pages 59-65
8. 150 9th Street – Owners: Patrick & Sharon Power - Land Development Regulation 101-67 Yard not properly maintained.-Pages 66-70
9. Pedro Diaz – City Ordinance Chapter 5 Section 82 – Utility trailer in boat trailer parking lot.-Pages 71-72

DISCUSSION ITEMS

ADJOURNMENT

. Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need 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.

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax # 305-289-1767



06/17/2019

Mr. & Mrs. Panagiottis Koutsofios
6501 Johnson Street
Hollywood, Fl. 33024

VIA: Certified Mail – 7016 1370 0001 1673 0524

2nd NOTICE OF ORDINANCE VIOLATION

Address of Violation: 275-13th Street Key Colony Beach, FL. 33051
Legal Description: Lot 9 Block 2 Courv 2 Subdivision

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: 101-131 Prohibited Signage

Above violation punishable by \$100.00 a day each fine starting on 05/06/2019 (2nd Offense)
Please be aware above mentioned violation was noted on first violation by phone call from Ed Borysiewicz to the owners son on 05/06/2019. Sin stated will be taken care of by end of week.

Current fine for violations now total as of 06/17/2019 at \$4100.00

Gerard Roussin
Code Enforcement Officer

Owner Report - VACANT

275 13TH STREET

Street Num	275	Street Name	13TH STREET	Structure	VACANT
First Name	PANAGIOTIS E. & MARI		Last Name	KOUTSOFIOS	
Home Phone	Cell Phone	Business Phone		Block	2
address		501 JOHNSON STREET		Lot	() - 09
City		State	FL	Zip Code	33024
Sub Division		COURY 2			

5/6/19

1-786

Soo

560

will

2023

Remorse
10 days -

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3005

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
6/17/19	1:14 PM	Paula R...	YES	NO
Name of Violator Panagiotis Koutsosifos				
Violation: No valid driver's license				
Violation Address: 6501 Johnson St. Apt 207, FL 33024				
Mailing Address: Panagiotis Koutsosifos 6501 Johnson St. Apt 207, FL 33024				
Telephone: / Email:				
Driver's License No:				

This Citation Was: (Check One)
 Personally Served on Violator ☒
 Posted on Property ☐

This Citation is set for a hearing on 6/19/19 (Date) at 1:00 (Time)
 before the Key Colony Beach Code Enforcement Board at 600 West
 Ocean Drive, Key Colony Beach, FL

Pay the Fine of \$ 45.00, and come into compliance, on or before
 10 days of the date of this citation for the hearing to be canceled.
 Notify the City Clerk of compliance for City verification, 305 289-1212,
 option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
 citation does not constitute admission of the violation.

Violator _____ Date _____
 Code Officer _____ Date _____

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

7016 1370 0001 1073 0524

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
HOLLYWOOD, FL 33024	
Certified Mail Fee \$3.50	0021 06
Extra Services & Fees (check box, add fee if appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$2.80	06/19/2019
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$6.85	
Sent To <u>PANAGIOTIS KOUTSOSIFOS</u>	
Street and Apt. No., or PO Box No. <u>6501 JOHNSON ST.</u>	
City, State, ZIP+4® <u>HOLLYWOOD FL 33024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SECTION	COMPLETE THIS SECTION ON DELIVERY
1. Article Addressed to: <u>Panagiotis Koutsosifos</u> <u>6501 Johnson St.</u> <u>Hollywood, FL 33024</u>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <u>[Signature]</u>
	B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>6/19/19</u>
2. Article Number (Transfer from service label) <u>7016 1370 0001 1073 0524</u>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: <u>275 13th St.</u>
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
Barcode 9590 9402 2398 6249 4006 43	Domestic Return Receipt

(2) Merchandise which is not otherwise incorporated into a sign structure.
Land Development Regulations

Sign area: The square foot area enclosed by the perimeter of the sign structure. When a sign is composed of individual letters, symbols or logos only, the sign area is the area enclosed by a perimeter line (forming a rectangle or square) enclosing all letters. When a sign is a ground sign, the square foot area from the ground to the maximum height times width is the sign area.

Sign height: The height of the sign measured from the finished ground elevation to the top of the sign. If the area around the sign is bermed, then the height of the sign is determined from the crown of the fronting street.

Snipe sign: A sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to walls or fences, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located. Legal notices required by law are exempted.

Temporary sign: Any sign to be displayed for a limited period as specified in Table 3 shall be deemed a temporary sign. Such signs may be granted extensions by the commission for good cause.

Wall sign: A sign which is affixed to and flat against an exterior wall, fascia, cantilever, marquee, mansard, door or window of any building which is parallel thereto and supported by said wall, fascia, cantilever, marquee, awning, mansard or building. No sign shall project higher than the top of said wall, fascia, mansard or building.

Window sign: Any sign mounted to or painted on, or visible through a window or door for display to the public.

(Ord. No. 299-1995, 12-28-95; Ord. No. 327-1999, 6-24-99)

Cross reference— See also definitions in general, [§ 101-8](#); definition of home occupations, [§ 101-34](#); definitions specific to landscaping, [§ 101-61](#); definitions specific to floodplains, [§ 101-91](#); definitions specific to subdivisions, [§ 101-111](#).

Sec. 101-131. - Prohibited signs.

The following signs are prohibited anywhere in the city:

- (1) Abandoned signs.

Land Development Regulations



- (2) Animated, flashing or moving signs.
- (3) Buntings, cold air balloons, and banners unless approved by the city commission in conjunction with a grand opening or other special function.
- (4) Off-premises signs or billboards.
- (5) Neon (or comparable) signs.
- (6) Portable signs, except as specifically allowed in this article.
- (7) Projecting signs.
- (8) Roof signs.
- (9) Snipe signs. Exception: Marina Subdivision No. 1 & 2, provided they do not exceed eight (8) feet in height and comply with all other requirements set forth in [section 101-136](#) for temporary real estate advertising signs and no feasible alternative location for display exists.
- (10) Signs, other than signs placed by agencies of governments, shall not be erected on any public property or right-of-way. No sign shall be placed on any utility pole except for utility identification or similar purpose.
- (11) Any sign that could be confused with a traffic signal.
- (12) Any advertising painted on a building.
- (13) Any real estate signs or attachments thereto erected at residential properties for rent or lease for any period of time.
- * (14) Any sign not prescribed as a permitted sign by this article.

(Ord. No. 299-1995, 12-28-95; Ord. No. 327-1999, 6-24-99)

Sec. 101-132. - Required signs.

modified



- (1) *Building identification.*
 - (a) Single and two-unit dwellings—address numerals at least four (4) inches high but no such sign shall exceed two (2) square feet.
 - (b) Multiunit residential buildings and non-residential buildings—signs shall have address numerals at least ten (10) inches high and shall meet other requirements as set forth in this article.
 - (c) See chapter 6, article III for further details on house numbering.
- (2) *Accessible parking signs.* In accordance with state and federal requirements.

Land Development Regulations	
(2) <i>Marina:</i>	
1 Ground or wall sign (in addition to what is permitted above) facing the water but otherwise in conformance with the above standards	
1 Water-facing sign advertising gasoline; maximum of 16 sq. ft.	
1 Sign per charter boat (on the dock); maximum of 6 sq. ft.	

(3) *Rt. 1 commercial area:* Signs for establishments fronting along Rt. 1 (classified an arterial road by the city's comprehensive plan) will be permitted as per the Monroe County Code.

