



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

March 6, 2020

Via Hand Delivery and  
Electronic Mail to [csmith@cityofkeywest-fl.gov](mailto:csmith@cityofkeywest-fl.gov)

Cheri Smith, City Clerk  
City of Key West  
1300 White Street  
Key West, FL 33040

RE: Notice of Administrative Appeal of Administrative Decision rendered by City Planner regarding LUD 710 Caroline Street, Key West, Florida

Dear Ms. Smith:

My firm represents the interests of Nature's Bounty, LLC with respect to the real property located at 710 Caroline Street, Key West (the "Property"). Pursuant to Sections 90-305 and 90-430 of the City of Key West Code of Ordinances ("City Code"), please accept this notice of appeal, together with the requisite fee of Two Thousand and 00/100 Dollars (\$2,000.00), for purposes of appealing the February 28, 2020 official opinion rendered by City of Key West Planning Director, Roy Bishop.

A true and correct copy of the Determination Letter is attached hereto and incorporated herein as Exhibit A. A true and correct copy of the LUD Application is attached hereto and incorporated herein as Exhibit B.

Sincerely,

Gregory S. Oropeza

Enclosure

cc: Roy Bishop, Planning Director  
George Wallace, Asst. City Attorney

## **EXHIBIT A**



**THE CITY OF KEY WEST**

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

February 28, 2020

**VIA ELECTRONIC DELIVERY**

Nature's Boundary, LLC  
11741 Road 191  
Oakwood, OH 45873

RE: LUD Application –710 Caroline Street, Key West, FL 33040

Dear Mr. Oropeza,

We have reviewed the submitted application for an additional (1) non-transient unit for the real property located at 710 Caroline Street, Key West, FL 33040. Your application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991.

Most importantly:

Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Specifically, 108-991 (3) provides in part that:

Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;
- c. Copies of city directory entries on or about April 1, 2010;
- d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
- h. Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The city planner's decision

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



## THE CITY OF KEY WEST

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shall be rendered to the department of economic opportunity for a determination of consistency with the principals for guiding development.

Staff researched the property, property records and utility records, as well as The Polk City Directory to establish a determination. Upon review of the Monroe Property Appraiser's records, the record indicates the current property is a single-family residence. However, in 2012, the property was listed as a multi-family property. Staff also looked at the Polk City Directory which indicates that there was no residential listing provided during the 2010 year. The lack of units at 710 Caroline is corroborated with records obtained from both Keys Energy and Florida Keys Aqueduct Authority (FKAA). On February 26, 2020, Keys Energy confirmed the property is without active meters; two (2) meters have been inactive since 2007 and one (1) has been inactive since 2017. FKAA on 2/26/2020, utility history shows two (2) water meters on the property activated since 1955 and both were officially abandoned in 2018. Finally, Staff contacted City of Key West Chief Licensing Official Amanda Brady and GIS Specialist Matt Willman who confirmed there was only one (1) property rental license active during the 2010 year. This one (1) license equates to one (1) non-transient dwelling unit.

Additionally, staff researched City building permits and Planning Board Resolutions that corroborate the findings of one (1) unit at the 710 Caroline St property. Planning Board Resolution 2007-009 approved an application for the transfer of two (2) full (1.0) ROGO allocations and the transfer of two (2) transient licensees from 710 Caroline Street to 119-135 Simonton Street. The Resolution stated that the units be vacated for the transfer before being restored to a single-family residence. In correlation with the Resolution, a permit was issued on 8/22/2007 to reduce the electrical meters from three (3) to one (1), the single meter was observed during a staff site visit on 2/23/2020. Without multiple meters, the structure was charged and metered as one complete unit. A Certificate of Occupancy was issued on 8/01/12 for 710 Caroline St. for a change of structure from multi-family to single-family due to the transfer of units and licenses pursuant to Resolution 2007-009. During the period between 2007 to 2012, there is no evidence that more than one dwelling unit was active on the property.

After careful review of this application considering the criteria, coupled with a site visit by staff on 2/23/2020, it is my determination that you have reestablished one non-transient unit exists on the property. The unit is not a new determination as it has been recognized by the city.

Sincerely,

Roy Bishop,  
Planning Director  
Dated: \_\_\_\_\_

## R000412-022620 - Public Records Request

### Message History (4)

✉ On 2/26/2020 11:33:13 AM, KEYS ENERGY SERVICES Support wrote:

**Subject:** [Records Center] Public Records Request :: R000412-022620

**Body:**



---

RE: PUBLIC RECORDS REQUEST of February 26, 2020, Reference # R000412-022620.

Dear Planner for City of Key West Daniel Sobczak,

Keys Energy Services received a public information request from you on February 26, 2020. Your request mentioned: "City of Key West Planning Department is requesting meter count and usage for 710 Caroline St from 2009 to 2011.

If you could give me 2009 to today, that would be best though.

I apologize for emailing y'all directly, I just realized that I should use the portal 100% of the time"

Keys Energy Services has reviewed its files and has located responsive records to your request.

Please log in to GovQA at the following link to retrieve the appropriate responsive documents.

**Public Records Request - R000412-022620**

-  
If you have any questions or wish to discuss this further, please contact me at 3052951067.

Sincerely,

Gricel Owen

HR & Public Records Coordinator

HR/Communications

To monitor the progress or update this request please log into the Public Records Center



✉ On 2/26/2020 11:33:09 AM, KEYS ENERGY SERVICES Support wrote:

**Subject:** [Records Center] Public Records Request :: R000412-022620

**Body:**

Hi Daniel,

I'm sorry for the delay in responding, but I did not receive your email on February 20th. There are three meters located at this address, two meters have been inactive since 2007 and the third since 2017. Please let me know if you need anything else.

Thank you,  
Gricel Owen

✉ On 2/26/2020 10:57:17 AM, KEYS ENERGY SERVICES Support wrote:



Dear Planner for City of Key West Daniel Sobczak:

Thank you for your interest in public records of Keys Energy Services. Your request has been received and is being processed in accordance with Chapter 119 of the Florida Statutes, the Public Records Act. Your request was received in this office on 2/26/2020 and given the reference number R000412-022620 for tracking purposes.

**Records Requested:** City of Key West Planning Department is requesting meter count and usage for 710 Caroline St from 2009 to 2011.

If you could give me 2009 to today, that would be best though.

I apologize for emailing y'all directly, I just realized that I should use the portal 100% of the time

Your request will be forwarded to the relevant department(s) to locate the information you seek and to determine the volume and any costs associated with satisfying your request. You will be contacted about the availability and/or provided with copies of the records in question. PLEASE NOTE: The Florida Public Information Act 119 does not require a governmental body to create new information, to do legal research, or to answer questions.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the Public Records Center.

Keys Energy Services

To monitor the progress or update this request please log into the [Public Records Center](#)

Powered by  
**GovQA**

✉ On 2/26/2020 10:57:14 AM, Planner for City of Key West Daniel Sobczak wrote:

**Request was created by customer**



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646 UNITED STREET, KEY WEST

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**Section 6 - Movers & Shakers:** Top individuals and professionals in the community

**Section 7 - Demographic Summary:** A geodemographic analysis

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**CALLER DOES - CALL NUMBER 67**

LG 008 Court  
 Mar L Lynne E 19A  
 of Lee M A Tambo 1B  
 of Peter A Sr 11A  
 No Current Listing (2 Home)  
 John S. St A B  
 John S. St A B  
 John S. St A B  
 Victor H Jr & Christine A 2A

HOUSEHOLDS 18

[illegible]

Mr Donald J (Jr) A Mr Timothy Mr Paulant C & Marilee C (Jr) A Mr Robert W (Jr) Mrs Linda V (Jr) A Mrs Lillian E Mrs David P & Susan (Jr) A Current Listing Stephen A (Jr) A Current Listing Hocuttman Lucas Jr John B (Jr) Pearson D & J (Jr) M David C (Jr) A	305-284-7549 305-284-8722 305-284-9705 305-284-5385 305-282-1179 305-285-4453 305-284-1562
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[illegible]

WELLD LN REY WESTY FROM 822 GRINWELL ST  
 CODE 30046 CAR-RT 0004

[illegible]

WILSON CHEN  
 4000 CHEN COUNTRY CLUB  
 10000 100TH AVE  
 FARMINGTON, CT 06031  
 203-296-0737

ICHIKAWA, A. MASAMUNE B. D.  
 305-296-3463

NICHOLSON, JOHN B.  
 305-296-5877

BARKLEY DEVELOPMENT CORP. real estate  
 305-296-0760

BARKLEY, H. B. JAMES JR.  
 305-296-0183

**GALLAGHER ROYAL DR. David**  
47 W. 4th David & LIE 306-796-02  
54 Victoria Jean 306-796-56  
54 Henry Leona 306-796-56  
+ TWO TURTLES LIL BEGONS  
650 W. Washington Terry 306-885-60  
Widoking Theresa 306-285-00  
78 B. Fleming Larry L. 306-284-56  
81 Bergeson Betty D. 306-295-87  
87 Hageman Michael K. 306-295-87  
BUSINESS: 1

CARDINAL LN (KEY WEST)-FROM 42 GINGER RD  
MONT  
\* 206-268-7777  
11 W. Duquesne E & Duquesne A [16] MOBILEHOLD

CANEY LN (KEY WEST)-FROM 79 MANOARET ST  
SOUTHWEST  
\* 206-268-7777  
828 Laramie Joseph L St [16] \* 306-265-9747  
812 South Richard St [16]  
814 Barnette Madison A [16] \* 206-265-0111

MOBILEHOLD

300 No Current Listing	306-204-7222
• WHITEHEAD ST INTERSECT	
• ZIP CODE 33040 CA#-RT D001	305-263-6151
407 Sanchez Road A	305-265-3115
Shawn David A.	305-265-3115
Shawn Carolyn	305-295-3838
407 No Current Listing	
A CONCRETE CHALK ETCH DOOR- normal & creative	

[illegible]

