

**CODE ENFORCEMENT SPECIAL
MAGISTRATE IN AND FOR
THE CITY OF KEY WEST,
MONROE COUNTY, FLORIDA**

CASE NO.: 06-841

**CITY OF KEY WEST, a
Florida municipal corporation**

**Key West, Florida 33040
Petitioner**

**Doc# 1765821 11/06/2009 9:04AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE**

vs.

**Doc# 1765821
BKN 2439 P# 408**

**Michael McMahon
100 Admirals Lane
Key West, FL 33040**

Respondent(s)
_____ /

**Subject Property Legal Description: 100 Admirals Lane, KW PT LOT 4 SQR 26 & PT SQR 27 .0613
AC (A/K/A UNIT 5) OR1316-1611/13 OR1331-281/4-C OR1447-515/516 OR1494-1161/62Q/C OR1507-2149/50C/Q/C
OR1859-792/793(LG)**

ORDER IMPOSING PENALTY/LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate (herein referred to as "Special Magistrate") on January 24, 2007, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s). This Finding and Order was mailed on February 2, 2007.

Said Order required Respondent(s) to take certain action by a time certain, May 18, 2009 with a compliance hearing to be held on February 21, 2007, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) have not come into compliance for the violation listed in the Findings and Order issued in this matter at \$25.00 per day. As of today, August 25, 2009 a total of \$23,825.00 is due the City which also includes the administrative costs of \$150.00.

ORDERED that Respondent(s) pay to the City of Key West an amount of \$23,825.00 and this amount shall be subject to the maximum statutory interest charges provided by law.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Key West, Monroe County where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this 6th day of October, 2009.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE**

By: _____

J. Jefferson Overby
Special Magistrate

ATTEST:

DATED: 10-7-09

Doc# 1765821
Bk# 2439 Pg# 409

Deborah Millett-Fowley
Deborah Millett-Fowley
Recording Secretary

PERSONALLY appeared before me, the undersigned authority, Deborah Millett-Fowley, well known to me and known by me to be the Clerk and Recording Secretary, respectively of the CODE ENFORCEMENT SPECIAL MAGISTRATE, and acknowledged before me that they executed the foregoing instrument on behalf of the CODE ENFORCEMENT SPECIAL MAGISTRATE, as its true act and deed, and that they were duly authorized to do so. They are personally known to me and have each produced a Florida Drivers License as identification.

WITNESS my hand and official seal this 7 day of October, 2009.



Gerzale R. Curry Hill
Commission # DD551223
Expires May 11, 2010
Bonded Troy Fair - Insurance, Inc. 0296837810

Gerzale R. Curry Hill
NOTARY PUBLIC
My Commission Expires:

I HEREBY CERTIFY that a true and correct copy of the above and foregoing **ORDER IMPOSING PENALTY/LIEN** has been furnished by regular mail to Michael McMahon, 100 Admirals Lane, Key West, FL 33040 and Michael McMahon, 107 Front Street, Unit 217, Key West, FL 33040 on this 7th day of October, 2009.

Deborah Millett-Fowley
Deborah Millett-Fowley
Recording Secretary

**CODE ENFORCEMENT SPECIAL
MAGISTRATE IN AND FOR
THE CITY OF KEY WEST,
MONROE COUNTY, FLORIDA**

CASE NO.: 08-3359

**CITY OF KEY WEST, a
Florida Municipal Corporation
Key West, Florida 33040
Petitioner**

**Doc# 1795660 06/29/2010 1:44PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE**

vs.

**Michael McMahon
100 Admirals Lane
Key West, FL 33040
Respondent(s)**

**Doc# 1795660
Bk# 2472 Pg# 1909**

Subject Property Legal Description: 100 Admirals Lane,

A parcel of land on the Island of Key West, Monroe County, Florida being portions of Lot 4, Block 26, Block 27, Eaton Street and Thomas Street as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W. A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Southwesterly Right-of-Way line of Whitehead Street said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly Right-of-Way line of Whitehead Street N 34° 04' 40" W for 33.75 feet to a point; thence leaving said Right-of-Way line, S 56° 01' 06" W for 270.90 feet; thence S 56° 05' 41" W for 70-98 feet; thence N 34° 00' 00" W for 57.14 feet; thence N 01° 56' 59" W for 9.79 feet; thence S 88° 03' 01" W for 20/67 feet to the Easterly Right-of-Way line of Admiral's Lane; thence S 01° 56' 59" E along the said easterly Right-of-Way Line of Admiral's Lane for 71.33 feet; thence S 34° 04' 59" E 15.94 feet; thence N 56° 00' 00" E for 50.16 feet to the Point of Beginning.

