

City of Key Colony Beach

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



Dear Property Owner/Property Managers:

RENEWED CODE ENFORCEMENT POINTS OF EMPHASIS

Dear Sir/Madam:

The Key Colony Beach City Commission, City Administrator, Police Department, Building Department, and Code Enforcement have agreed to renewed, uniform enforcement of code violations, both roadside and canal side of all houses, and in furtherance thereof this letter identifies common violations to be strictly enforced moving forward. Please check your properties for compliance with all ordinances, but specifically note these:

As for the “street side” of houses:

1. Every house must have the address number conspicuously visible from the street. This is a public safety issue. (sec. 6-51).
2. Only one trailer or recreational vehicle or commercial vehicle *per dwelling unit* may be parked within the property boundaries, unless one is COMPETELY garaged behind a closed door. (sec. 6-59). This applies to owners in residence *and* tenants.
3. Trash cans, when not roadside for pick-up, *must be stored within a carport, garage or garbin.* (sec. 7-7). That means if you have a garage or carport the cans are stored there. If you have a garbin, use it. **The goal is trash cans not ready for pick-up should be discreet from view, not lined up in the front of the house.**
4. Trash cans must have owner's address numerals on them. (sec. 7-7.1). Lids for trash cans must be used for storage *and* for roadside pick-up. (sec. 7-6). All garbage should be bagged, bags then placed in cans. (sec. 7-5,6). Recycling refuse goes in blue recycle cans. *There are far too many cans placed out for pick-up in which there is loose garbage, food debris, commingled recycling items, etc. Marathon Garbage Service will refuse to handle cans in this condition. This is also an unsightly health hazard and attracts flies, Iguanas, birds, rats, and racoons.*
5. All boat trailers stored on your property may *not be closer than twenty (20) feet to the center of the road.* There is no grandfather exception for this, all trailers must meet this requirement. (sec. 5-82).

As for the canal side of houses:

1. *All rental properties must have house address numbers on the canal side to pass the requisite safety inspection.* The Key Colony Beach Police Department STRONGLY recommends all houses are numbered canal side, this is a public safety measure which lets first responders know exactly where they are when patrolling the water.

2. All elevator lift forks must meet the following code requirements:
Maximum protrusion of the forks into the canal or waterbody is twelve (12) feet.
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. (sec. 5-43).
3. 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. There is no grandfather exception for this, nor is there a "consent of a neighbor" exception. (sec. 5-43).
4. Seawalls, bulkheads, docks, piers, davits, boat slips and boat lifting devices must be maintained in a safe and sturdy condition. There are far too many seawalls in disrepair, which jeopardizes neighboring properties. Should the city undertake repair the cost of work will be assessed to the owner of the property and may constitute a lien on the property. (sec. 5-62). The Building Department has already sent numerous individual notices.
5. All floating docks must be approved by the city commission and shall be permitted subject to the same dimensional and locational restrictions applicable to other docks. (sec. 5-37).

Furthermore, going forward all noise violations will be handled as follows: each noise complaint will result in a code officer/police officer response, which first appearance *may* result in a citation depending on circumstances. If the issue is not immediately resolved and a second response is required, a citation against the property *will definitely be* issued. In each instance the property manager will be put on notice and narrative notes recorded. In the event a property presents a continuing problem, or a repetitive problem over different rentals, the Code Enforcement Board will be implicated, and both the rental license and the property manager certification may be in jeopardy.

For further reference please read and know all the KCB Code of Ordinances and Rules and Regulations (available online on the KCB website).

Please also note all citations are lodged against the property owner. Owners are ultimately responsible for compliance on/of their property. Furthermore, a warning about a violation may be given depending on the circumstances, but neither owners or renters should *expect* a warning about a violation. The Key Colony Beach Police Department will be enforcing the Code in the same manner.

I urge all of you to appreciate that the maintenance of Key Colony Beach Code standards improves the quality of life and preserves property values.

If you have any questions about the policies and procedures, please do not hesitate to contact me directly.

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