• Parcell Cameras	305-282-400
Wild Audio	305-834-211
5 PAVCHICK ADVANCE Items	303-264-777
5 Panqueque Station R	305-282-511
• PAVAT, RT Robert L	305-282-511
506 NEW WEST CHILDRSEN auto dry-shedding cars	305-282-400
511 Appendix Earn L	305-282-400
• Curry Anderson	305-282-400
CURRY MANSON INN bed & breakfast	305-282-400
• Accommodations	305-282-400
• AVERY RT INTERLOCK	305-282-400
522 Schoonover John M & Teri M	305-282-400

529	Reider, Robert L. (D)	305-262-8831
530	Reider, Robert L. (D)	305-262-8831
532	Spethmann, Robert A. & Elaine G. (D)	305-262-8831
<b>SUMMITOWN ST INTERSECTS</b>		
<b>+ 501 CYPRESS HOUSE, RED &amp; BLUE AVE/81st</b>		
<b>+ Universal accommodations</b>		
	Trayer, David C. (D)	305-264-6561
606	Wagner, Raymond S. (R)	305-266-7040
610	Wagner, Raymond S. (R)	305-266-7040
612	Wagner, Raymond S. & Mary H. (D)	305-266-7040
613	Wagner, Raymond S. (R)	305-266-7040
	Galley, Edward S. (D)	305-262-4611
615	Donnelly, Brian S. (D)	305-262-4611
618	Wheeler, Patricia D.	305-262-4611

821 Mount Liberty B ..... 305-285-65  
 11000 Ave. .... 305-285-65  
 822 No Central Liding ..... 305-285-65  
 825 @ Valley Archard ..... 305-285-65  
 627 No Central Liding ..... 305-285-65  
 628 Walnut Avenue E ..... 305-285-65  
 629 Walnut Avenue E ..... 305-285-65  
 4 Dunes House D ..... 305-285-65  
 630 Oak Richard S ..... 305-285-65  
 BRICK ANNIRALAYE CO. Swannston ..... 305-285-65

**CLARKSON ET. COWY**  
CENTURY 21 KEYSEARCH REALTY real estate  
CENTURY FUNDING CORP real estate loans  
305-892-1030  
305-993-0041  
305-294-1382  
305-294-4383  
305-292-1777  
10000 Highway 100, Suite 100  
Fort Lauderdale, FL 33322

710 Ocean Blvd 123  
Camden, NJ 08102  
2006

[illegible][illegible]

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 955 KET WEST DIVING SOCIETY 0416 + 305-267-3322  
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 BUSINESSSES 35  
 HOUSEHOLDS 75  
 CARLETON LANE WEST-PHONON 616 WILLIAM ST  
 NORTHWEST  
 \* ZIP CODE 33040 CAR-ATT CROSS  
 810 No Cannon Laking  
 612 \* Chicago Richard  
 816 Pugh Deacon 11 0  
 818 Daria Hooten 11 0  
 305-589-0041

302-795-4000 • 306-795-4000  
 + MARGARET B WILKINSON • HOUSEHOLDS  
 CASSA MARINA CT (KEY WEST) PHON: 1501 WHITE ST  
 SOUTHWEST • 305-332-0146  
 421 COKE 3240 CARPENT CODE • 305-380-1600  
 501 CORAL WAY E • 305-380-1600  
 FANCL LUTHER A LN



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<b>CALLE LINDA - GATHERING ST</b>	
10000 Blvd 20 & 8th Ave. [B] A	305-283-0905
2100 N. Central Expy. [B] A	305-283-3414
4000 N. Central Expy. [B] A	305-283-3414
5000 N. Central Expy. [B] A	305-283-3414
6000 N. Central Expy. [B] A	305-283-3414
7000 N. Central Expy. [B] A	305-283-3414
8000 N. Central Expy. [B] A	305-283-3414
9000 N. Central Expy. [B] A	305-283-3414
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20000 N. Central Expy. [B] A	305-283-3414
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22000 N. Central Expy. [B] A	305-283-3414
23000 N. Central Expy. [B] A	305-283-3414
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37000 N. Central Expy. [B] A	305-283-3414
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40000 N. Central Expy. [B] A	305-283-3414
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42000 N. Central Expy. [B] A	305-283-3414
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46000 N. Central Expy. [B] A	305-283-3414
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49000 N. Central Expy. [B] A	305-283-3414
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54000 N. Central Expy. [B] A	305-283-3414
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74000 N. Central Expy. [B] A	305-283-3414
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76000 N. Central Expy. [B] A	305-283-3414
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78000 N. Central Expy. [B] A	305-283-3414
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80000 N. Central Expy. [B] A	305-283-3414
81000 N. Central Expy. [B] A	305-283-3414
82000 N. Central Expy. [B] A	305-283-3414
83000 N. Central Expy. [B] A	305-283-3414
84000 N. Central Expy. [B] A	305-283-3414
85000 N. Central Expy. [B] A	305-283-3414
86000 N. Central Expy. [B] A	305-283-3414
87000 N. Central Expy. [B] A	305-283-3414
88000 N. Central Expy. [B] A	305-283-3414
89000 N. Central Expy. [B] A	305-283-3414
90000 N. Central Expy. [B] A	305-283-3414
91000 N. Central Expy. [B] A	305-283-3414
92000 N. Central Expy. [B] A	305-283-3414
93000 N. Central Expy. [B] A	305-283-3414
94000 N. Central Expy. [B] A	305-283-3414
95000 N. Central Expy. [B] A	305-283-3414
96000 N. Central Expy. [B] A	305-283-3414
97000 N. Central Expy. [B] A	305-283-3414
98000 N. Central Expy. [B] A	305-283-3414
99000 N. Central Expy. [B] A	305-283-3414
100000 N. Central Expy. [B] A	305-283-3414

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**Section 4 - Street Guide:** Find businesses & consumers by their Street Address.  
**Section 5 - Demographic Summary:** Age/income/ethnicity analysis.

## Abbreviations used in your Polk City Directory

Acct	Accountant	Dir	Director	Med	Medical	Sav	Savings
Adj	Adjuster	Dist	District	Mfr	Manufacturer	Sch	Schools
Adm	Administrator	Div	Distributor	Mktg	Manager	SE	Southeast
Adv	Advertising	Dr	Division	Mktg	Marketing	Sec	Secretary
Agnt	Agent	Drvr	Driver	Mntnc	Maintenance	Self Emp	Self Employed
Arch	Architect	E or e	Draftsman	N or n	North	Serv	Service
Asst	Assistant	Econ	East	NE	Northwest	Shs	Shores
Atndt	Attendant	Elec	Economist or Electrician	NW	Northwest	Sls	Sales
Ave	Avenue	Emp	Employer	Ofc	Office	Stat	Statistical
Bkr	Bookkeeper	Eng	Engineer	Org	Operator	Stk	Stock
Bldg	Builder	Exec	Executive	Orgs	Organizations	Stm	Steam
Bvd	Boulevard	Exp	Express	Phy	Physical	Stn	Station
Br	Branch	F-cy	Factory	Pl	Place	Stnt	Student
Cn	Canada	Fdlt	Federal	Pres	President	Supl	Supplier
Cntrpt	Chemist or Chem	Forem	Foreman	Prod	Products	Supr	Superintendent
Chm	Chief	Genl	General	Prog	Program	Svc	Service
Chmn	Chairman	H	Householder	Pub	Public	Swa	Swamp
Chl	Child	Hskpr	Housekeeper	Qual Cn	Quality Control	SW	Southwest
Chl	Chief	Hwy	Highway	r	Rooms	Sys	System
Co	Company	Ind	Industrial	Rd	Road	Tch	Teacher
Coml	Commercial	Ins	Insurance	Rd	Reader	Tchn	Technical
Comms	Communication	Int	Interior	Rd	Real Estate	Trdg	Trading
Comp	Computer	Jr	Junior	Recpt	Receipt	Trss	Truss
Constr	Construction	Le	Laborer	Reg	Regional	Typ	Typist
Contr	Contractor	Libr	Librarian	Rep	Representative	Unwrt	Unwritten
Corp	Corporation	Lt	Lieutenant	Res	Resource	US	United States
Craftsmn	Craftsman	Ltmsn	Lithographer	Reid	Repaired	V P	Vice President
Crewldr	Crew Leader	Lks	Lakes	RN	Registered Nurse	Vet	Veterinary
Ct	Court	Lwr	Lawyer	Rpr	Repair	W or w	White
Cust	Customer	Mech	Mechanic or Mechanical	Rtl	Retail	Wkr	Worker
Cutdn	Cutdown			S or s	South	Wldr	Welder
Dbltn	Double						

## Community abbreviations and symbols used in this publication

- (A) Community abbreviations appear in parentheses in the Alphabetical Section. Business defined on the title page near the beginning of the directory.
- Symbol appears in the Alphabetical Section and Street Guide and indicates home ownership.
- 1 thru 5 Symbol appears in the Alphabetical Section and indicates home value.
- Y M O Symbol appears in the Alphabetical Section and indicates head of household age.
- [A] Symbol appears in the Street Guide directory and indicates the number of years listed at



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2010 Paid Real Estate**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1003875	34001	10KW	1003875

710 CAROLINE STREET LLC  
1009 SIMONTON ST  
KEY WEST, FL 33040

00003710000000066825  
710 CAROLINE ST

KW PT LOT 3 SQR 22 H1-567 COUNTY JUDGE'S  
DOCKET 8-143A H1-567 OR931-368/369  
OR957-632/633 OR986-1827

Paid 11/24/2010 \$6,211.05

Receipt # 112-10-00001315  
Paid By BAC TAX SERVICES COF

TAXING AUTHORITY		AD VALOREM TAXES				
TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT	
SCHOOL STATE LAW	1.9440	579,486	0	579,486	1,126.52	
SCHOOL LOCAL BOARD	1.8795	579,486	0	579,486	1,089.14	
GENERAL REVENUE FUND	1.0971	579,486	0	579,486	635.75	
F&F LAW ENFORCE JAIL JUDICIAL	2.2060	579,486	0	579,486	1,278.35	
HEALTH CLINIC	0.0414	579,486	0	579,486	23.99	
FLORIDA KEYS MOSQUITO CONTROL	0.4596	579,486	0	579,486	266.33	
CITY OF KEY WEST	2.9132	579,486	0	579,486	1,688.16	
SO FL WATER MANAGEMENT DIST	0.2549	579,486	0	579,486	147.71	
OKEECHOBEE BASIN	0.2797	579,486	0	579,486	162.08	
EVERGLADES CONSTRUCTION PRJT	0.0894	579,486	0	579,486	51.81	
TOTAL MILLAGE		11.1648	AD VALOREM TAXES		\$6,469.84	

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.