ORDER IMPOSING PENALTY/LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate (herein referred to as "Special Magistrate") on May 18, 2009, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s). This Findings and Order was mailed on May 20, 2009.

Said Order imposed costs of \$250.00 and a fee of 25% of the business tax receipt (\$26.00 X 25% = \$6.50) for count 1. Also imposed was an administrative fee of \$250.00 and a per day fine of \$250.00 for counts 2 and 3 starting May 18, 2009 along with an administrative fee of \$250.00 and an irreparable fine of \$5,000.00. A compliance hearing was held on June 24, 2009. As of June 22, 2010 the total amount due to the City is

ORDERED that Respondent(s) pay to the City of Key West an amount of \$105,756.50 and this amount shall be subject to the maximum statutory interest charges provided by law.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Key West, Monroe County where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this 23rd day of June, 2010.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE**

By: _____

J. Jefferson Overby
J. Jefferson Overby
Special Magistrate

ATTEST:

DATED: 6-23-10

Deborah Millett-Fowley
Deborah Millett-Fowley
Clerk and Recording Secretary

Doc# 1795660
Bk# 2472 Pg# 1910

PERSONALLY appeared before me, the undersigned authority, Deborah Millett-Fowley, well known to me and known by me to be the Clerk and Recording Secretary, respectively of the CODE ENFORCEMENT SPECIAL MAGISTRATE, and acknowledged before me that they executed the foregoing instrument on behalf of the CODE ENFORCEMENT SPECIAL MAGISTRATE, as its true act and deed, and that they were duly authorized to do so. They are personally known.

WITNESS my hand and official seal this 23 day of June, 2010.



KATHLEEN R. WILLIAMS
Commission # DD 650497
Expires March 14, 2011
Bonded thru Troy Fahn Insurance 800-385-7019

Kathleen R. Williams
NOTARY PUBLIC
My Commission Expires: 3-14-11

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been furnished by certified mail (7007 3020 0000 5344 5978) and regular mail to Michael McMahon, 107 Front Street #217, Key West, FL 33040, this 24th day of June, 2010.

Deborah Millett-Fowley
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. 12-822

CERTIFIED MAIL # 7015 3010 0002 0218 5771

7015 3010 0002 0218 5900

VS.

Doc# 2087008 08/10/2016 10:31AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Michael J McMahon, R/S
Blanche M Stapleton
28 Seaside South Court
Key West, FL 33040

Michael McMahon
100 Admirals Lane
Key West, FL 33040

Doc# 2087008
Bk# 2810 Pg# 172

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

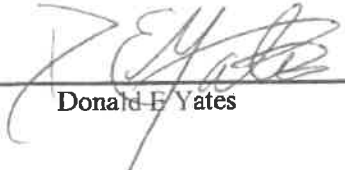
This cause having come before the Special Magistrate on February 27, 2013, pursuant to the Florida Statutes Chapter 162 and Article VI et seq of the Key West Code, and the Special Magistrate having heard sworn testimony, having reviewed the evidence submitted, and being otherwise advised of the premises; The Special Magistrate finds that Michael J McMahon and Blanche M Stapleton are in violation of Key West Code of Ordinances, section(s) 66-87. In that the following condition(s) exists at 28 Seaside South Court, Key West, FL: **Count 1:** A business tax receipt is required to rent your property.

Accordingly it is hereby
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of 25% of the business tax receipt (\$19.95 X 25% = \$4.99). The total amount due is \$254.99. A compliance hearing will be held on March 27, 2013, at Old City Hall, 510 Greene Street, Key West, FL at 1:30 pm. All fines and fees are payable within thirty (30) days from the date of this order to the City of Key West, Attn: Code Compliance Division, P. O. Box 1409, Key West, FL 33040.
2. The Respondent is further ordered to contact the City of Key West Code Inspector to verify compliance, which may include an inspection. Any continuing fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order. This Order may be recorded in the official records of Monroe County and shall constitute a lien, pursuant to Florida Statutes Section 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 5th day of Aug 2016.

