



**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. 16-219

CERTIFIED MAIL # 7013 2630 0000 9542 9795

VS.

Doc# 2074154 05/04/2016 2:35PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Charles B Hoffman  
1420 Whalton Street  
Key West, FL 33040

Doc# 2074154  
BKN 2794 Pgm 2311

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

This cause having come before the Special Magistrate on March 30, 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 Charles B Hoffman is in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371(d)(9), Sec. 122-599 was dismissed. In that the following condition(s) exists at 1420 Whalton Street, Key West, FL: Count 1: A transient license is required to rent transiently. Count 2: The property is being offered for transient rentals on Airbnb.com for \$125 per night.

Accordingly it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500.00 for Count 1 and \$250.00 Count 2 for a total of \$1,000.00. 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 for lien and 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 31st day of March, 2016.

The Code Enforcement Special Magistrate of the City of Key West, Florida

Donald E Yatts

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 1st day of April, 2016.

Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**



# 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. 16-574

CERTIFIED MAIL # 7016 0600 0000 4259 2680

VS.

Charles B Hoffman  
1420 Whalton Street  
Key West, FL 33040

Doc# 2091264 09/13/2016 10:02AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Doc# 2091264  
Bk# 2815 Pg# 586

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### ORDER IMPOSING LIEN/ FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause having come before the Special Magistrate on August 31, 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 premise; The Special Magistrate finds that Charles Hoffman is in violation of Key West Code of Ordinances, section(s) Sec. 18-601 and 122-1371 and 122-1371 (d)(9). In that the following condition(s) exists at 1420 Whalton Street, Key West, FL: **Counts 1-2:** For holding out/advertising the property for short term rentals on TripAdvisor and on FlipKey without a business tax receipt. **Counts 3-4:** For renting and advertising the property for less than 30 days on TripAdvisor and FlipKey without the requisite medallion and fire inspections. **Counts 5-14:** The property is being transiently rented and advertising from 22 Sept 2016 through 28 Sept 2016 for \$1020 and from 2 June 2016 through 5 June 2016 for \$867 for a total of 10 days for a property that is not permitted pursuant to this city ordinance.

Accordingly, it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500 for the repeat violation. Total amount due to the City is \$750.00. All 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 33041.
2. 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.

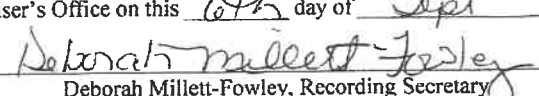
Done and Ordered this 2nd day of Sept 2016.

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 6th day of Sept, 2016.

  
Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**



**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. 16-976

CERTIFIED MAIL # 7016 0600 0000 4259 2697

VS.

Charles B Hoffman  
1420 Whalton Street  
Key West, FL 33040

**Doc# 2091268 09/13/2016 10:02AM**  
**Filed & Recorded in Official Records of**  
**MONROE COUNTY AMY HEAVILIN**

**Doc# 2091268**  
**BK# 2815 Pg# 590**

**ORDER IMPOSING LIEN/  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

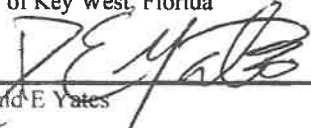
This cause having come before the Special Magistrate on August 31, 2016 pursuant to the Florida Statutes Chapter 162 and Article VI et seq of the Key West Code, and the Special Magistrate having heard sworn testimony, having reviewed the evidence submitted, and being otherwise advised of the premise; The Special Magistrate finds that Charles Hoffman is in violation of Key West Code of Ordinances, section(s) Sec. 18-601 and 122-1371 and 122-1371 (d)(9). In that the following condition(s) exists at 1420 Whalton Street, Key West, FL: **Count 1:** For holding out/advertising the property for short term rentals on AIRBNB. **Count 2:** For renting and advertising the property for less than 30 days on AIRBNB without the requisite medallion and fire inspections. **Counts 3-9:** The property is being transiently rented and advertising from 3 Sept 2016 through 10 Sept 2016 for \$1150 for a total of 7 nights for a property that is not permitted pursuant to this city ordinance.