NON-AD VALOREM ASSESSMENTS \$0.00

COMBINED TAXES AND ASSESSMENTS \$6,469.84

See reverse side for  
Important Information.

If Postmarked By  
Please Pay

Nov 30, 2010  
\$0.00

IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2010 Paid Real Estate**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1003875	34001	10KW	1003875

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KEY WEST, FL 33040

00003710000000066825  
710 CAROLINE ST

KW PT LOT 3 SQR 22 H1-567 COUNTY JUDGE'S  
DOCKET 8-143A H1-567 OR931-368/369  
OR957-632/633 OR986-1827

RETURN WITH PAYMENT

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By Please Pay	Nov 30, 2010 \$0.00				
--------------------------------	------------------------	--	--	--	--

Paid 11/24/2010 Receipt # 112-10-00001315 \$6,211.05  
Paid By BAC TAX SERVICES CORP

## Daniel Sobczak

---

**From:** Elka Garcia <egarcia@fkaa.com>  
**Sent:** Wednesday, February 26, 2020 12:09 PM  
**To:** Daniel Sobczak  
**Subject:** RE: Public Records for 710 Caroline

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

This property had 2 meters – Upstairs & down both started on 12/9/55 and both abandoned on 4/9/18.  
Loc # 008831 UP & 008830 Down listed as residential.

Thanks  
Elka Garcia  
Billing Manager/Records Custodian  
RMLO  
Florida Keys Aqueduct Authority  
1100 Kennedy Dr.  
Key West, Fl. 33040  
[egarcia@fkaa.com](mailto:egarcia@fkaa.com)  
305.295.2172



**From:** Daniel Sobczak <daniel.sobczak@cityofkeywest-fl.gov>  
**Sent:** Wednesday, February 26, 2020 10:51 AM  
**To:** Elka Garcia <egarcia@fkaa.com>  
**Subject:** Public Records for 710 Caroline

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00003710-000000  
 Account# 1003875  
 Property ID 1003875  
 Millage Group 10KW  
 Location 710 CAROLINE ST, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 22 H1-567 COUNTY JUDGE'S DOCKET 8-143A G4-418 OR931-368/369 OR957-632/633 OR986-1827/1828 OR1470-280/281 OR1470-282/283 OR1947-959/960 OR2296-1258/1261 OR2370-1274/75 OR2937-154CT OR2973-104  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

NATURES BOUNDARY LLC  
 11741 Road 191  
 Oakwood OH 45873

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$552,751	\$578,313	\$54,323	\$246,463
+ Market Misc Value	\$2,789	\$2,789	\$2,816	\$2,873
+ Market Land Value	\$336,592	\$296,365	\$296,365	\$439,605
= Just Market Value	\$892,132	\$877,467	\$353,504	\$688,941
= Total Assessed Value	\$892,132	\$388,854	\$353,504	\$688,941
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$892,132	\$877,467	\$353,504	\$688,941

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	1,849.00	Square Foot	0	70

**Buildings**

Building ID	218	Exterior Walls	WD FRAME
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998
Gross Sq Ft	3167	Foundation	WD CONC PADS
Finished Sq Ft	2250	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	280	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	6
Economic Obs	0	Full Bathrooms	4
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	322	0	0
FLA	FLOOR LIV AREA	2,250	2,250	0
OPU	OP PR UNFIN LL	563	0	0
OUU	OP PR UNFIN UL	32	0	0
<b>TOTAL</b>		<b>3,167</b>	<b>2,250</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	1
WOOD DECK	1984	1985	1	168 SF	1
FENCES	1984	1985	1	325 SF	3
FENCES	1984	1985	1	60 SF	2
WOOD DECK	1994	1995	1	64 SF	2
WALL AIR COND	1996	1997	1	1 UT	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/3/2019	\$588,600	Warranty Deed	2227133	2973	104	12 - Unqualified	Improved
11/20/2018	\$100	Certificate of Title	2195180	2937	154	11 - Unqualified	Improved
10/31/2003	\$600,000	Warranty Deed		1947	0959	Q - Qualified	Improved
8/1/1997	\$355,000	Warranty Deed		1470	0282	M - Unqualified	Improved
1/1/1985	\$1	Warranty Deed		931	368	M - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type
12-2830	8/1/2012	8/1/2012	\$0	
07-4080	8/28/2007	2/26/2008	\$2,500	Commercial
07-0472	1/30/2007	6/1/2007	\$1,150	Commercial
06-5114	9/6/2006	9/28/2006	\$800	Commercial
06-4432	7/25/2006	9/28/2006	\$3,500	Commercial
04-0676	3/11/2004	12/13/2004	\$2,000	Commercial
A95-4070	11/1/1995	12/1/1995	\$600	Commercial

Notes

C.O. CHANGE USE OF STRUCTURE FROM MULTI FAMILY TO SFR. NO PERMITS WERE OBTAINED FOR THIS CONVERSION.

REPLACE ONE 3-GANG CAN WITH A NEW 200 AMPERES

EXCAVATE TO REPAIR BROKEN SEWER LINE

INSTALL LATTICE ON 2ND FLR BALCONY

REPLACE ROTTEN WOOD ON PORCH & BALCONY - REPLACE ROTTEN SIDING

GUTTERS

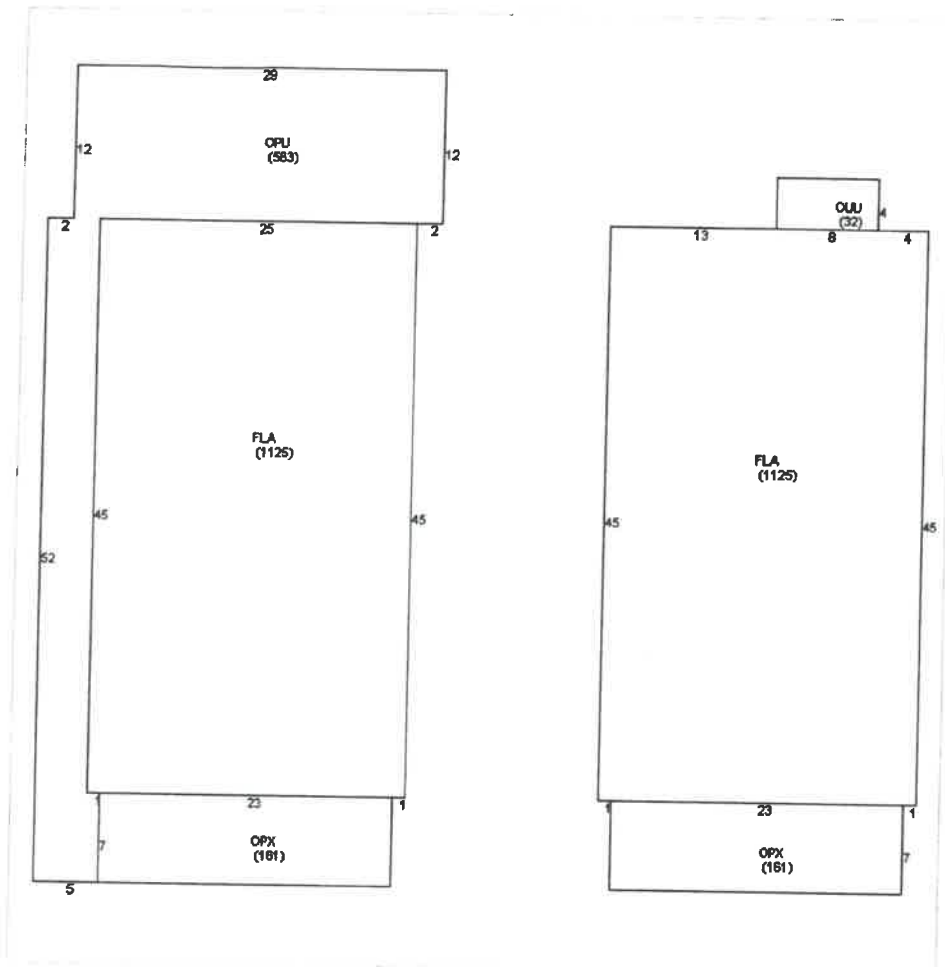
WOOD DECK

## View Tax Info

[View Taxes for this Parcel](#)

[Sketches \(click to enlarge\)](#)

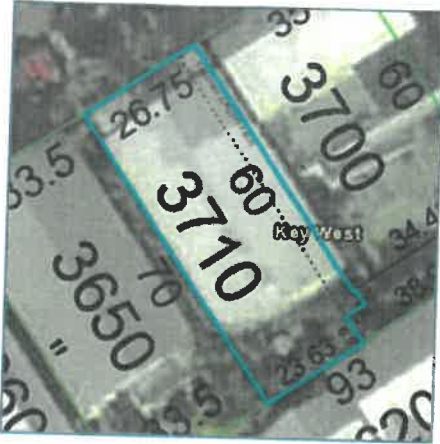




Photos



## Map



## TRIM Notice

[Trim Notice](#)

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)[GDPR Privacy Notice](#)[Last Data Upload: 2/11/2020 2:15:57 AM](#)

Developed by

[Version 2.3.40](#)

**PLANNING BOARD RESOLUTION**  
**No. 2007-009**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 122-1338, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST APPROVING AN APPLICATION FOR THE TRANSFER OF TWO (2) FULL (1.0) ROGO ALLOCATIONS AND THE TRANSFER OF TWO (2) TRANSIENT LICENSES FROM 710 CAROLINE STREET (RE# 00003710-000000) TO 119-135 SIMONTON STREET (RE# 00000240-000000); PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Adele V. Stones of Stones & Cardenas, an agent for the owner of 710 Caroline Street (the sender site) and 119-135 Simonton Street (the receiver site), filed an application to transfer two (2) full (1.0) ROGO allocations and two (2) Transient Licenses from the property at 710 Caroline Street (the sender site); and

**WHEREAS**, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 07 00017141 for a total of two (2) full (1.0) ROGO allocations units and two (2) Transient Licenses; and

**WHEREAS**, at the Planning Board Meeting of 19 April 2007, Ms. Kenson reported that there were 117 notices sent, 25 responses received, with 2 objections, 19 non-objections, and 6 written comments which were read into the record; and

**WHEREAS**, at the Planning Board Meeting of 19 April 2007, Ms. Kenson reported that there was a change in property ownership located at 119-135 Simonton Street and is now owned by Key West '07, LLC, a limited liability corporation; and

**WHEREAS**, at that Meeting, Ms. Kenson referenced a staff report for the meeting of 19 April 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended approval of the requested transfer of two (2) full (1.0) ROGO units and two (2) Transient Licenses based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and



**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1. That the Planning Board finds that the transfer of two (2) full (1.0) ROGO units and of two (2) transient licenses from 710 Caroline Street to 119-135 Simonton Street is approved with conditions: That the units be vacated for the transfer before being restored to a single family residence.**

**Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Vice-Chairman of the Planning Board and Planning Director.**

Passed at a meeting held this 19<sup>th</sup> day of April 2007.