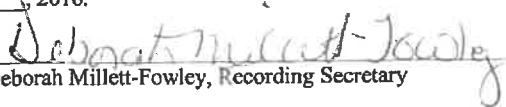
The Code Enforcement Special Magistrate of the City of Key West, Florida


Donald E. Yates

MONROE COUNTY
OFFICIAL RECORDS

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 and to any other address found on this 8th day of Aug, 2016.


Deborah Millett-Fowley, Recording Secretary



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. 16-1303

VS.

CERTIFIED MAIL # 7015 3010 0002 0218 7003

7015 3010 0002 0218 7010

Michael J McMahon &
Blanche Stapleton
28 Seaside South Court
Key West, FL 33040

Michael McMahon
Blanche Stapleton
100 Admirals Lane
Key West, FL 33040

Doc# 2108305 01/27/2017 10:28AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2108305
Bk# 2836 Pg# 1650

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

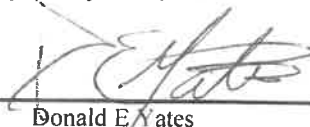
This cause having come before the Special Magistrate on November 16, 2016, pursuant to the Florida Statutes Chapter 162 and Article VI et seq of the Key West Code, and the Special Magistrate having heard sworn testimony, having reviewed the evidence submitted, and being otherwise advised of the premises; The Special Magistrate finds that Michael J McMahon & Blanche Stapleton are in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371. In that the following condition(s) exists 28 Seaside South Court, Key West, FL: **Count 1:** On 12 Sept 16 the respondent(s) advertised the property for short term rental on AIRBNB. **Count 2:** For holding out/advertising for short term rental without the requisite city, county and state licensing nor does it have the required transient rental medallion or had a fire inspection. **Counts 3 – 9:** The subject property is being held out/advertised for short term rental for seven nights beginning 6 Oct 16 for \$1,353.00 without the benefit of a transient rental license.

Accordingly, it is hereby
ORDERED:

1. That you pay a \$250.00 Administrative Fee. Also imposed is a fine of \$500.00 per day, per count (3 – 9) for the repeat violation for Section 122-1371. The total amount due to the city is \$3,750.00. 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 33041.
2. This Order may be recorded in the official records of Monroe County and shall constitute a lien, pursuant to Florida Statutes Section 162.09 (3), for judgment purposes. If Respondent(s) is found in violation of 18-601 or 122-1371 or similar violations in the future, the violations will be considered as repeat punishable by up to \$500.00 per day, per count.
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 fifteen (15) days prior to a hearing to show cause why said fine should be mitigated.

Done and Ordered this 2nd day of Dec 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 5th day of Dec 2016.

MONROE COUNTY
OFFICIAL RECORDS


Deborah Millett-Fowley, Recording Secretary



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. 17-162

CERTIFIED MAIL # 7016 0600 0000 4259 5797

CERTIFIED MAIL # 7016 0600 0000 4259 5810

Michael J. McMahon
107 Front Street 217
Key West, FL 33040

Doc# 2117472 04/05/2017 10:30AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Michael J. McMahon
1665 Morse Road
Forrest Hill, MD 21050

Doc# 2117472
Bk# 2847 Pg# 1500

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


This cause having come before the Special Magistrate on March 29, 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 premises; The Special Magistrate finds Michael J. McMahon is in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371. In that the following condition(s) exists 107 Front Street 217, Key West, FL: **Count 1:** Being held out/advertising for short term rental for 7 nights without the benefit of a transient rental license. **Count 2:** Being held out/advertising for short term rental without the benefit of required city, county and state licensing; transient medallion and fire inspection. **Counts 3-9:** Being held out/advertising for transient rental for 7 nights for a total of \$6,434.45 without the benefit of a transient license.

Accordingly, it is hereby
ORDERED:

1. Imposed is an Administrative Fee of \$250. Also imposed is a fine of \$500.00 per count per day for a total of 9 counts starting March 29, 2017. 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, PO 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 Section 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 3 day of April 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 3 day of April, 2017.