(Ord. No. 299-1995, 12-28-95; Ord. No. 327-1999, 6-24-99)

Sec. 101-136. - Temporary signs.

modified

Only the following temporary signs shall be permitted:

Table IX-3

	R-1, R-2, R-3 Residential Districts	RH and B-1 Non-Residential Districts
<i>Real estate advertising signs:</i>		
Area maximum	4 sq. ft. including all attachments	4 sq. ft. including all attachments

Land Development Regulations	SR-1, R-2, R-3 Residential	RH and B-1 Non-Residential
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<i>Contractor sign:</i>		
Number maximum	1	1
Area maximum	4 sq. ft.	4 sq. ft.
Height maximum	4 ft.	4 ft.
Length of display	During construction	During construction

<i>Garage sale signs:</i>		
Number maximum	1 per lot on-site	Not permitted
Area maximum	4 sq. ft.	
Height maximum	4 ft.	
Length of display	Max. of 1 week during 6 month period	

<i>Political signs</i> (requirements per real estate signs above):		
Length of display	Max. 30 days prior to election and removal within 48 hours of election end	Max. 30 days prior to election and removal within 48 hours of election end

Land Development Regulations



<i>Project sign:</i>		
Number per project	1 per street frontage (permitted in R-3 only)	1 per street frontage
Area maximum	8 sq. ft.	8 sq. ft.
Height maximum	4 ft.	4 ft.
Length of display	After site plan approval, and up to issuance of certificate of occupancy or 18 months, whichever is less	After site plan approval, and up to issuance of certificate of occupancy or 18 months, whichever is less

(Ord. No. 299-1995, 12-28-95; Ord. No. 327-1999, 6-24-99)

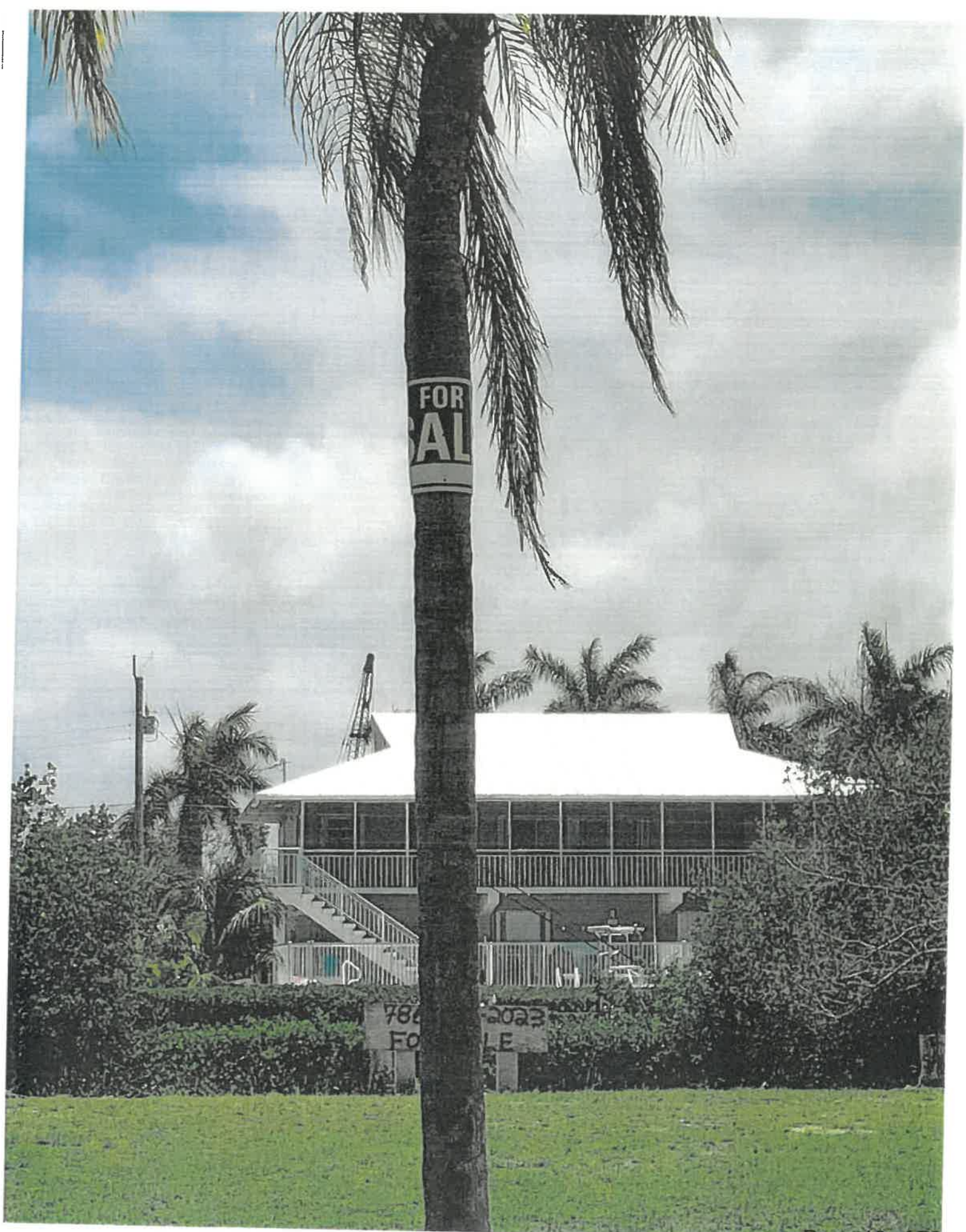
Sec. 101-137. - Supplemental regulations.

modified

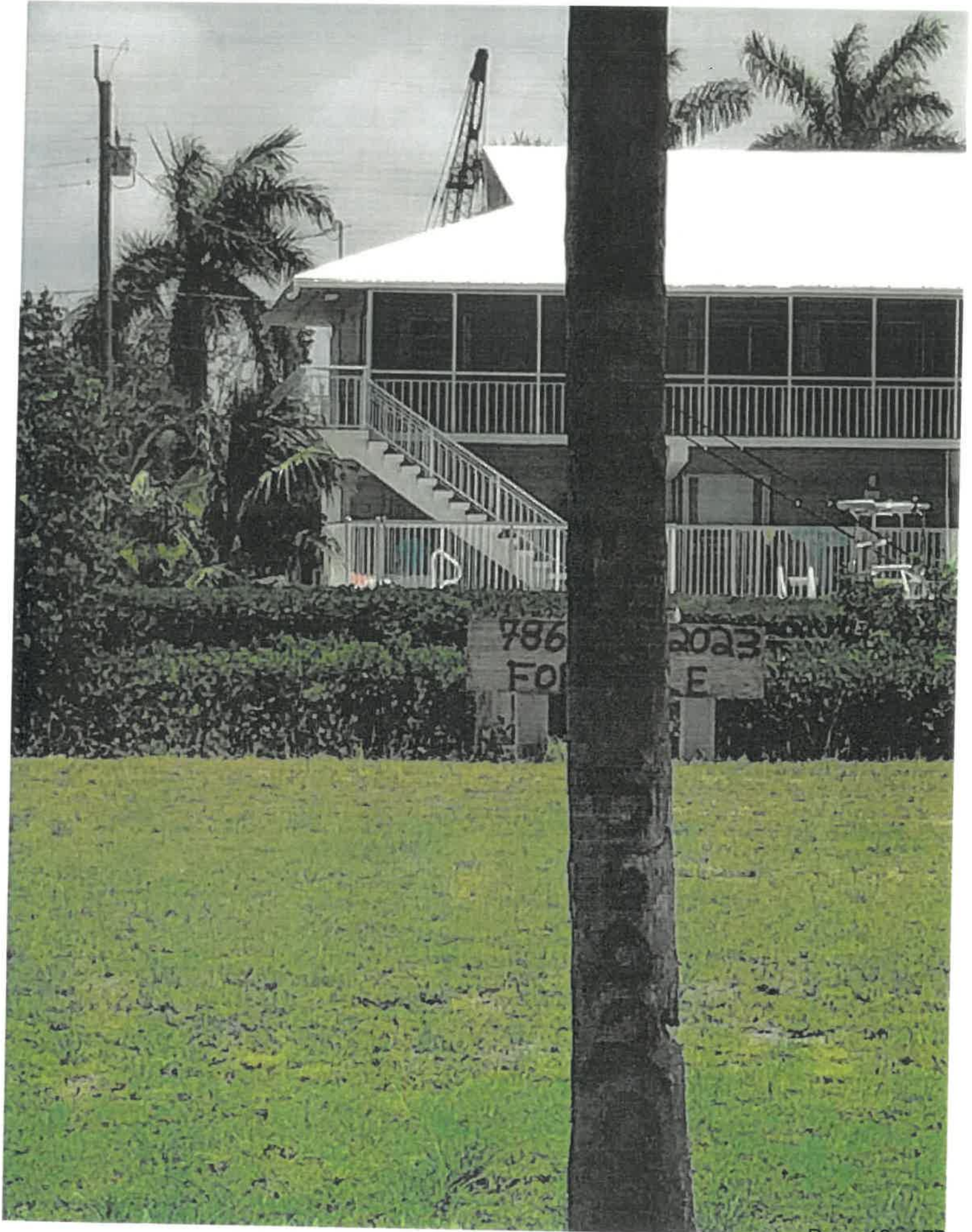
(1) *Multitenant center sign theme.*

- (a) A sign application for any portion of a multitenant building shall provide a written statement of uniform criteria established for a multitenant center or complex regarding color(s), type of sign, style of letters, size of letter (maximum and minimum), and size of sign, including a sketch thereof, must be attached to the sign and site plan applications. This applies to all signs to be displayed at the location (wall, canopy, ground, etc.).
- (b) Logos of individual stores located in freestanding buildings within multitenant centers are exempt from the established criteria of the multitenant center but must meet other requirements of this article.
- (c) Once the criteria have been established for a multitenant center or complex, the criteria shall apply to the entire center, as well as each individual occupant, and shall remain as long as the center exists,











City of Key Colony Beach

PO Box 310141 Key Colony Beach, Florida • Phone #305-289-1212 • Fax# 305-289-1767



06/17/2019

Mr. & Mrs. Yaniz
1201 SW 12th Court
Miami, Fl. 33135

VIA: Certified Mail – 7016 1370 0001 1073 0470

4th NOTICE OF ORDINANCE VIOLATION

Address of Violation: 640-11th Street, Key Colony Beach, FL.33051
Legal Description: Lot 44S Block 11

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: 101.67 Yard Not Properly Maintained.