  
James Gilleran, Vice Chairman  
Key West Planning Board

04-18-07  
Date

Attest:  
  
Gail E. Kenson, AICP  
Planning Director

22 Apr 07  
Date

Filed with the Clerk:  
  
Cheryl Smith, City Clerk

4-23-07  
Date





**THE CITY OF KEY WEST**

POST OFFICE BOX 1409  
604 Simonton Street  
KEY WEST, FLORIDA 33041-1409

PLANNING DEPARTMENT  
(305) 809-3722

**PLANNING DEPARTMENT  
MEMORANDUM**

**To:** Planning Board  
**From:** Brendon Cunningham  
**Through:** Gail Kenson, AICP, Planning Director

**Meeting Date:** 19 April 2007

**Subject:** Transfer of two full (1.0) Transient ROGO allocations from  
710 Caroline Street to 119-135 Simonton Street.

---

**SITE DATA**

**Sender Site**

**Owner:** 710 Caroline Street, LLC  
**Location:** 710 Caroline Street, RE #: 00003710-000000  
**Zoning:** HMDR  
**Existing Use:** A two unit building with two transient licenses and one non-transient ROGO allocation  
**Proposed Use:** To be returned to a single family residence

**Receiver Site**

**Owner:** City Parking Systems, LLC.  
**Agent:** Trepanier & Associates  
**Location:** 119-135 Simonton St. RE#: 00000240-000000  
**Zoning:** HRCC-1  
**Existing Use:** Parking Lot  
**Proposed Use:** 20 unit townhouse development

**BACKGROUND**

This is a request to transfer two Transient Licenses from 710 Caroline Street to 119-135 Simonton Street. The sender site currently has 2 transient licenses.

**ANALYSIS**

Section Sec. 122-1338 of the City Code permits the transfer of transient licenses that are located in areas of the City that do not permit transient uses. Section (b) states "Where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in that zoning district, shall consider the relative size of the unit from which the license is

transferred, and shall consider the room configuration of both sites to maintain approximately the same or a lesser net number of occupants.”

This is the first transient unit transfer from 710 Caroline Street. There are no intentions to transfer additional allocations to the receiver site or any other site at this time.

<b>Review pursuant to Criteria Section 122-1338 and Intent</b>		
<b>Criteria</b>	<b>Proposal</b>	<b>Complies Yes or No</b>
<b>Sender Site</b>		
Has transient licenses from City	Occupational License Numbers: 07 00017141 & 07 00008051	Yes
The units are lawful & have been counted in ROGO		Yes
Remaining # of rooms to same / does not increase ROGO count		Yes
Final use conforms with LDRs	Proposed use: motel/hostel	Yes
Development review process required for proposed construction / redevelopment	Only building permits will be required	Yes
Mortgagee consents to transfer	N/A, property owned outright	Yes
<b>Receiver Site</b>		
Transient use is allowed or the use is residential	Receiver zoning district is: HRCC-1. Transient rentals are permitted	Yes
Complies with density	Allowed dwelling units: 26 Proposed dwelling units: 20	Yes
The transient units retain ROGO equivalency	1 full (1.0) allocations are being transferred	Yes
New construction is not located in the “V” zone	No	Yes
Homeowners or Condo Assoc. Has approved	N/A	Yes
Development review process required for proposed construction.	N/A	Yes
<b>General</b>		
ROGO equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

<b>ROGO Allocations</b>	<b>Sender Site</b>	<b>Receiver Site</b>
Location	710 Caroline Street	119-135 Simonton Street
Existing Transient Allocations	2 Licenses and 2 ROGO allocations	
Existing Non-Transient Allocations	1 ROGO allocation	
<b>TOTAL</b>	<b>3 full (1.0) ROGO allocations with 2 Transient Licenses</b>	
Transient Allocations Transferred	2.0	
Non-transient Allocations Transferred		
Transient Allocations Received		2.0
Non-transient Allocations Received		
Transient License Transferred		
Transient License Received		
Allocations Recovered by City	.00	.00
<b>Total Remaining Allocations</b>	<b>1 ROGO allocation</b>	<b>2 full ROGO allocations with Transient Licenses</b>

### RECOMMENDATION

The Planning Department has not received input from the public. The Planning Department recommends **APPROVAL with conditions** of the transfer of two Transient Licenses from 710 Caroline Street to 119-135 Simonton Street based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance and that this approval is for the transfer only and not of any proposed plans which shall be subject to the full review necessary any approvals required from the Planning Board, City Commission and/or the Building Department.

That the units be vacated for the transfer before being restored to a single family residence.

## **Carolyn Walker**

---

**From:** David Ray  
**Sent:** Tuesday, July 31, 2012 2:23 PM  
**To:** Jim Young  
**Cc:** Carolyn Walker; John woodson  
**Subject:** RE: 710 Caroline St

Jim, I did do a habitable space inspection approximately June 03, 2008 which at that time didn't meet code **Sec. 122-1078,**

Several months later I was called by Mr. Addleman of code compliance to meet at 710 Caroline to verify the issues had been rectified at that time **there was no issues per sec. 122-1078 of the Code of Ordinance.**

Thanks  
David Ray

**From:** Jim Young [mailto:[jjyoung@keywestcity.com](mailto:jjyoung@keywestcity.com)]  
**Sent:** Tuesday, July 31, 2012 11:37 AM  
**To:** Richard Klitenick  
**Cc:** David Ray  
**Subject:** Re: 710 Caroline St

Richard,

Thanks for your attention to this.

David,

Has the egress issue that you observed been resolved..

JY

On Tue, Jul 31, 2012 at 11:14 AM, Richard Klitenick <[richard@rmkpa.com](mailto:richard@rmkpa.com)> wrote:  
Ok. thanks very much-will have a check to you today or tomorrow

RMK

**From:** Valerie Barrera [mailto:[vbarrera@keywestcity.com](mailto:vbarrera@keywestcity.com)]  
**Sent:** Tuesday, July 31, 2012 11:05 AM  
**To:** Richard Klitenick  
**Subject:** 710 Caroline St

Below is the amounts due after removal of late fees:

710 Up	\$ 1,806.18
710 Down	\$ 1,715.68

**Total Due:** \$ 3,521.86

Valerie Barrera  
Revenue Supervisor



CITY OF KEY WEST  
BUILDING DEPARTMENT  
P.O. BOX 1409  
KEY WEST FL 33041

No 4824  
N: 4824

CERTIFICATE OF OCCUPANCY  
PERMANENT

Issue Date . . . . . 8/01/12

Parcel Number . . . . . 0000-3710-000000- -

Property Address . . . . . 710 CAROLINE ST DN  
KEY WEST FL 33040

Subdivision Name . . . . .

Legal Description . . . . . KW PT LOT 3 SQR 22 W1-567 COUN  
TY JUDGE'S DOCKET 8-143A  
OR931-368/369 OR957-632/633 OR  
986-1827/1828

Property Zoning . . . . . HIGH DENSITY RESIDENTIAL

Owner . . . . . 710 CAROLINE ST LLC

Contractor . . . . .

Application number . . . . . 12-00002830 000 000

Description of Work . . . . . RENOVATION; ADDITION, CONVERSION: RESIDENTIAL

Construction type . . . . .

Occupancy type . . . . .

Flood Zone . . . . . AE6

Special conditions . . . . .

Change use of structure from multi-family to single family  
residential. No permits were obtained for this conversion.

Approved . . . . . Building Official 8-1-12

VOID UNLESS SIGNED BY BUILDING OFFICIAL

City Fire Marshall Approval  
City Fire Marshall Approval

Reduce from  
2 B ves units  
to 1 unit

# C.O. Checklist

12-2830

Contact: \_\_\_\_\_

Project Address /  
Description

710 Candiani

Permits finalled

Harc final

Elevation certificate

No permits

Residential garbage receipt

email from

Water Meter number (Revenue 809-3854)

Dray only.

Fire Dept approval (292-8179)

1060 & license

Landscaper approval (809-3768)

transferred

ADA approval

Bike rack, parking req

Stormwater retention

Other site approvals

Development agreements, other Planning approvals

CO fee

cc:  
Subject:

John Woodson; Mark Finigan; Amy Kimball-Murley  
Jim J. Young  
710 Caroline Street

Attachments:

710 Caroline St.PDF

Problem: PB Res 2007-009 approved transfer of two transient licenses and two ROGOs to 119-135 Simonton St, from 710 Caroline Street. 710 Caroline Street becomes a single family residence.

The receiver site never became available. I transferred the transient licenses to the "unassigned" file to avoid confusion with the permitted uses at 710 Caroline Street.