Mary Anderson

**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. 17-166
CERTIFIED MAIL # 7016 0600 0000 4259 5803
CERTIFIED MAIL # 7016 0600 0000 4259 5827

Michael J. McMahon
100 Admirals Lane
Key West, FL 33040

Doc# 2117473 04/05/2017 10:30AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Michael J. McMahon
1665 Morse Road
Forrest Hill, MD 21050

Doc# 2117473
Bk# 2847 Pg# 1501

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

This cause having come before the Special Magistrate on March 29, 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 premises; The Special Magistrate finds Michael J. McMahon is in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371. In that the following condition(s) exists 100 Admirals Lane, Key West, FL: **Count 1:** Being held out/advertising for short term rental for 7 nights without the benefit of a transient rental license. **Count 2:** Being held out/advertising for short term rental without the benefit of required city, county and state licensing; transient medallion and fire inspection. **Counts 3-9:** Being held out/advertising for transient rental for 7 nights for a total of \$3,754.75 without the benefit of a transient license.

Accordingly, it is hereby
ORDERED:

1. Imposed is an Administrative Fee of \$250. Also imposed is a fine of \$500.00 per count per day for a total of 9 counts starting March 29, 2017. 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, PO 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 Section 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 3 day of April 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 3 day of April, 2017.

Mary Anderson



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. 17-1154

CERTIFIED MAIL # 7016 0600 0000 4259 7784

7016 0600 0000 4259 7791

VS.

Michael J McMahon
100 Admirals Lane
Key West, FL 33040

Michael J McMahon
28 Seaside South Court
Key West, FL 33040

Doc# 2148845 12/27/2017 1:54PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2148845
Ek# 2384 Pg# 2158

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

This cause having come before the Special Magistrate on November 15, 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, being otherwise advised of the premise and after consideration; The Special Magistrate finds that Michael J McMahon is in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371. In that the following condition exists 100 Admirals Lane, Key West, FL: **Counts 1-6:** For renting the property transiently, without the benefit of a transient license, from 27 July 2017 through 4 August 2017. **Counts 7-13:** The subject property was being held out/advertised on VRBO.com for the dates of 27 July 2017 through 4 August 2017. All counts are repeat and irreparable.

Accordingly, it is hereby

ORDERED:

1. That you pay a \$250.00 Administrative Fee and an irreparable fine in the amount of \$5,000. Also imposed is a fine of \$4,532.63 which represents the amount received for the rental of the property. The total amount due the City is \$9,782.63. All fees and fines are payable within thirty (30) days from the date of this order to the City of Key West, Attn: Code Compliance, PO 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 Section 162.09 (3), for judgement purposes. This case may serve as a predicate for a repeat violation should similar violations occur in the future at this or any other location in the city.
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 16th day of Nov 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 16th day of Nov, 2017.

Deborah Millett-Fowley
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. 17-1187

CERTIFIED MAIL # 7017 1070 0000 0343 0861

7017 1070 0000 0343 0878

VS.

Doc# 2148846 12/27/2017 1:54PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Michael J McMahon
100 Admirals Lane
Key West, FL 33040

Michael J McMahon
28 Seaside South Court
Key West, FL 33040

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

This cause having come before the Special Magistrate on November 15, 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, being otherwise advised of the premise and after consideration; The Special Magistrate finds that Michael J McMahon is in violation of Key West Code of Ordinances, section(s) 18-601 and 122-1371. In that the following condition exists 100 Admirals Lane, Key West, FL: **Counts 1-3:** For renting the property transiently, without the benefit of a transient license, from 4 August 2017 through 7 August 2017. **Count 4:** The subject property owner is holding out/advertising for short term rental without the benefit of the required city, county and state licensing, does not have a transient medallion and has not had the required fire inspection. **Counts 5-7:** Per the tenant, the subject property was advertised by the host, Michael McMahon, on VRBO.com for the dates of 4 August 2017 through 7 August 2017 for a total of \$3,067.25. All counts are repeat and irreparable.

Accordingly, it is hereby
ORDERED:

1. That you pay a \$250.00 Administrative Fee and an irreparable fine in the amount of \$5,000. Also imposed is a fine of \$3,067.25 which represents the amount received for the rental of the property. The total amount due the City is \$8,317.25. All fees and fines are payable within thirty (30) days from the date of this order to the City of Key West, Attn: Code Compliance, PO 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 Statues Section 162.09 (3), for judgement purposes. This case may serve as a predicate for a repeat violation should similar violations occur in the future at this or any other location in the city.
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.