Above violation punishable by \$100.00 a day each fine starting on 03/03/2019 (3rd Offense) and (4th Offense is now \$200.00 a day starting on 06/17/2019) Key Colony Beach Public Works department checked and cleaned yard debris that had overgrown again. Please be aware above mentioned violation was noted on first violation sent on 03/03/2019. Clean up fee of \$500.00 dollars to remove debris.

Current fine for violations now total as of 06/17/2019 at \$10600.00 plus additional \$500.00 of clean up fee.

Gerard Roussin
Code Enforcement Officer

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3002

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
11/16/19	1:30	RIVERA	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Name of Violator HENRY YANIZ				
Violation: VIOLATION OF CITY ORDINANCE 12-12				
Violation Address: 1201 S.W. 12th Ct.				
Mailing Address: 1201 S.W. 12th Ct. Miami, FL 33135				
Telephone: / Email:				
Driver's License No:				

This Citation Was: (Check One)
 Personally Served on Violator ☒
 Posted on Property ☐

This Citation is set for a hearing on 11/17/19 (Date) at 9:30 (Time)
 before the Key Colony Beach Code Enforcement Board at 600 West
 Ocean Drive, Key Colony Beach, FL

Pay the Fine of \$ 1100.00, and come into compliance, on or before
 10 days of the date of this citation for the hearing to be canceled.
 Notify the City Clerk of compliance for City verification, 305 289-1212,
 option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
 citation does not constitute admission of the violation.

Violator _____

Date _____

Code Officer _____

Date _____

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

1. Article Addressed to:

HENRY YANIZ
 1201 S.W. 12th Ct.
 Miami, FL 33135



9590 9402 2398 6249 4022 72

2. Article Number (Transfer from service label)

7016 1370 0001 1073 0470

PS Form 3811, July 2015 PSN 7530-02-000-9053

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

MIAMI, FL 33135		0021 06
Certified Mail Fee	\$3.50	Postmark Here
Extra Services & Fees (check box, add fee to postage)	\$2.80	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	06/19/2019
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.85	
Total Postage and Fees	\$7.15	
Sent To MR. HENRY YANIZ Street and Apt. No., or PO Box No. 1201 SW 12th Ct. City, State, ZIP+4® MIAMI, FL 33135		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

CITATION

on the reverse
to you.
the mailpiece,

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Addressee

B. Received by (Printed Name)

LEONOR G. DE RODRIGO

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

640 11th St.

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Sec. 101-67. - Maintenance.

- (1) *In general.* In all districts, the owner or his agent shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance and clear of refuse and debris.
- (2) *Failure to conform or maintain.* If any landscaping maintenance is found to be in nonconformance, including dead plant material, notice shall be issued to the owner, agent or occupant that corrective action is required to be in compliance with this article. Such notice shall describe what action is necessary to comply. The owner or his agent shall have thirty (30) days to fulfill the landscaping requirements. Failure of compliance within the allotted time shall be considered a violation of this ordinance.
- (3) *Prohibited trees.* No Australian pine (*casuarina equisetifolia*), Brazilian pepper (*schinus terebinthifolius*), melaleuca cajuput tree, or tree susceptible to lethal yellowing disease, shall be imported into or planted in the city. A tree shall be deemed susceptible to lethal yellowing disease if its species is named on the list of susceptible species of trees as determined from time to time by the state department of agriculture.
- (4) *Removal of dead or diseased trees.* It shall be unlawful for the owner or occupant of any parcel of property in the city to permit any tree which is dead, or which is infected with a disease communicable to other vegetation in the city, to remain thereon. It shall be the duty of said owner or occupant to remove any such tree within ten (10) days after notice thereof from the city, whether by personal service or by certified mail, return receipt requested.
- (5) *Maintenance in right-of-way.* All trees, shrubs, or any other plantings between the curb or street line and private property line shall be cared for and maintained by the owner or occupant of the property abutting such street.

(Ord. No. 299-1995, 12-28-95)