In 2008 I had conversations with the property owner of 710 Caroline Street, Richard Klitenick, concerning the required issuance of a new CO for the property, as a single family residence. The CO issuance will allow me to issue a new license for a single nontransient rental and well as reduce the sewer and waste accounts to one unit. However, building inspector David Ray was not able to approve an inspection of the property because of an egress problem.

And so, nothing has happened with this.

Late last week a couple came to my office asking what was allowed at the site, which may be for sale. It brought my attention back to the issue.

I hate to refer something that started with a pb resolution to code compliance - any suggestions?

I have attached relevant correspondence.

Thanks, Carolyn



710 Caroline St.PDF  
(390 KB)

**Carolyn Walker**

---

To: John Woodson  
Subject: FW: 710 Caroline Street

what is going on with this?

Carolyn

-----Original Message-----

From: Carolyn Walker  
Sent: Monday, August 11, 2008 7:49 AM  
To: mfinigan@keywestcity.com  
Cc: dray@keywestcity.com; jwoodson@keywestcity.com  
Subject: RE: 710 Caroline Street

Richard was approved in 2007 to transfer 2 transient units and rogo allocations. The license transfer did not immediately take place because the receiver site is not ready for the units. After the resolution was passed, we got complaints from a neighbor that the property was still multi-use and still transient. I started speaking with Richard in May to get the units off of his property. Since then, we have transferred the licenses to the "unassigned" pool, but the sender site needs a new CO for a single family house. Richard claimed no building permit was necessary for this conversion (unusual), so I sent an inspector to the site to verify the property is now single family. Building Inspector David Ray inspected the property on May 23rd and found an egress problem, which he discussed with John. I relayed this to Richard, and have not heard anything since.

Once the building official approves the building inspector's findings, I will prepare the new CO and new single non-transient license.

---

From: Mark Finigan  
Sent: Sunday, August 10, 2008 11:31 AM  
To: Gary Addleman; Carolyn Walker; John Woodson  
Subject: FW: 710 Caroline Street

Can you bring me up to speed on this. According to Richard he is waiting for a final determination from the building department re: removal of kitchen. Once received, occupational license can be issued. Once issued, Code can remove the violation. This is what I thought Richard to outline. Maybe I have some facts incorrect.

Richard believes he has modified/removed all kitchen appliances etc. that will remove all transient rights.

Please set me straight.

Mark

---

From: Richard M. Klitenick [mailto:richard@rmkpa.com]  
Sent: Friday, August 08, 2008 9:25 AM  
To: Mark Finigan  
Subject: 710 Caroline Street

Reminder-thanks

Carolyn Walker

---

**From:** David Ray  
**Sent:** Tuesday, June 03, 2008 7:57 AM  
**To:** John Woodson; Carolyn Walker  
**Subject:** 710 caroline st.

Sec. 122-1078. Restrictions on buildings and structures, including entryways.

No building or other structure shall be erected or altered to exceed the height; to accommodate or house a greater number of families; to occupy a greater percentage of building site area; or to have narrower or smaller rear yard setbacks, front yard setbacks, side yard setbacks or other open spaces than specified in the land development regulations or in any other manner contrary to the land development regulations. All habitable space shall be accessible from the interior of exterior walls.

(Ord. No. 97-10, § 1(2-7.3), 7-3-1997)

Hello, John Woodson

Just a heads up on 710 caroline st. I was unable to get to the down stairs living area. Last week I meet with Mr. Klitenick. Reference the removal of the upstairs stove,

which had been removed. Please let me know if you need me to do anything else. Above you will find the ordinance ! That references habitable spaces.

**Carolyn Walker**

**To:** richard@rmkpa.com  
**Cc:** John Woodson; David Ray  
**Subject:** RE: 710 Caroline

We need to issue the new CO first. The building inspector (David Ray) that performed the inspection today told me there is an egress concern between first and second floor. Building Official John Woodson will have to make a determination on this. When all is ok with that issue, I will prepare the CO. The fire department will also need to sign that document, and a fire inspector may wish to visit the property. I will set you up with the fire inspector if necessary.

Carolyn

**From:** Richard M. Klitenick [mailto:richard@rmkpa.com]  
**Sent:** Friday, May 23, 2008 3:09 PM  
**To:** Carolyn Walker  
**Cc:** 'Ginny Stones'  
**Subject:** 710 Caroline

Carolyn:

Are we good ion the license? Please let me know

Thanks

RMK

5/23/2008

**Carolyn Walker**

**To:** richard@rmkpa.com

**Subject:** RE: 710 Caroline Street, LLC

I will check with the inspector in the morning and let you know.

Carolyn

**From:** Richard M. Klitenick [mailto:richard@rmkpa.com]

**Sent:** Thursday, May 22, 2008 2:49 PM

**To:** Carolyn Walker

**Subject:** RE: 710 Caroline Street, LLC

Hi, Richard's assistant here. He needs to be in court at 11:30, so can we schedule for close to 10 AM?? I tried to call, but you're in a meeting. Please feel free to call us at 292-4101 to confirm. Richard can be there within 5 minutes upon a call from the inspector that he's about to arrive. Thanks, Carolyn. Madonia

**From:** Carolyn Walker [mailto:cwalker@keywestcity.com]

**Sent:** Thursday, May 22, 2008 1:55 PM

**To:** richard@rmkpa.com

**Subject:** RE: 710 Caroline Street, LLC

is between 10 and noon ok? The inspector is David Ray. Will you be at the property to meet him?

**From:** Richard M. Klitenick [mailto:richard@rmkpa.com]

**Sent:** Thursday, May 22, 2008 1:40 PM

**To:** Carolyn Walker

**Subject:** RE: 710 Caroline Street, LLC

OK, let me know when ins can visit tomorrow

**From:** Carolyn Walker [mailto:cwalker@keywestcity.com]

**Sent:** Thursday, May 22, 2008 12:44 PM

**To:** richard@rmkpa.com

**Subject:** RE: 710 Caroline Street, LLC

thanks, I can issue the license once I issue the CO

Carolyn

**From:** Richard M. Klitenick [mailto:richard@rmkpa.com]

**Sent:** Thursday, May 22, 2008 11:15 AM

**To:** Carolyn Walker

**Cc:** madonia@rmkpa.com

**Subject:** 710 Caroline Street, LLC

**Importance:** High

Carolyn:

5/22/2008





# Business License Tax Application

City of Key West  
City Hall Annex  
PO Box 1409  
Key West, FL 33041

Date Applied 5/5/08

License # \_\_\_\_\_

Phone 305-809-3955  
Fax 305-809-3978

Business Type: One nontransient rental unit

Business Name: \_\_\_\_\_

Business Location: 710 Caroline St

Business Owner: Richard Klutznick 710 CAROLINE ST, LLC

State Licensed Qualifier (if applicable): \_\_\_\_\_

Mailing Address: 1009 Swanton St

EIN / SS # 201001005 Phone # 305-292-4101

710 CAROLINE

ST, LLC  
Applicant name (printed)

MAY 20, 2008  
Date

State of Florida  
County of Monroe

The foregoing instrument was acknowledged by  
RICHARD M. KLUTZNIK, AS:

[Signature]  
Signature of Notary Public

2008, by  
710 CAROLINE ST, LLC

- ☐ Sales Tax number 3106 Flagler /  
☐ Commercial garbage Waste Mgmt  
☐ Lease or deed 276-2  
☐ State License DBPR 850-487-13  
☐ Home occupation application  
☐ Fictitious Name registration  
☐ Corporate or LLC registration  
☐ Liability / Worker's Comp  
☒ Fire Inspector 292-8179  
☒ CO / final inspection on any permits  
☐ Monroe County or local licensing

need  
OP  
for  
Zoning \_\_\_\_\_

Category LOB Fee \$ \_\_\_\_\_

Licensed in accordance with Chapter 66, Key West Code of Ordinances

\$ 19.00

\_\_\_\_\_  
Approved \_\_\_\_\_ Denied / Reason \_\_\_\_\_

Licensing Official \_\_\_\_\_

Date \_\_\_\_\_

**RICHARD M. KLITENICK**  
PH. 305-292-4101  
1009 SIMOMTTON STREET  
KEY WEST, FL 33040

**1666**  
83-9203/670

DATE

5/21/08

PAY TO THE  
ORDER OF

CITY OF KW

NINETEEN

\$ 19

00x



DOLLARS



**KEY WEST BANK**  
701 WHITEHEAD STREET  
KEY WEST, FLORIDA 33040

*[Signature]*

FOR 710 NON-TR LIC

MP

⑆067092035⑆ 0000000186⑈ 1666

© HAWAIIAN TRUST

**Carolyn Walker**

**To:** Mark Finigan  
**Cc:** David Ray; John Woodson  
**Subject:** RE: 710 Caroline Street

Richard was approved in 2007 to transfer 2 transient units and rogo allocations. The license transfer did not immediately take place because the receiver site is not ready for the units. After the resolution was passed, we got complaints from a neighbor that the property was still multi-use and still transient. I started speaking with Richard in May to get the units off of his property. Since then, we have transferred the licenses to the "unassigned" pool, but the sender site needs a new CO for a single family house. Richard claimed no building permit was necessary for this conversion (unusual), so I sent an inspector to the site to verify the property is now single family. Building Inspector David Ray inspected the property on May 23rd and found an egress problem, which he discussed with John. I relayed this to Richard, and have not heard anything since.

Once the building official approves the building inspector's findings, I will prepare the new CO and new single non-transient license.

**From:** Mark Finigan  
**Sent:** Sunday, August 10, 2008 11:31 AM  
**To:** Gary Addleman; Carolyn Walker; John Woodson  
**Subject:** FW: 710 Caroline Street

Can you bring me up to speed on this. According to Richard he is waiting for a final determination from the building department re: removal of kitchen. Once received, occupational license can be issued. Once issued, Code can remove the violation. This is what I thought Richard to outline. Maybe I have some facts incorrect.

Richard believes he has modified/removed all kitchen appliances etc. that will remove all transient rights.

Please set me straight.

