

REGULATIONS for CITY of KEY COLONY BEACH

Key Colony Beach Code Enforcement & Police Department 305-289-1212 Monroe County Emergency Dispatch – 911 Non-Emergency Dispatch 305-289-2351

Welcome to Key Colony Beach – the Gem of the Florida Keys. These rules are codified in city ordinances or state statutes and will be **strictly enforced**. Properties will be fined and must come into immediate compliance. This document serves as formal notification of these common regulations. The full Code of Ordinances and Land Use Regulations are available on the city website.

It shall be unlawful for any person to make or continue, or cause to be made or continued, any excessive, disturbing, unnecessary, or unusually loud noise, or any noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of other persons within the city. (This includes, but is not limited to the discharge of fireworks - sparklers okay.) *Applies 24/7. City Code 10-2,3* **\$250.00 per violation**

The vacation rental maximum occupancy is 2 persons per bedroom, plus 2 in a living room, gross maximum 10, but also limited by square footage. Each unit's **actual occupancy** is listed on the business tax license **and may not be exceeded**. *City Code 9-20,25* **\$500.00 per day**

Garbage must be in cans **with lids on the cans**, or in a heavy-ply refuse bag securely tied or sealed. Leaf debris may be put into cans (no more than 12 inches higher than the top of the can) or tied in 4-foot bundles. Garbage cans and leaf debris may be placed out for collection no earlier than noon the day before collection. Refuse bags not in cans may be placed out for collection no earlier than 4 pm on the day before collection. Garbage cans must be removed from street to the proper storage location no later than 24 hours after collection. *City Code Chapter 7.* **\$50.00 per day**

GARBAGE COLLECTION TUESDAY & SATURDAY EARLY AM / RECYCLING COLLECTION TUESDAY ONLY EARLY AM LANDSCAPE DEBRIS COLLECTION WEDNESDAY ONLY AM

Littering is prohibited on land or into the water. This includes yard waste and fish carcasses. Discharging anything into the canals is strictly prohibited. *City Code 5-7, 7-12* **\$500.00 per day**

City Street Speed Limit 25 mph. *City Code 17-1* Per Florida Statutes

Animals at large are prohibited—all animals must be leashed. Animals are not permitted to defecate on other than pet owner's property without immediate removal of defecation. Maximum of 2 pets permitted. *City code 4-6,10* **\$100.00 per violation**

Only one recreational vehicle, or boat, or utility trailer, or personal watercraft trailer, or other trailer may be parked within the property boundaries per dwelling unit. Owner of trailer must be owner/renter of property. *City Code 5-80/6-59* **\$100.00 per day**
(Temporary boat trailer parking MAY BE available in the designated area off 8th Street for a fee paid at City Hall \$100.00 week / \$200.00 per month)

A vehicle or trailer parked on a vacant lot **must be** registered in the name of the owner of the vacant lot. All other parking on a vacant lot is prohibited. *LDR 101-55(3) City Code 5-80* **\$100.00 per day**

Boat trailers, motorhomes, recreational vehicles, commercial vehicles, etc., may not extend over or be parked on any city right-of-way, which is 20ft. from the center line of the roadway. *City Code 5-82/LDR101-55* **\$100.00 per day**
Additional parking regulations apply to properties along Sadowski Causeway.

Every bicycle in use between sunset and sunrise shall be equipped with a white lamp on the front and a red lamp and reflector on the rear. *F.S. 316.2065 (7).* A bicycle rider or passenger under the age 16 years of age must wear a bicycle helmet. *F.S. 316.2065(d)* **\$64.50 per violation**

No vehicles, motorhomes, trailers, or campers may be used as a residence even for one night. *LDR 101-55(3)* **\$100.00 per day**

Parking prohibited on 1st through 5th Streets and East Ocean Drive except with property owner permission. *City Code 17-6* **\$50.00 per day**

Living aboard a vessel is prohibited even for one night. *City Code 5-15* **\$500.00 per day**

Rafting of vessels prohibited. *City Code 5-6* **\$250.00 per day**

All watercrafts must operate at **IDLE SPEED/NO WAKE** landward of the buoys located off the Atlantic Ocean and Vaca Cut shorelines and within all Key Colony Beach waterways. *City Code 5-1* **\$250.00 per violation**

The overall boat length of any boat may not to exceed the waterfront property lines available with the house. Overall boat length of a boat includes outboard motor in the tilt up position and pulpit and anchor. *City Code 5-40* **\$200.00 per day**

Diving and snorkeling are prohibited 4 days prior to opening of mini-season until 10 days after opening of commercial season in navigable canals, marinas and within 300 feet of shoreline. *City Code 5-11* **\$500.00 per violation**

NEW CODE VIOLATIONS

Short term vacation rental without a license	\$500.00 per day
Short term vacation rental less than 7 days	\$500.00 per day
Short term rental with excessive number of tenants	\$500.00 per day
Short term rental – cleaning not acceptable	\$250.00 per day
2nd violation for short term vacation property	\$500.00 per day, and license suspension for 30 days
3rd violation for short term vacation property	\$500.00 per day, and license suspension for 1 year
Dangerous structures posing safety risk	\$100.00 per day
Violation of recreation vehicle parking ordinance	\$100.00 per day
Long term vacation rental without rental license	\$500.00 per day
Long term vacation rental with excessive number of tenants	\$500.00 per day
Long term rental – cleaning not acceptable	\$250.00 per day
2nd violation for long term vacation property	\$500.00 per day, and license suspension for 30 days.
3rd violation for long term vacation property	\$500.00 per day, and license suspension for 30 days.
Subleasing dock space	\$250.00 per day

Please note that this information must be kept in the rental unit and available for inspection upon request of the Code Enforcement and/or Police Departments of the City of Key Colony Beach. *City Code 9-26*

Rental Unit Address _____ **Maximum Occupancy** _____

Dates of Rental: From _____ **To** _____

Occupants Name(s) _____

Vehicle(s) License Plate Tag Number and State _____

I have read and understand the rules and regulations of the City of Key Colony Beach printed on the reserve side of this page. The above information regarding the occupants and vehicles at the rental unit shown above is true and correct.

Signature of Renter/Occupant

Date