3/8/19



3/16/19

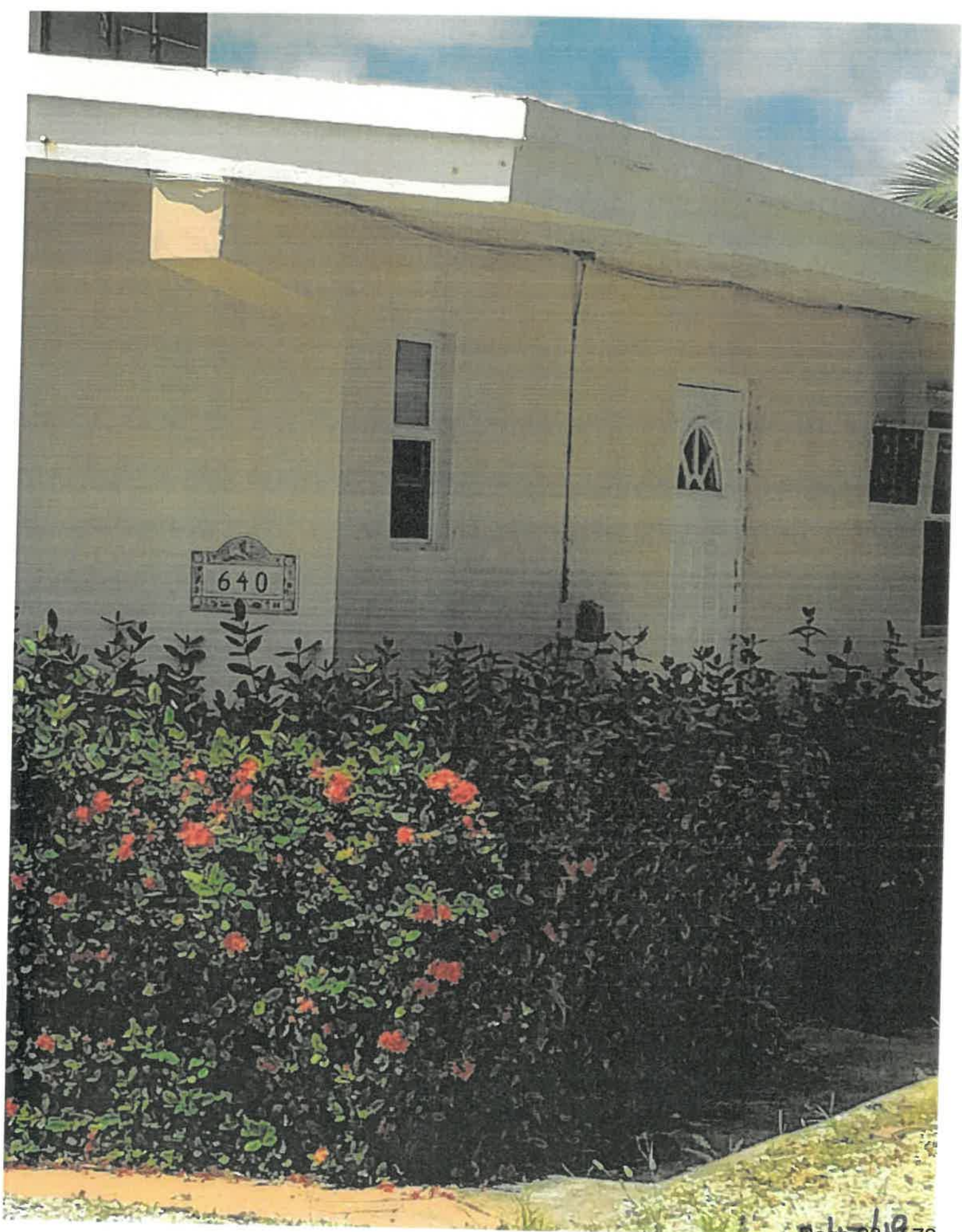






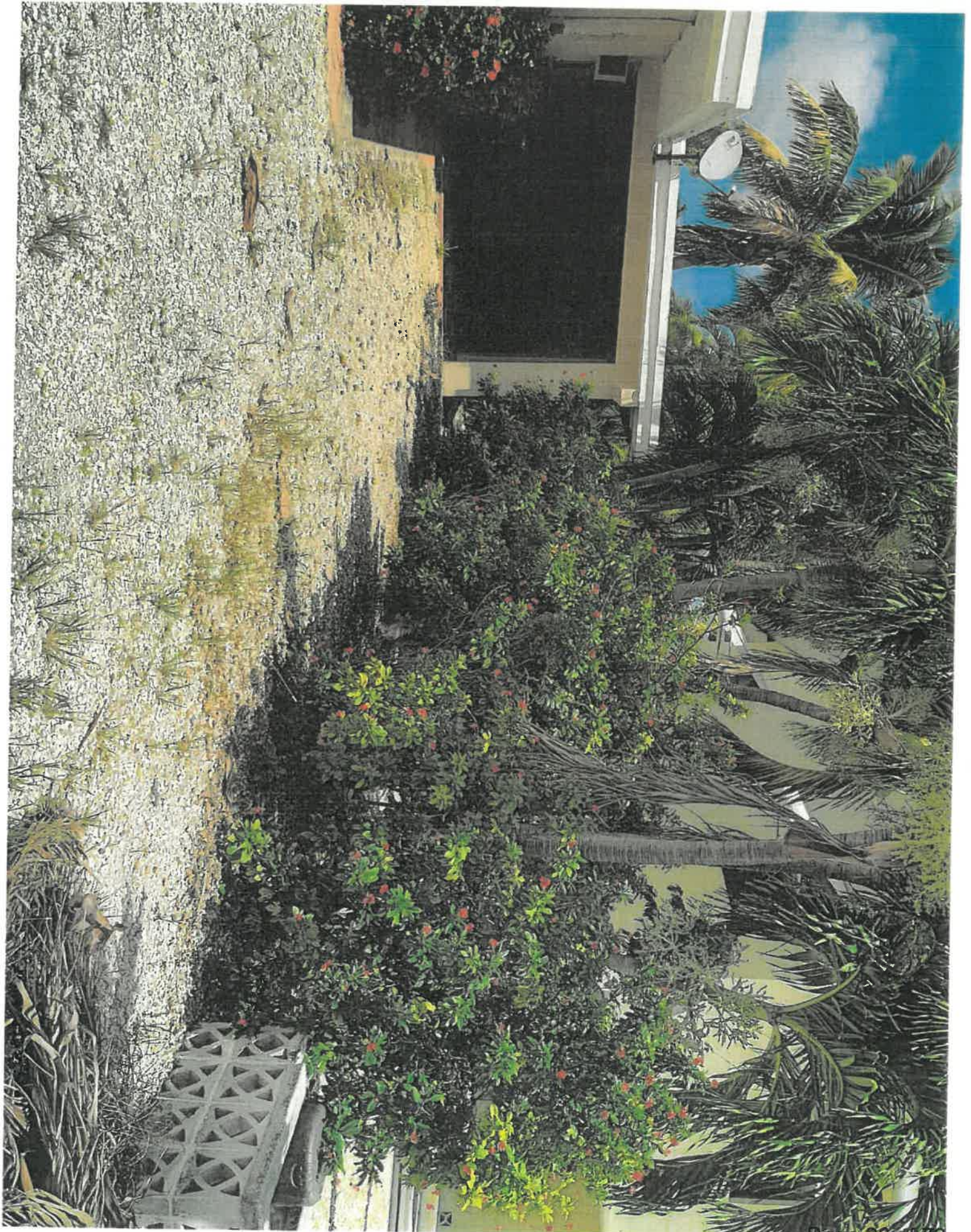
2/11/19













City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone: 305-289-1212 • Fax: 305-289-1767



06/17/2019

Mr. & Mrs. Jose Salavarría
7615 SW 93rd Place
Miami, FL 33173-3382

VIA: Certified Mail – 7016 1370 0001 1073 0500

1st NOTICE OF ORDINANCE VIOLATION

Address of Violation: 121-8th Street Key Colony Beach, FL 33051
Legal Description: Lot 02S Block 9 KCB 1st Subdivision

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: SEC 5-43 (9) Boat or boat lift must be contained within the property lines or riparian lines. No part of the boat or lift may protrude on to neighboring property.

Above violation punishable by \$100.00 a day fine unless Boat is removed to come into compliance by 07/01/2019

Gerard Roussin
Code Enforcement Officer

Owner Report - DUPLEX

121 8TH STREET

Street Num	Street Name	Structure
121	8TH STREET	DUPLEX
First Name	Last Name	First Name 2
JOSE & ANA	SALAVARRIA	
Home Phone	Cell Phone	Business Phone
	(305) 431-7797	(305) 431-7797
Address	Block	Lot
7615 SW 93RD PLACE	9	02S
		Sub Division
		KEY COLONY BEACH 1ST ADDITION
City	State	zipCode
MIAMI	FL	33173-3382

KEY COLONY BEACH, FLORIDA

CITATION

NO: 2364

DATE ISSUED 6/7/19	TIME 1000	OFFICER JP	REPEAT VIOLATION <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF VIOLATOR(S) Jose Carlos Salazar, Jr.		MAILING ADDRESS OF VIOLATION	
7/16/1969		Street 7615 SW 93rd Pl	
		City Miami	
		State FL	
		Zip 33173	
		Phone Number(s) 5416-3456-69-156-0	
		P.O. Box	
		Driver's License #	
		SSN#	
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON <u>6/7/19</u> DATE			
AT <u>1000</u> TIME A VIOLATION OCCURRED OF CHAPTER <u>5</u> SECTION <u>05</u>			
CODE OF KEY COLONY BEACH TO WIT:			
Length of Beach Front Property			
DESCRIPTION			
AT <u>121 9th Street, Key Colony Beach</u> LOCATION OF VIOLATION			

YOU SHALL:

1. PAY THE ADMINISTRATIVE CHARGES OF \$ 100.00 ON OR BEFORE 7/17 DATE AND CORRECT THE ABOVE VIOLATION ON OR BEFORE 7/17 DATE OR;
2. YOU MAY REQUEST A HEARING ON OR BEFORE 7/17/19 DATE BY NOTIFYING THE KEY COLONY BEACH CITY CLERK TO BE PLACED ON THE DOCKET.

FAILURE TO PAY ADMINISTRATIVE CHARGES AND CORRECT VIOLATION OR REQUEST A HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL ADMINISTRATIVE CHARGES AND/OR FINES FOR ISSUANCE OF ADDITIONAL VIOLATIONS. (PHONE (305) 289-1212)

I ACKNOWLEDGE RECEIPT OF THIS VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR Jose Carlos Salazar, Jr. DATE 6/7/19
CODE OFFICER/POLICE JP DATE 6/7/19

FAILURE TO SIGN OR REQUEST HEARING BY VIOLATOR MAY RESULT IN TRIAL IN ABSENTIA BY CODE ENFORCEMENT BOARD.

0050 E207 1000 020 9706

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
MIAMI, FL 33173	
OFFICIAL USE	
Certified Mail Fee \$3.50	0021 06
Extra Services & Fees (check box, add fee to postage)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	06/19/2019
Total Postage and Fees \$6.85	
Sent To JOSE CARLOS SALAZAR, JR. Street and Apt. No., or P.O. Box No. 7615 SW 93rd Place City, State, ZIP+4® Miami, FL 33173	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Sec. 5-43. - Elevator lifts.