Mark

**From:** Richard M. Klitenick [mailto:richard@rmkpa.com]  
**Sent:** Friday, August 08, 2008 9:25 AM  
**To:** Mark Finigan  
**Subject:** 710 Caroline Street

Reminder-thanks

RMK

8/11/2008

Eln on app, sorry. it is : **201001005**

**Copy of Articles and latest ann report attached as well for your files**

**RMK**

**Richard M. Klitenick, Esq.**  
**Richard M. Klitenick, P.A.**



**richard@rmkpa.com**  
**1009 Simonton Street**  
**Key West, FL 33040**  
**305-292-4101**  
**305-292-4102 (fax)**  
**www.rmkpa.com**

[illegible]

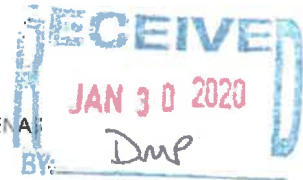
~~~~~  
This electronic message is a confidential communication from the law firm of Richard M. Klitenick, P.A., and is intended only for the named recipient(s) above and may contain information that is that is privileged or otherwise confidential. If you have received this message in error, or are not the named or intended recipient(s), I would appreciate it if you would please notify me immediately at 305-292-4101; and delete this e-mail message and any attachments from your computer and/or network mail system.

~~~~~

## **EXHIBIT B**



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS



VIA HAND DELIVERY

January 30, 2020

Roy T. Bishop, Planning Director  
City of Key West  
1300 White Street  
Key West, Florida 33040

Re: Lawful Unit Determination Application  
710 Caroline Street, Key West, Florida 33040:

Dear Mr. Bishop:

On behalf of Nature's Boundary, LLC, a Florida limited liability company, I am submitting the enclosed Lawful Unit Determination Application ("Application") for the recognition of one (1) additional unit at 710 Caroline Street ("Property").

The supporting documentation accompanying the Application includes:

- a. Monroe County Tax Collector Paid Tangible Tax Notices from 2008 through 2016 recognizing three (3) units at the Property,
- b. Copy of an email and records from 2005 through 2012 from Keys Energy Services confirming the existence of three (3) meters at the Property,
- c. A printout from Florida Keys Aqueduct Authority confirming two (2) water meters as of 2010 at the Property, and
- d. Copies of emails from the City Licensing Department dated May 28, 2019 confirming that the City recognizes two (2) residential units at the Property.
- e. Photos of the two existing units at the Property.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Gregory S. Oropeza

Enclosures as stated



# Application for Lawful Unit Determination

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**Application Fee: \$1,300.00**

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Ordinance 17-02, Effective May 3, 2017

Ordinance 19-10, Effective May 7, 2019

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

## PROPERTY DESCRIPTION:

Site Address: 710 Caroline Street

Real Estate (RE) #: 00003710-000000

Zoning District: HMDR

Total Land Area (sq ft): 1,849 sf

Property located within the Historic District?

☒ Yes ☐ No

## APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: 305-294-0252

Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

## PROPERTY OWNER: (if different than above)

Name: Nature's Boundary, LLC, a Florida limited liability company

Mailing Address: 11741 Road 191

City: Oakwood

State: OH

Zip: 45873

Home/Mobile Phone: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: greg@oropezastonescardenas.com

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

Print Name of property owner or agent or licensed contractor

Gregory S. Oropeza, Esq./  
Oropeza, Stones & Cardenas, PLLC

Signature.

*Gregory S. Oropeza*

Notary Signature as to applicant. State of Florida, County of Monroe. Sworn to and subscribed before me.

*Jan. 29, 2020*

*Patricia Gae Ganister*



Personally known or produced

as identification.

Official Use Only:

Is this request based on a code case? ☐ Yes ☒ No

Case Number: \_\_\_\_\_

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED <sup>1</sup> / RECOGNIZED
Market-Rate Residential Dwelling Units	2	1
Affordable Residential Dwelling Units <sup>2</sup>		
Transient Units		
Commercial Units		

<sup>1</sup> Please provide City Licensing Records from the Building Department

<sup>2</sup> All units allocated as affordable are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Sec 108-991(3) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and **at least two** of the following records:

- ☐ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☐ Building permits issued prior to April 1, 2010;
- ☐ Copies of city directory entries on or about April 1, 2010;
- ☐ Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- ☐ Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;
- ☐ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☒ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☒ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- ☐ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card);
- ☒ Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The City Planner's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the principals for guiding development.



Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the City Planner are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

- a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official;
- b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.
- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Transient units which meet the criteria in subsection 108-991 will be licensed by the city.

**Additional information that may be considered as evidence to prove existence of a unit(s) includes but is not limited to the following:**

1. Official Appraisal Reports;
2. Inspection reports on company letterhead; and/or
3. Similar documentation.

**The review process for lawful unit determination is as follows:**

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;
2. Staff will schedule a site visit to include the Building Official when the application is under review;
3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed;
4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

**Application checklist:**

- ☒ Application fee. Please make checks payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Survey (Survey must be within 10 years from submittal of this application)
- ☒ Sketch of site and floor plan
- ☒ Supporting documentation that unit existed on or about April 1, 2010

## **VERIFICATION AND AUTHORIZATION FORMS**

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Cheri Cooper

Please Print Name of person with authority to execute documents on behalf of entity

as

**Authorized Member** of **Natures Boundary, LLC**

Name of office (President, Managing Member)

Name of owner from deed

authorize Oropeza, Stones & Cardenas, PLLC

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Cheri Cooper

Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 1-15-2020

Date

by Cheri Cooper

Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented personally known as identification.

Michelle Orona

Notary's Signature and Seal

Name of Acknowledging Party, Printed or Stamped

Commission Expires



**MICHELLE ORONA**

**Notary Public, State of Ohio**

**My Commission Expires**

**February 8, 2023**



City of Key West  
Planning Department



**Verification Form**  
(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner  
(print name) (print position; president, managing member)  
of Oropeza, Stones & Cardenas, PLLC  
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

710 Caroline Street

*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Dee  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this Jan 29, 2020 by  
Gregory S. Oropeza  
*Name of Authorized Representative*  
date

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Patricia Gae Ganister  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**COPY OF RECORDED WARRANTY DEED**

Doc # 2227133 Bk# 2973 Pg# 104 Electronically Recorded 7/2/2019 at 9:36 AM Pages 3  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
Electronically REC: \$27.00 Deed Doc Stamp \$4,120.20

This Document Prepared By:  
William E. Curphey, P.C.  
25400 US 19 N, Suite 236  
Clearwater, FL 33763

After Recording Return To/  
Mail Tax Statements To:  
Natures Boundary, LLC  
11741 Road 191  
Oakwood, OH 45873

Order #: 101-10122869

Parcel ID #: 0003710-00000

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 3 day of June 2019, by, THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-9, whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter referred to as GRANTOR, grants to NATURES BOUNDARY, LLC, whose address is 11741 Road 191, Oakwood, OH 45873, is hereinafter referred to as GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of FIVE HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED TWENTY-FIVE and 00/100 (\$588,525.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms unto the GRANTEE, in fee simple, all that certain land, situated in Monroe County, Florida, viz:

#### **SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Commonly known as: 710 Caroline Street, Key West, FL 33040

SUBJECT TO TAXES ACCRUING FOR 2019 AND SUBSEQUENT YEARS.

The legal description was obtained from a previously recorded instrument or was provided by agent for grantor.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence

Witnesses:

Witness

Print Name

Witness

Print Name

THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-9

By NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER as attorney in fact

By:

Title:

Printed Name:

Karen Skinner

Assistant Secretary

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was hereby acknowledged before me this 3 day of June, 2019, by Karen Skinner who is the/a Asst. Sec. of NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER as attorney in fact for THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-9, who is personally known to me or who has produced N/A, as identification, and who signed this instrument willingly.



My commission expires: 12-15-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

THE FOLLOWING PROPERTY IN MONROE COUNTY, FLORIDA:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF DIAGRAM OF THE SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829, AS PART OF LOT THREE(3), IN SQUARE TWENTY-TWO (22), BUT IS BETTER DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT ON THE SOUTHWESTERLY SIDE OF CAROLINE STREET, DISTANT NORTHEASTERLY FROM THE CORNER OF CAROLINE AND ELIZABETH STREETS, ONE HUNDRED AND TWENTY-THREE (123) FEET AND SIX (6) INCHES; RUNNING THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SEVENTY (70) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION SIXTY-ONE (61) FEET AND NINE (9) INCHES MORE OR LESS OUT TO GRUNT BONE LANE; THENCE IN A NORTHWESTERLY DIRECTION ALONG GRUNT BONE LANE TEN (10) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION, THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SIXTY (60) FEET OUT TO CAROLINE STREET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ALONG CAROLINE'S STREET, TWENTY-SIX (26) FEET AND NINE (9) INCHES MORE OR LESS TO THE POINT OF BEGINNING.

a/k/a 710 Caroline Street, Key West, FL 33040

## **SURVEY**

**T.S. NEAL ARCHITECTS INC.**  
 1000 S. 10th St., Suite 100  
 Fort Lauderdale, FL 33315  
 (954) 550-8837  
 (954) 550-8837