Doc# 2148846
Ekt# 2884 Pgn 2159

Done and Ordered this 16th day of Nov 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 16th day of Nov 2017.

Deborah Millett-Fowley
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. 17-1212

CERTIFIED MAIL # 7016 0600 0000 4259 7753

7016 0600 0000 4259 7760

VS.

Michael McMahon
100 Admiral Lane
Key West, FL 33040

Michael McMahon
28 Seaside South Court
Key West, FL 33040

Doc# 2144924 11/27/2017 10:27AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

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

This cause having come before the Special Magistrate on October 18, 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 Michael McMahon 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 28 Seaside South Court, Key West, FL: **Counts 1 - 2:** For renting the property out transiently for 2 nights without the benefit of a license. **Count 3:** For renting the property for less than 30 days without the requisite medallion and fire inspections. **Counts 4 - 5:** The property owner rented the property to Chariss for two nights, 3 July 2017 through 5 July 2017 for a total of \$433.00. All counts are repeat/irreparable violations.

Doc# 2144924
Bk# 2380 Pg# 1304

Accordingly, it is hereby
ORDERED:

1. That you pay a \$250.00 Administrative Fee, an irreparable fine of \$5,000.00 per count (2 counts) for the irreparable violation and the cost of the rental \$433.00. Total amount due to the City is \$10,683.00. 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.

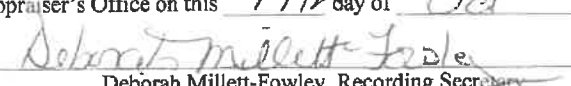
Done and Ordered this 18th day of Oct 2017.

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 19th day of Oct, 2017.


Deborah Millett-Fowley, Recording Secretary

MONROE COUNTY
OFFICIAL RECORDS

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 October, 2018.



Mary Anderson, Legal Analyst/Recording Secretary



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. 18-1024

CERTIFIED MAIL # 7018 1130 0001 3241 5302

Certified Mail # 7007 3030 0000 6347 7382

Vs

Michael McMahon
100 Admiral Lane
Key West, FL 33040

Michael McMahon
28 Seaside South Court
Key West, FL 33040

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

This cause having come before the Special Magistrate on September 26, 2018, 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 Michael McMahon is in violation of Key West Code of Ordinances, section(s) 18-60; 122-1371; and 122-1371 D (9). In that the following condition(s) exists at 100 Admiral Lane, Key West, FL: Counts 1-10: On July 16, 2018 found the property to be advertised on VRBO.com hosted by Michael McMahon and pre-booked it for 5 nights at a nightly rate of \$596.95 with a service fee of \$180.00 for a total of \$3,164.73 from August 23rd to August 28th, 2018. Previous cases with pending fines #17-166 (02.02.2017), #17-1154 (08.03.2017) & #17-1187 (08.11.2017). Counts 11-20: The subject property is holding out/advertising for short term rental without the benefit of the required city, county and state licensing. The subject property does not have a transient medallion and has not been inspected by the City of Key West Fire Department. Counts 21-30: July 20, 2018 the subject property was advertised by the host, Michael McMahon on VRBO.com again for the dates of August 28 through September 2, 2018 for a total of \$3,164.73 without the benefit of permits.

Accordingly, it is hereby

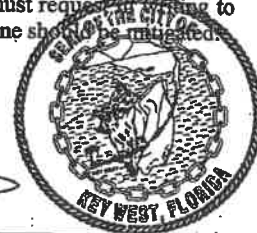
ORDERED:

1. Imposed is an Administrative Fee of \$250. The court imposes a fine of \$5,000 for 3 violation for a total due of \$15,250. 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, PO Box 1409, Key West, FL 33041.
2. The Respondent is further ordered to contact the City of Key West Code Inspector to verify compliance, which may include an inspection. Any continuing fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order. This Order may be recorded in the official records of Monroe County and shall constitute a lien, pursuant to Florida Statutes Section 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 appearing 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 October 2018.

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 October, 2018.



Mary Anderson, Legal Analyst/Recording Secretary