Elevator lifts may be installed and used in and adjacent to canals or waterways of the city subject to the following conditions:

- (1) Maximum lifting capacity published by the manufacturer is sixteen thousand (16,000) pounds. Lifts with capacities greater than sixteen thousand (16,000) pounds require approval of the city commission.
- (2) Maximum protrusion of the forks into the canal or waterbody is twelve (12) feet. Forks exceeding maximum distances require approval of the city commission.
- (3) Elevator lift forks may remain submerged without a boat on the lift only when a white marine buoy is attached to the end of one (1) of the forks. Reflective devices must be affixed to the ends of the lift forks.
- (4) Side elevator lifts, whether attached directly to a concrete seawall cap or attached to a permitted wooden dock's piling(s) which is attached to a concrete seawall must be certified by a licensed engineer to have a lift capacity equal to or greater than one hundred twenty (120) per cent of the combined weight of the device and the boat (including contents and fuel, etc.) to be lifted.
- (5) Freestanding boat lifts mounted on dock pilings must be certified by a licensed engineer that the lifting capacity of the device is equal to or greater than one hundred twenty (120) per cent of this combined weight of the device (including contents, fuel, etc.) to be lifted.
- (6) When a hurricane watch is declared and when the owner is not available to secure his boat for more than one (1) week, all boats on elevator lifts must be secured to the lift with line or straps that are rated to one hundred twenty (120) per cent of the gross weight of the boat and accessories being lifted (including fuel and water).
- (7) In no event shall the horizontal forks be raised more than the height of the seawall cap or, in the case of attachment to the pilings of a wooden dock, more than two (2) feet above the top of the wooden dock.
- (8) Approval by the city commission must be obtained for the installation of an elevator lift in any waterway in the city where the usable and effective waterway width is less than sixty (60) feet, including the waterway being obstructed by vegetation growth. The width measurement is from seawall to seawall or seawall to mean high waterline where no seawall is in evidence.

In the Coury Subdivision #2 canals, the measurement is the width of the channel defined by the distance between the outer edges of the wooden docks. Where the shoreline is irregular, at the open end of the Coury Subdivision #2 canals and the Coral Lane Canal, thirty (30) feet from the centerline of the canal to the edge of the wooden dock or seawall, as shown on the city platted maps, will be used as the limiting measurement.

- (9) Boats and boat lifts must be contained within the property boundaries and riparian lines. No part of the boat or lift may protrude onto neighboring properties or across riparian lines.
- (10) In cases where approval of the city commission is required, approval shall be based on the following criteria:
 - a. Neighbor consent or lack thereof.
 - b. Visual impact on neighboring properties.
 - c. Hazards to navigation resulting from the proposed installation.

(Ord. No. 306-1997, 5-8-97; Ord. No. 375-2004, 9-23-04; Ord. No. 415-2010, 5-13-10; Ord. No. 416-2010, 6-24-10)

City of Key Colony Beach

PO Box 510441 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



06/17/2019

Mr. Bruce Schmitt
PO BOX 510021
Key Colony Beach, Fl. 33051

VIA: Certified Mail – 7016 1370 0001 1073 0487

1st NOTICE OF ORDINANCE VIOLATION

Address of Violation: 820-10th Street Key Colony Beach, Fl. 33051
Legal Description: Lot 36 Block 10 KCB 1st Subdivision

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: SEC 6-56 Building and property not being properly maintained. Soffit falling out of house in numerous places, Seawall collapsing in many places, driveway tile cracked and broken yard not being properly maintained.

Above violation punishable by \$50.00 a day fine unless property is brought into compliance by 07/01/2019

Gerard Roussin
Code Enforcement Officer

Owner Report - SINGLE FAMILY

820 10TH STREET

Street Num	820	Street Name	10TH STREET	Structure	SINGLE FAMILY
First Name	BRUCE	Last Name	SCHMITT	First Name 2	Last Name 2
Home Phone		Cell Phone		Business Phone	
Address	P.O. BOX 510021				
City	KEY COLONY BEACH	State	FL	zipCode	33051-0021
				Block	10
				Lot	() - 36
				Sub Division	KEY COLONY BEACH 1ST ADDITION

Tuesday, June 18, 2013

Page 1 of 1

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3008

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
			YES	NO
6/17/19	9:00A	Russell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Violator Bruce Schmitt				
Violation: 600 West Ocean Drive, Key Colony Beach, FL 33051				
Violation Address: 600 West Ocean Drive, Key Colony Beach, FL 33051				
Mailing Address: P.O. Box 510021, Key Colony Beach, FL 33051				
Telephone: / E-mail:				
Driver's License No:				

This Citation Was: (Check One)

Personally Served on Violator ☒

Posted on Property ☐

This Citation is set for a hearing on 7/17/19 (Date) at 9:00A (Time)
before the Key Colony Beach Code Enforcement Board at 600 West
Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ 500.00, and come into compliance, on or before
10 days of the date of this citation for the hearing to be canceled.

Notify the City Clerk of compliance for City verification, 305 289-1212,
option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
citation does not constitute admission of the violation.

Violator

Date

Code Officer

Date

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

7016 1370 0001 1073 0487

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
KEY COLONY BEACH, FL 33051	
Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee if applicable)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85
Sent To	BRUCE SCHMITT
Street and Apt. No., or PO Box No.	P.O. Box 510021
City, State, ZIP+4®	KEY COLONY BEACH, FL 33051
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Sec. 6-56. - Maintenance.

- (1) All buildings, structures and premises regulated by this code, both existing and new, and all parties thereof, shall be maintained in a safe, aesthetically pleasing, free of stored items in plain view, sanitary and good condition, and so as not to constitute a blighting influence on the city nor an element leading to the progressive deterioration of the neighborhood in which they are situated. All devices or safeguards required by applicable codes when the building or structure was erected, altered or repaired shall be maintained in good working order. For purposes of this code, owners shall be responsible for the maintenance of buildings, structures and exterior premises as required by this code whether or not such responsibility has been assigned to and accepted by another party.
 - (a) All exterior building surfaces shall be kept in a good state of repair and uniformly painted or finished in such other manner as to present a clean, neat and attractive appearance. This includes, but is not limited to, walls, soffits, fascias, balconies, overhangs, roofs.

Where repairs are undertaken, the repairs shall be made with the same or similar type materials as used in the original construction, where possible. Any deviation or substitution must be approved by the building official. Such repairs shall be made in a workmanlike manner so as to permanently repair the damaged area or areas.

- (b) No goods, material or equipment shall be displayed or stored on the premises so as to constitute a nuisance as defined herein. Furthermore, it shall be unlawful to store or display goods, material and equipment on any premises contrary to the requirements of applicable zoning.
 - (c) All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.

(Ord. No. 311-1998, 5-14-98)

















City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



06/17/2019

Mr. & Mrs. Pedro Amador
15239 SW 37th Street
Davie, FL. 33331

VIA: Certified Mail – 7016 1370 0001 1073 0463

4th NOTICE OF ORDINANCE VIOLATION

Address of Violation: 480/490-9th Street Key Colony Beach, FL. 33051
Legal Description: Lot 47 Block 9

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: 101.67 Yard Not Properly Maintained.

Above violation punishable by \$100.00 a day each fine starting on 02/25/2019 (2nd Offense) and (3rd Offense is now \$200.00 a day starting on 06/17/2019) Key Colony Beach Public Works department checked and cleaned yard debris that had overgrown again. Please be aware above mentioned violation was noted on first violation sent on 02/25/2019. Clean up fee of \$500.00 dollars to remove debris.

Current fine for violations now total as of 06/17/2019 at \$11300.00 plus additional \$500.00 of clean up fee.

Gerard Roussin
Code Enforcement Officer

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3003

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
			YES	NO
Name of Violator: <u>1117 E. Beach Blvd</u>				
Violation: <u>1117 E. Beach Blvd</u>				
Violation Address: <u>1117 E. Beach Blvd</u>				
Mailing Address: <u>1117 E. Beach Blvd</u>				
Telephone: <u>305-289-1212</u> / Email: <u>305-289-1212</u>				
Driver's License No: <u>305-289-1212</u>				

This Citation Was: (Check One)

Personally Served on Violator ☒

Posted on Property ☐

This Citation is set for a hearing on 06/19/2019 (Date) at 1:30 (Time)
before the Key Colony Beach Code Enforcement Board at 600 West
Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ 1117, and come into compliance, on or before
10 days of the date of this citation for the hearing to be canceled.

Notify the City Clerk of compliance for City verification, 305 289-1212,
option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
citation does not constitute admission of the violation.

Violator 1117 E. Beach Blvd

Date 06/19/2019

Code Officer 1117 E. Beach Blvd

Date 06/19/2019

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

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FORT LAUDERDALE, FL 33331

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

0021
06

Postmark
Here

06/19/2019

Sent To PELO AMADOR
Street and Apt. No., or PO Box No. 15239 SW 37th St.
City, State, ZIP+4® DAVIS FL 33331

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Sec. 101-67. - Maintenance.