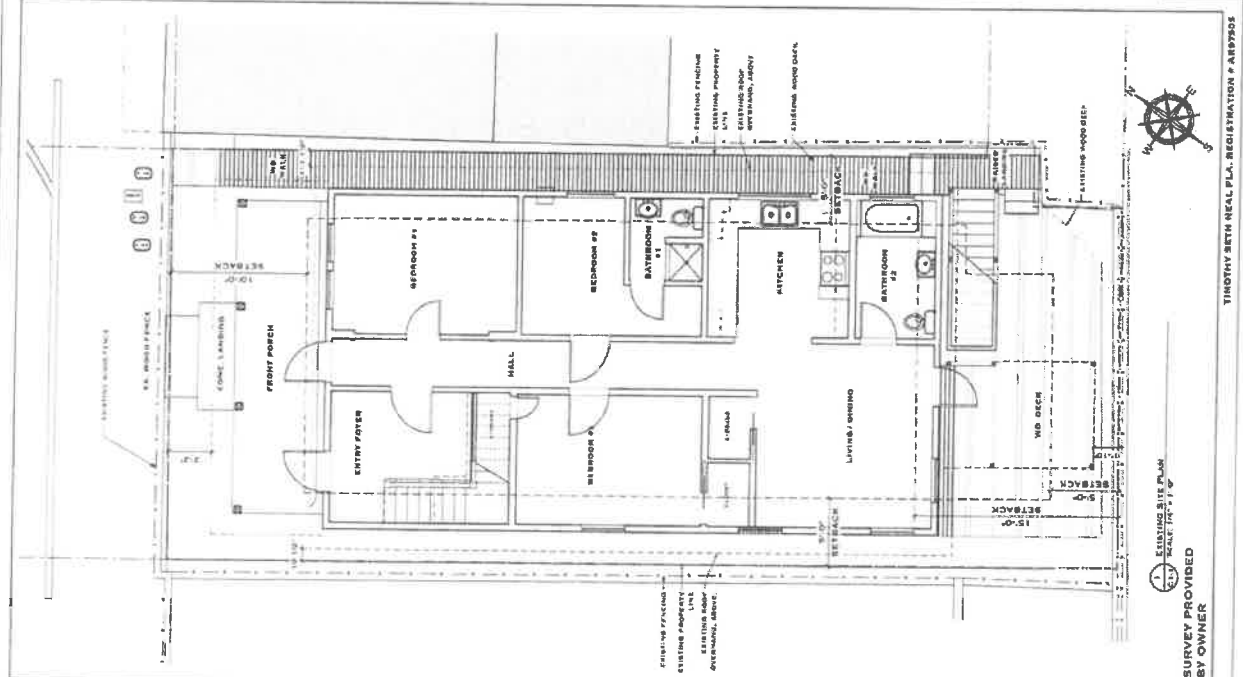
**AS BUILT RECORD DRAWINGS**  
 FOR  
**710 CAROLINE STREET**  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**EXISTING SITE PLAN & SURVEY**

**DATE:** 10/15/2024  
**CHECKED BY:** TSN  
**DESIGNED BY:** TSN

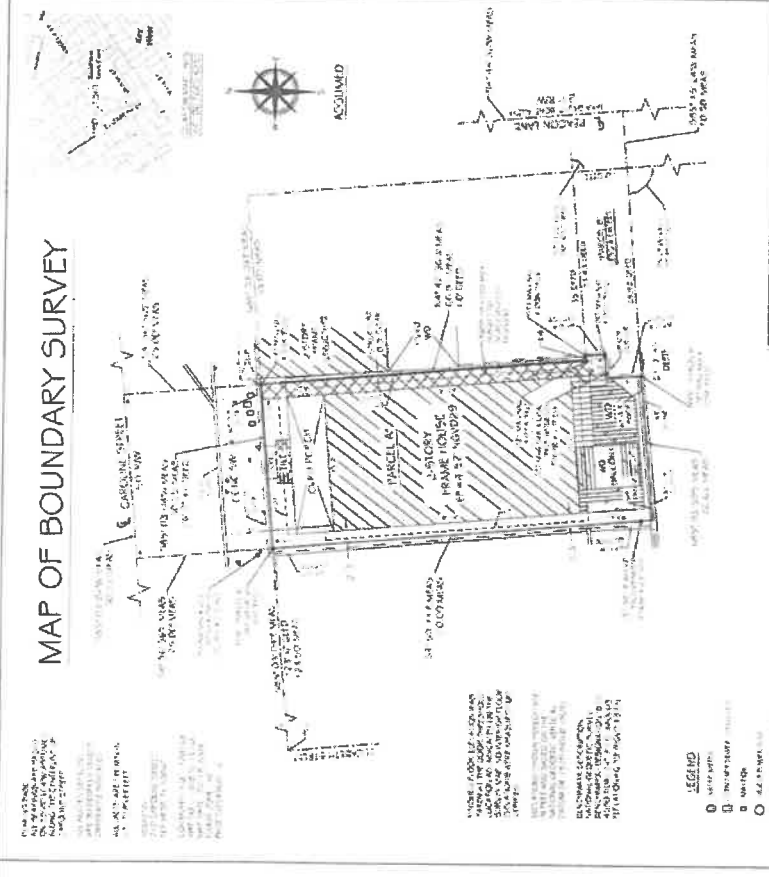
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**SHEET 1**

**TSN**  
 T.S. NEAL ARCHITECTS INC.



**EXISTING SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**TIMOTHY SETH NEAL P.L.A. REGISTRATION # AB97505**



**LEGEND**

- 0 = EXISTING PROPERTY
- 1 = EXISTING PROPERTY
- 2 = EXISTING PROPERTY
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**FLORIDA LAND SURVEYING**

**LEGEND**

- 0 = EXISTING PROPERTY
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## **SKETCH OF SITE AND FLOOR PLAN**

[illegible]

	PAGE	TOP	CENT TOP	NO CHANGE
BEAR STRIDE	11P	1P	RESTRIP	NO CHANGE
WATER	10 17P	8P	BESTRIP	NO CHANGE
JAY RING	N 1P	2P	RESTRIP	NO CHANGE
SWAMP HUNT	3-9P	2P	BESTRIP	NO CHANGE

**AS BUILT RECORD DRAWINGS FOR  
710 CAROLINE STREET.**

PROJECT  
LOCATION

PROJECT LOCATION

[illegible]

**TITLE AND SITE INFORMATION**  
**SURVEY & EXISTING SITE PLAN**  
**EXISTING FLOOR PLANS**  
**EXISTING ELEVATIONS**  
**EXISTING SECTIONS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**ASTM**

**TIMOTHY BETH NEAL P.L.A. REGISTRATION # A0077038**



**T.S. NEAL  
ARCHITECTS INC.**

2707A UNIVERSITY AVE.  
CULVER CITY, CA  
90232

310-340-8897  
310-422-9549



AS BUILT RECORD DRAWINGS  
FOR  
710 CAROLINE STREET  
KEY WEST, FL 33040

**DRAWING TITLE:**





**T.S. NEAL ARCHITECTS INC.**  
 2200 N. UNIVERSITY  
 SUITE 100  
 TAMPA, FL 33606  
 813-281-1111  
 813-281-1112



**AS BUILT RECORD DRAWINGS**  
 FOR  
**710 CAROLINE STREET**  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
 EXISTING FLOOR PLANS