Accordingly, it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. All 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 33041.
2. 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 2nd day of Sept 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 6th day of Sept, 2016.

  
Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**



**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. 16-977

CERTIFIED MAIL # 7016 0600 0000 4259 2703

VS.

Charles B Hoffman  
1420 Walton Street  
Key West, FL 33040

Doc# 2091267 09/13/2016 10:02AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Doc# 2091267  
Bk# 2815 Pg# 589

**ORDER IMPOSING LIEN/  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This cause having come before the Special Magistrate on August 31, 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 premise; The Special Magistrate finds that Charles Hoffman is in violation of Key West Code of Ordinances, section(s) Sec. 18-601 and 122-1371 and 122-1371 (d)(9). In that the following condition(s) exists at 1420 Walton Street, Key West, FL: **Count 1:** For holding out/advertising the property for short term rentals on AIRBNB. **Count 2:** For renting and advertising the property for less than 30 days on AIRBNB without the requisite medallion and fire inspections. **Counts 3-7:** The property is being transiently rented and advertising from 19 Sept 2016 through 24 Sept 2016 for \$866 for a total of 5 nights for a property that is not permitted pursuant to this city ordinance. All counts are repeat violations.

Accordingly, it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500 for the repeat violation. Total amount due to the City is \$750.00. All 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 33041.
2. 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 31st day of Aug 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 Sept, 2016.

Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**



**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. 16-978

CERTIFIED MAIL # 7016 0600 0000 4259 2710

VS.

Charles B Hoffman  
1420 Walton Street  
Key West, FL 33040

Doc# 2091270 09/13/2016 10:02AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Doc# 2091270  
BK# 2815 Pg# 592

**ORDER IMPOSING LIEN/  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This cause having come before the Special Magistrate on August 31, 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 premise; The Special Magistrate finds that Charles Hoffman is in violation of Key West Code of Ordinances, section(s) Sec. 18-601 and 122-1371 and 122-1371 (d)(9). In that the following condition(s) exists at 1420 Walton Street, Key West, FL: **Count 1:** For holding out/advertising the property for short term rentals on AIRBNB. **Count 2:** For renting and advertising the property for less than 30 days on AIRBNB without the requisite medallion and fire inspections. **Counts 3-7:** The property is being transiently rented and advertising from 25 Sept 2016 through 30 Sept 2016 for \$925 for a total of 5 nights for a property that is not permitted pursuant to this city ordinance. All counts are repeat violations.

Accordingly, it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500 for the repeat violation. Total amount due to the City is \$750.00. All 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 33041.
2. 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 31st day of Aug 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 Sept, 2016.

Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**



**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. 16-1597

CERTIFIED MAIL # 7007 3020 0000 5349 2453

VS.

Charles B Hoffman  
1420 Whalton Street  
Key West, FL 33040

Doc# 2112495 03/02/2017 4:07PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

Doc# 2112495  
BK# 2841 Pg# 1453

**ORDER IMPOSING LIEN/  
AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This cause having come before the Special Magistrate on January 25, 2017 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 premise; The Special Magistrate finds that Charles Hoffman is in violation of Key West Code of Ordinances, section(s) Sec. 18-601 and 122-1371. In that the following condition(s) exists at 1420 Whalton Street, Key West, FL: **Count 1:** For holding out/advertising the property for short term rentals on AIRBNB for the period of 22 Nov 16 through 30 Nov 2016. **Count 2:** For renting and advertising the property for less than 30 days on AIRBNB without the requisite medallion and fire inspections. **Counts 3-10:** The property owner is holding out for transient rental from 22 Nov 16 through 30 Nov 16 for eight nights for a total of \$1,295.00. All counts are repeat violations.

Accordingly, it is hereby  
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500 per count (10 counts) for the repeat violation. Total amount due to the City is \$5,250.00. All 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 33041.
2. 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 3rd day of Feb 2017.

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 3rd day of Feb, 2017.

  
Deborah Millett-Fowley, Recording Secretary

**MONROE COUNTY  
OFFICIAL RECORDS**