- (1) *In general.* In all districts, the owner or his agent shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance and clear of refuse and debris.
- (2) *Failure to conform or maintain.* If any landscaping maintenance is found to be in nonconformance, including dead plant material, notice shall be issued to the owner, agent or occupant that corrective action is required to be in compliance with this article. Such notice shall describe what action is necessary to comply. The owner or his agent shall have thirty (30) days to fulfill the landscaping requirements. Failure of compliance within the allotted time shall be considered a violation of this ordinance.
- (3) *Prohibited trees.* No Australian pine (*casuarina equisetifolia*), Brazilian pepper (*schinus terebinthifolius*), melaleuca cajuput tree, or tree susceptible to lethal yellowing disease, shall be imported into or planted in the city. A tree shall be deemed susceptible to lethal yellowing disease if its species is named on the list of susceptible species of trees as determined from time to time by the state department of agriculture.
- (4) *Removal of dead or diseased trees.* It shall be unlawful for the owner or occupant of any parcel of property in the city to permit any tree which is dead, or which is infected with a disease communicable to other vegetation in the city, to remain thereon. It shall be the duty of said owner or occupant to remove any such tree within ten (10) days after notice thereof from the city, whether by personal service or by certified mail, return receipt requested.
- (5) *Maintenance in right-of-way.* All trees, shrubs, or any other plantings between the curb or street line and private property line shall be cared for and maintained by the owner or occupant of the property abutting such street.

(Ord. No. 299-1995, 12-28-95)



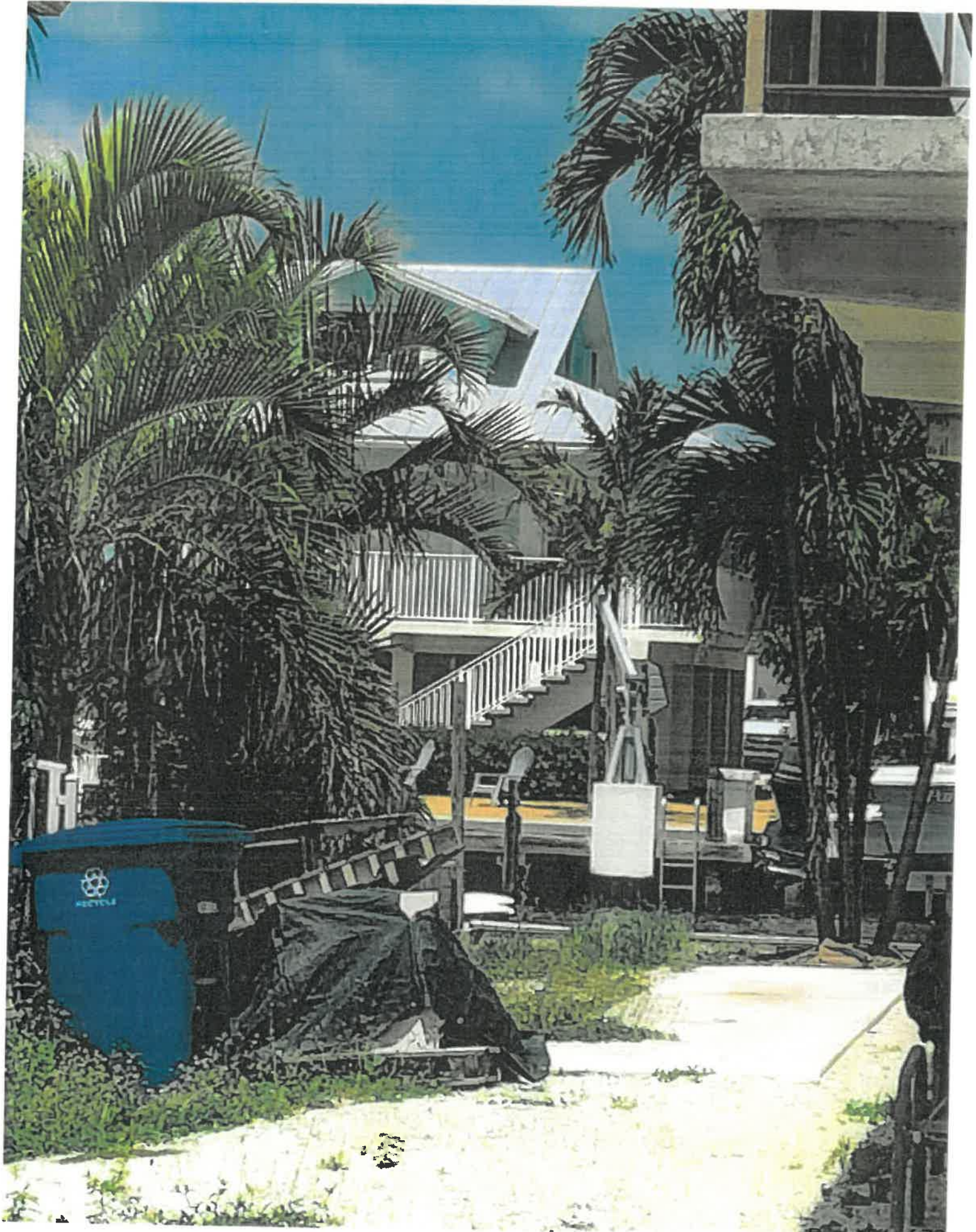












City of Key Colony Beach

PO Box 510441 Key Colony Beach, Florida • Phone: 305-289-1212 • Fax: 305-289-1767



06/19/2019

Crawl Key Development
PO BOX 143914
Coral Gables, FL 33114

VIA: Certified Mail – 7016 1370 0001 1073 0531

1st NOTICE OF ORDINANCE VIOLATION

Address of Violation: 240-14th Street Key Colony Beach, FL 33051
Legal Description: Lot 39 Block 2 Courty 2 Subdivision

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: SEC 101-67 Yard/Lot not being properly maintained

Above violation punishable by \$50.00 a day fine and property is to be brought into compliance by 07/01/2019

Gerard Roussin
Code Enforcement Officer

Owner Report - VACANT

240 14TH STREET

Street Num	240	Street Name	14TH STREET	Structure	VACANT
First Name		Last Name	CRAWL KEY DEVELOPME	First Name 2	
Home Phone		Cell Phone	Business Phone	Block	Lot
Address				2	() - 39
P O BOX 143914				Sub Division	COURY 2
City		State	FL	zipCode	33114
CORAL GABLES					

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3009

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
			YES	NO
Name of Violator				
Violation:				
Violation Address:				
Mailing Address:				
Telephone:		/ Email:		
Driver's License No:				

This Citation Was: (Check One)

Personally Served on Violator

Posted on Property

This Citation is set for a hearing on _____ (Date) at _____ (Time)
before the Key Colony Beach Code Enforcement Board at 600 West
Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ _____, and come into compliance, on or before
10 days of the date of this citation for the hearing to be canceled.

Notify the City Clerk of compliance for City verification, 305 289-1212,
option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
citation does not constitute admission of the violation.

Violator

Date

Code Officer

Date

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

7016 1370 0001 1073 0531

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Extra Services & Fees (check box, add fee amount) \$2.80
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

0021
06

Postmark
Here

06/19/2019

Sent To Crawl Key Development
Street and Apt. No., or P.O. Box No. P.O. Box 143914
City, State, ZIP+4® Coconut Gables, FL 33114

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

1. Article Addressed to:

Crawl Key Development
P.O. Box 143914
Coconut Gables, FL 33114



9590 9402 2398 6249 4006 36

2. Article Number (Transfer from service label)

7016 1370 0001 1073 0531

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt
Page 57 of 72

Sec. 101-67. - Maintenance.

- (1) *In general.* In all districts, the owner or his agent shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance and clear of refuse and debris.
- (2) *Failure to conform or maintain.* If any landscaping maintenance is found to be in nonconformance, including dead plant material, notice shall be issued to the owner, agent or occupant that corrective action is required to be in compliance with this article. Such notice shall describe what action is necessary to comply. The owner or his agent shall have thirty (30) days to fulfill the landscaping requirements. Failure of compliance within the allotted time shall be considered a violation of this ordinance.
- (3) *Prohibited trees.* No Australian pine (*casuarina equisetifolia*), Brazilian pepper (*schinus terebinthifolius*), melaleuca cajuput tree, or tree susceptible to lethal yellowing disease, shall be imported into or planted in the city. A tree shall be deemed susceptible to lethal yellowing disease if its species is named on the list of susceptible species of trees as determined from time to time by the state department of agriculture.
- (4) *Removal of dead or diseased trees.* It shall be unlawful for the owner or occupant of any parcel of property in the city to permit any tree which is dead, or which is infected with a disease communicable to other vegetation in the city, to remain thereon. It shall be the duty of said owner or occupant to remove any such tree within ten (10) days after notice thereof from the city, whether by personal service or by certified mail, return receipt requested.
- (5) *Maintenance in right-of-way.* All trees, shrubs, or any other plantings between the curb or street line and private property line shall be cared for and maintained by the owner or occupant of the property abutting such street.

(Ord. No. 299-1995, 12-28-95)

City of Key Colony Beach

PO Box 310141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax # 305-289-1767



06/19/2019

Betty Welker Trustee
C/O Furrer & Associates
28045 Clemens Road Suite B
Westlake, OH. 44145

VIA: Certified Mail – 7016 1370 .0001 1073 0555

1st NOTICE OF ORDINANCE VIOLATION

Address of Violation: 780-10th Street Key Colony Beach, FL. 33051
Legal Description: Lot 38S Block 10 KCB 1st Addition

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: Sec. 6-56 Property and House Maintenance. Rear dock south corner is collapsing into canal with an electric light pole falling in.

Above violation punishable by \$100.00 a day fine and compliance by 07/03/2019

Gerard Roussin
Code Enforcement Officer

Paid fine
Spoke following
up with her to comply

Owner Report - DUPLEX

780 10TH STREET

Street Num 780	Street Name 10TH STREET	Structure DUPLEX
First Name BETTY PANGRACE	Last Name WELKER, TRUSTEE	First Name 2 C/O FURRER & ASSOCIATES,
Home Phone (216) 870-9788	Cell Phone (216) 870-9788	Sub Division KEY COLONY BEACH 1ST ADDITION
Address 28045 CLEMENS ROAD (SUITE B)	City WESTLAKE	State OH
Zip Code 44145	Block 10	Lot 38S

CODE ENFORCEMENT KEY COLONY BEACH, FLORIDA CITATION NO: 3011

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
7/19/19	9:30A	R. [unclear]	YES	<input checked="" type="checkbox"/> NO
Name of Violator Betty Walker Trustee Furrer Assoc				
Violation: [unclear]				
Violation Address: 780-10th St KCB, FL 33151				
Mailing Address: 28045 Clemens Road Suite B				
Telephone: / Email: 216-870-9788				
Driver's License No:				

This Citation Was: (Check One)
 Personally Served on Violator ☒
 Posted on Property ☐

This Citation is set for a hearing on 7/19/19 (Date) at 9:30A (Time)
 before the Key Colony Beach Code Enforcement Board at 600 West
 Ocean Drive, Key Colony Beach, FL

Pay the Fine of \$ 100, and come into compliance, on or before
 10 days of the date of this citation for the hearing to be canceled.
 Notify the City Clerk of compliance for City verification, 305 289-1212,
 option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
 citation does not constitute admission of the violation.

Violator _____ Date 7/19/19
 Code Officer _____ Date 7/19/19

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3011

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
6/19/2019	1:30 PM	ROUSSEAU	YES	<input checked="" type="radio"/> NO
Name of Violator: Betty Walker Trustee/Furnish Assoc.				
Violation: 6306 House & Property NOT MAINTAINED				
Violation Address: 180-10th St KCB, FL 33051				
Mailing Address: 28045 Clemens Rd Suite B				
Telephone: / Email: 716-870-9788				
Driver's License No:				

This Citation Was: (Check One)

Personally Served on Violator ☒

Posted on Property ☐

This Citation is set for a hearing on 7/10/19 (Date) at 9:00 (Time)
before the Key Colony Beach Code Enforcement Board at 600 West
Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ 100.00 and come into compliance, on or before
10 days of the date of this citation for the hearing to be canceled.

Notify the City Clerk of compliance for City verification, 305 289-1212,
option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
citation does not constitute admission of the violation.

Violator

Date

Code Officer:

Date

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

1. Article Addressed to:

Betty Walker
c/o Turner & Associates
28045 Clemens Rd., Suite B
West Lake, OH 44145



9590 9402 2398 6249 4006 12

2. Article Number (Transfer from service label)

7016 1370 0001 1073 0555

PS Form 3811, July 2016 PSN 7530-02-000-9053

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Extra Services & Fees (check box, add fee to postage)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Postmark
Here

06/19/2019

Sent To
Betty Walker c/o Turner & Associates
Street and Apt. No., or PO Box No.
28045 Clemens Rd, Suite B
City, State, ZIP+4®
West Lake, OH 44145

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Nicole Camera

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Nicole Camera

C. Date of Delivery

6/24/19

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Sec. 6-56. - Maintenance.

- (1) All buildings, structures and premises regulated by this code, both existing and new, and all parties thereof, shall be maintained in a safe, aesthetically pleasing, free of stored items in plain view, sanitary and good condition, and so as not to constitute a blighting influence on the city nor an element leading to the progressive deterioration of the neighborhood in which they are situated. All devices or safeguards required by applicable codes when the building or structure was erected, altered or repaired shall be maintained in good working order. For purposes of this code, owners shall be responsible for the maintenance of buildings, structures and exterior premises as required by this code whether or not such responsibility has been assigned to and accepted by another party.
 - (a) All exterior building surfaces shall be kept in a good state of repair and uniformly painted or finished in such other manner as to present a clean, neat and attractive appearance. This includes, but is not limited to, walls, soffits, fascias, balconies, overhangs, roofs.

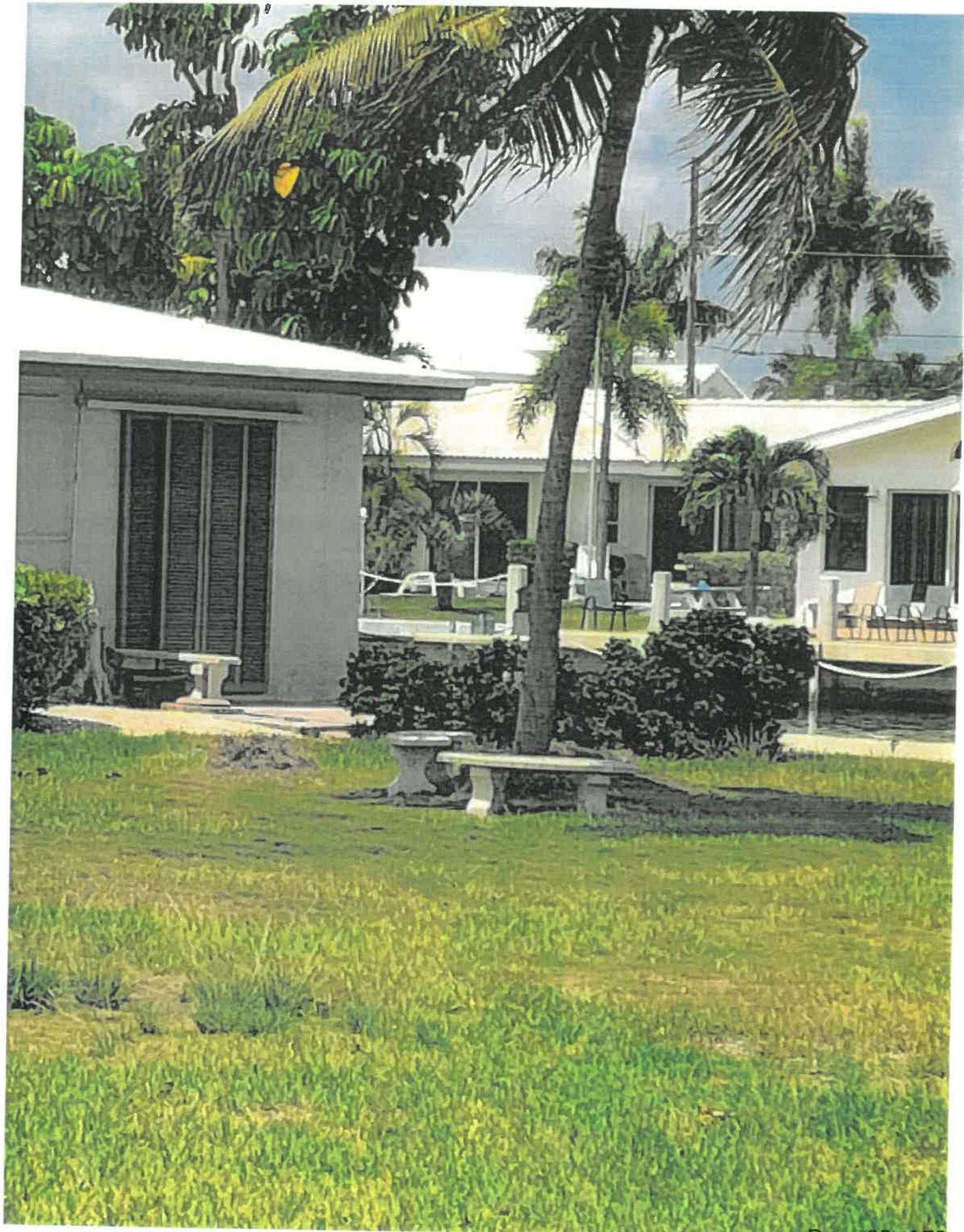
Where repairs are undertaken, the repairs shall be made with the same or similar type materials as used in the original construction, where possible. Any deviation or substitution must be approved by the building official. Such repairs shall be made in a workmanlike manner so as to permanently repair the damaged area or areas.

- (b) No goods, material or equipment shall be displayed or stored on the premises so as to constitute a nuisance as defined herein. Furthermore, it shall be unlawful to store or display goods, material and equipment on any premises contrary to the requirements of applicable zoning.
 - (c) All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.

(Ord. No. 311-1998, 5-14-98)







City of Key Colony Beach

P.O. Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



06/17/2019

Mr. & Mrs. Patrick Power
20 Forest Lane
So. Barrington, IL. 60010

VIA: Certified Mail – 7016 1370 0001 1073 0456

2nd NOTICE OF ORDINANCE VIOLATION

Address of Violation: 150-9th Street Key Colony Beach, FL. 33051
Legal Description: Lot 9 Block 64N

Your property, listed above, is currently in violation of City Ordinances.

You may not have personally created the violation but you are the legal owner who must correct the problem. The violation is listed below. You must achieve compliance immediately. If the violation still exists following receiving this notice of violation it will be referred to the City of Key Colony Beach Code Enforcement Board.

The maintenance of our high standard keeps your City beautiful. If you have any questions or comments please do not hesitate to contact this office.

Description of Violation: 101.67 Yard Not Properly Maintained. Sec. 6-6 Building Permit required.

Above violations are punishable by \$100.00 a day each fine starting on 02/25/2019 (2nd Offense) Key Colony Beach Public Works department checked and cleaned construction debris that had been outside since illegal. Please be aware above mentioned violation was noted on first violation sent on 02/25/2019. Clean up fee of \$500.00 dollars to remove debris.

Current fine for violations now total as of 06/17/2019 at \$16400.00 plus additional \$500.00 of clean up fee.

Gerard Roussin
Code Enforcement Officer

**CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA**

CITATION

NO: 3004

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
07/19/19	1:24	R...	YES	NO
Name of Violator				
Violation:				
Violation Address:				
Mailing Address:				
Telephone:		/ Email:		
Driver's License No:				

This Citation Was: (Check One)
 Personally Served on Violator ☒
 Posted on Property. ☐

This Citation is set for a hearing on _____ (Date) at _____ (Time)
 before the Key Colony Beach Code Enforcement Board at 600 West
 Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ _____, and come into compliance, on or before
 10 days of the date of this citation for the hearing to be canceled.
 Notify the City Clerk of compliance for City verification, 305 289-1212,
 option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
 citation does not constitute admission of the violation.

Violator _____ Date _____
 Code Officer _____ Date _____

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com

BARRINGTON, IL 60010

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

0021
06

Postmark
Here

06/19/2019

Sent to
MR + MRS PATRICK POWER
 Street and Apt. No., or PO Box No.
20 FOREST LANE
 City, State, ZIP+4®
SOUTH BARRINGTON, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SECTION

COMPLETE THIS SECTION ON DELIVERY

... on the reverse
 ... to you.
 ... of the mailpiece,
 or on the front if space permits.

1. Article Addressed to:

MR + MRS PATRICK POWER
20 FOREST LANE
SOUTH BARRINGTON, IL 60010



9590 9402 1972 6123 4882 78

2.

7016 1370 0001 1073 0456

PS Form 3811, July 2015 PSN 7530-02-000-8053

A. Signature <input checked="" type="checkbox"/> <i>Patrick Power</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery 6/29/19
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Restricted Delivery		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

Sec. 101-67. - Maintenance.

- (1) *In general.* In all districts, the owner or his agent shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance and clear of refuse and debris.
- (2) *Failure to conform or maintain.* If any landscaping maintenance is found to be in nonconformance, including dead plant material, notice shall be issued to the owner, agent or occupant that corrective action is required to be in compliance with this article. Such notice shall describe what action is necessary to comply. The owner or his agent shall have thirty (30) days to fulfill the landscaping requirements. Failure of compliance within the allotted time shall be considered a violation of this ordinance.
- (3) *Prohibited trees.* No Australian pine (*casuarina equisetifolia*), Brazilian pepper (*schinus terebinthifolius*), melaleuca cajuput tree, or tree susceptible to lethal yellowing disease, shall be imported into or planted in the city. A tree shall be deemed susceptible to lethal yellowing disease if its species is named on the list of susceptible species of trees as determined from time to time by the state department of agriculture.
- (4) *Removal of dead or diseased trees.* It shall be unlawful for the owner or occupant of any parcel of property in the city to permit any tree which is dead, or which is infected with a disease communicable to other vegetation in the city, to remain thereon. It shall be the duty of said owner or occupant to remove any such tree within ten (10) days after notice thereof from the city, whether by personal service or by certified mail, return receipt requested.
- (5) *Maintenance in right-of-way.* All trees, shrubs, or any other plantings between the curb or street line and private property line shall be cared for and maintained by the owner or occupant of the property abutting such street.

(Ord. No. 299-1995, 12-28-95)





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OCALA, FL 34481

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To Pedro DIAZ

Street and Apt. No., or PO Box No. 830 SW 140th Ave

City, State, ZIP+4® Ocala, FL 34481

PS Form 3800, April 2015 PSN7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT
KEY COLONY BEACH, FLORIDA
CITATION
NO: 3250

DATE ISSUED	TIME	OFFICER	REPEAT VIOLATION	
6/21/2019	1407	J. Buxton	YES	<input checked="" type="radio"/>
Name of Violator <u>Pedro Diaz</u>				
Violation: <u>5-81 Cargo Trailer in Trailer Lot</u>				
Violation Address: <u>8th St Boat Trailer Lot</u>				
Mailing Address: <u>830 SW 140th Ave</u>				
Telephone:		/ Email: <u>Ocala, FL 34481</u>		
Driver's License No: <u>D200660630460</u>				

This Citation Was: (Check One)

Personally Served on Violator

Posted on Property

☒

This Citation is set for a hearing on 7/10/19 (Date) at 0930 (Time)
 before the Key Colony Beach Code Enforcement Board at 600 West
 Ocean Drive, Key Colony Beach, FL.

Pay the Fine of \$ 50-per day and come into compliance, on or before
 10 days of the date of this citation for the hearing to be canceled.
 Notify the City Clerk of compliance for City verification, 305 289-1212,
 option 2.

I acknowledge receipt of this citation. I understand that acceptance of this
 citation does not constitute admission of the violation.

Violator

Date

Gami Buxton 852

6/21/2019

Code Officer

Date

White - Yellow: Violator • Gold: Code Enforcement Officer • Pink: City Clerk's Office

Ced #

7016 1370 0001 0562

Sec. 5-81. - Parking boat trailer on city property.

One (1) currently licensed boat trailer per resident family of Key Colony Beach, Florida, may be parked at the owner's risk on the property adjacent to and to the east of the city sewer plant within designated spaces, provided that the city is not responsible in any degree for loss or damage thereto, and provided that there shall be a fee, as provided in the fee schedule payable to the City of Key Colony Beach for so parking. Wheel locks are prohibited. The fee for issuance of boat trailer parking decals required herein shall be due for each year from April 1 through March 31. Said parking decal may be issued at any time during the year upon payment of the fee as provided in the fee schedule and shall expire on March 31 each year. Temporary parking permits may be issued at the rate provided in the established fee schedule.

(Ord. No. 295-1995, 3-22-95; Ord. No. 361-2003, 10-23-03; Ord. No. 403-2008, 8-12-08)