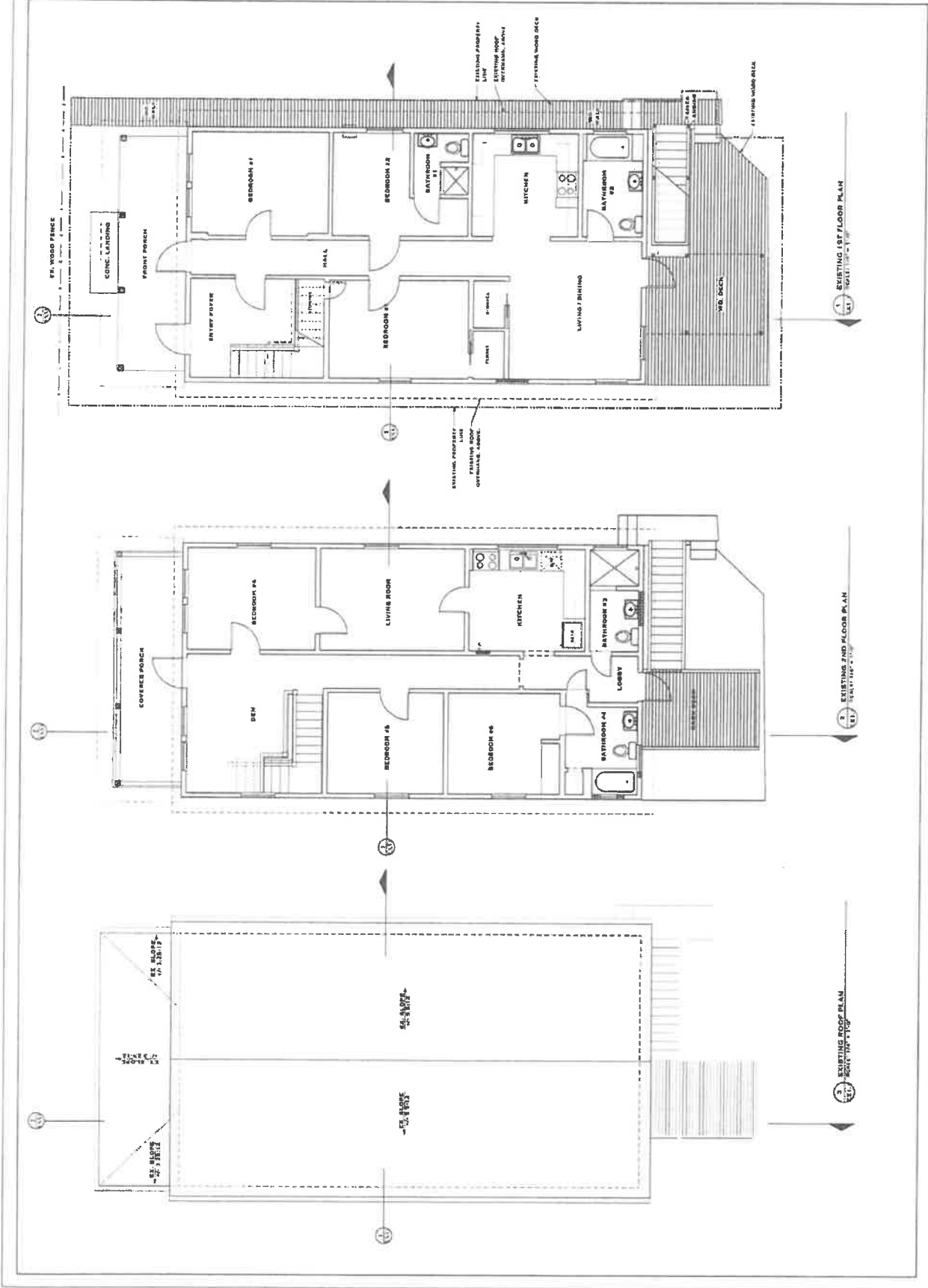
DESIGNED: TSN  
 CHECKED: TSN  
 DATE: 01/11/2019

EX1.1	
PROJECT:	710 CAROLINE STREET
DATE:	01/11/2019
BY:	TSN
CHECKED:	TSN
DATE:	01/11/2019

**TSN**  
 TIMOTHY S. NEAL ARCHITECTS INC.

resuit# 2019-4557

TIMOTHY S. NEAL P.L.A. REGISTRATION # ARD2008



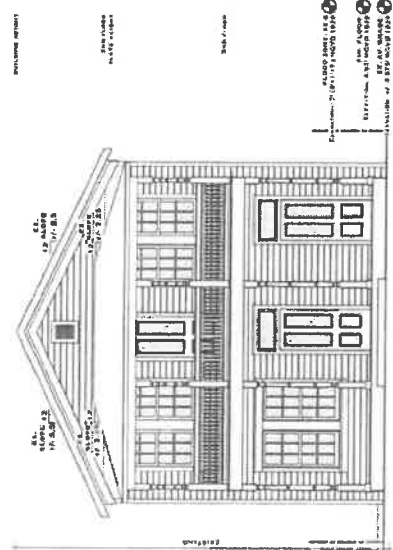


**AS BUILT RECORD DRAWINGS**  
**FOR**  
**710 CAROLINE STREET**  
**KEY WEST, FL 33040**

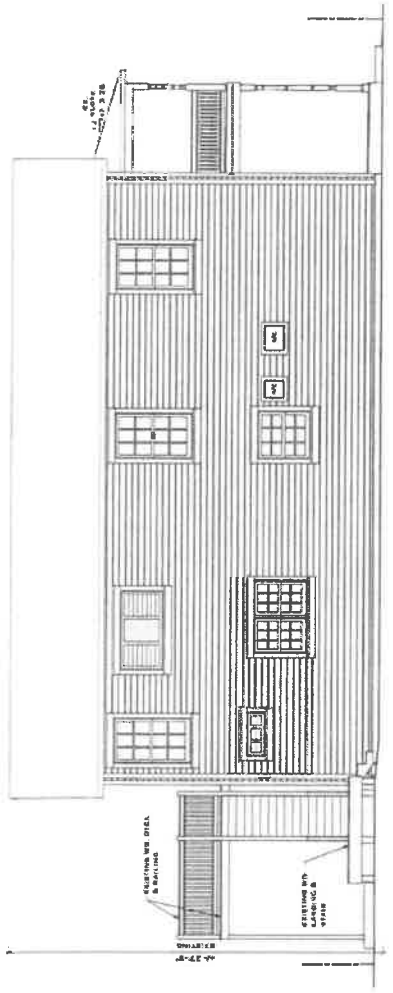
**DRAWING TITLE:**  
**EXISTING ELEVATIONS**

**EX2.1**  
 SHEET -

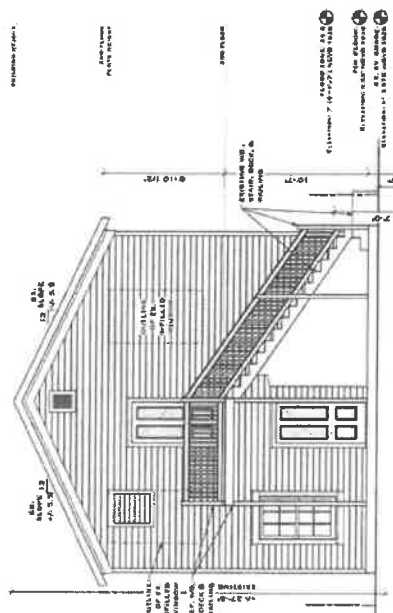
**A**  
**TSN**



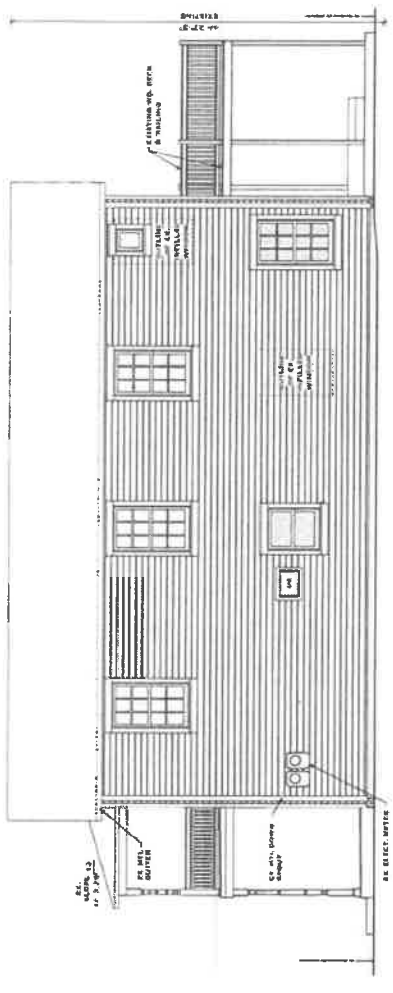
**EXISTING FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

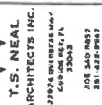


**EXISTING REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

YINGYI CHEN NEAL FLA. REGISTRATION # AB97593



AS BUILT RECORD DRAWINGS  
FOR  
710 CAROLINE STREET  
KEY WEST, FL 33040

**DRAWING TITLE:**  
**EXISTING SECTIONS**

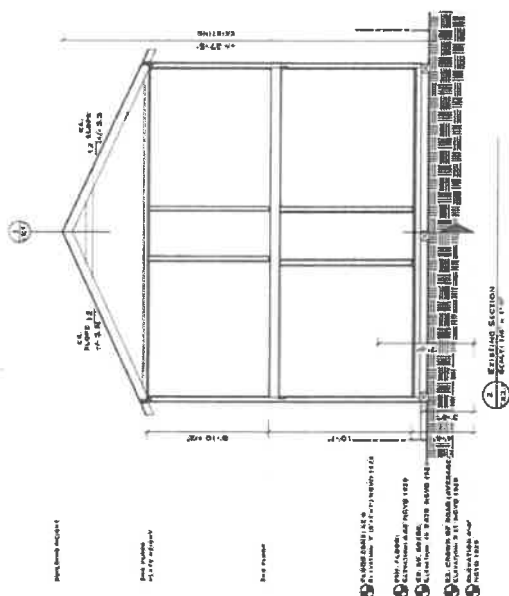
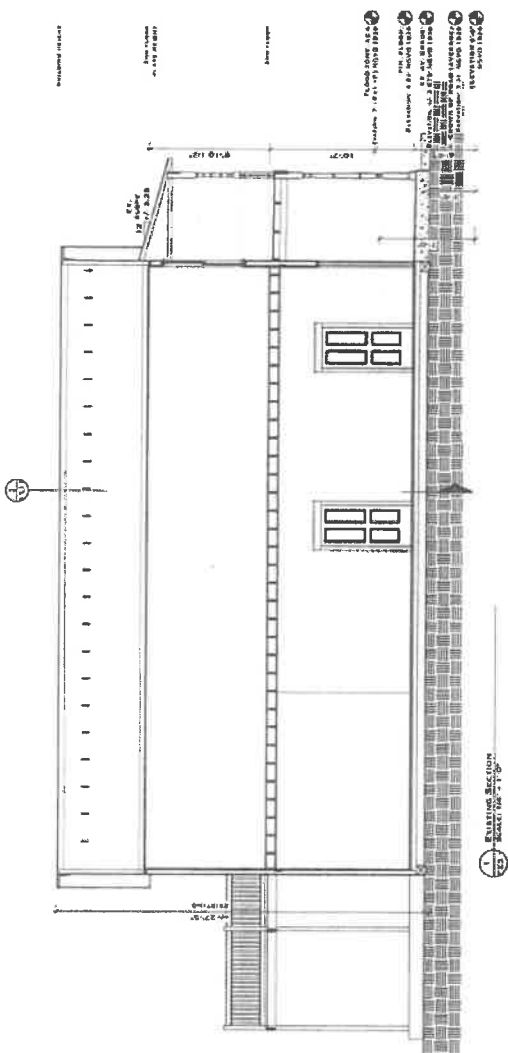
NUMBER: 100-100000  
 CHECKED: YES  
 DATE: 08-10-2000

a	b
c	d

### EX3.1

A

**TIMOTHY SETH NEAL FLA. REGISTRATION # JAB97102**



## **SUPPORTING DOCUMENTATION**

- A. Monroe County Tax Collector Paid Tangible Tax Notices 2008-2016**
- B. Keys Energy Services Records 2005-2010**
- C. Florida Keys Aqueduct Authority Records**
- D. Copy of email from City of Key West Licensing Dept.**
- E. Photos of two (2) existing units**





**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2009 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.6880	23,397	23,397	0	0.00
SCHOOL LOCAL BOARD		1.6990	23,397	23,397	0	0.00
GENERAL REVENUE FUND		1.0775	23,397	23,397	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		1.9786	23,397	23,397	0	0.00
HEALTH CLINIC		0.0276	23,397	23,397	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.4262	23,397	23,397	0	0.00
CITY OF KEY WEST		2.6414	23,397	23,397	0	0.00
SO FL WATER MANAGEMENT DIST		0.2549	23,397	23,397	0	0.00
OKEECHOBEE BASIN		0.2797	23,397	23,397	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0894	23,397	23,397	0	0.00
TOTAL MILLAGE		10.1623	AD VALOREM TAXES			\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS

\$0.00

See reverse side for  
important information.

If Received By  
Please Pay

Jan 31, 2020  
\$0.00

IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2009 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Received By  
Please Pay

Jan 31, 2020  
\$0.00

RETURN WITH PAYMENT



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2010 Paid Tangible**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.9440	21,775	21,775	0	0.00
SCHOOL LOCAL BOARD		1.8795	21,775	21,775	0	0.00
GENERAL REVENUE FUND		1.0971	21,775	21,775	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		2.2060	21,775	21,775	0	0.00
HEALTH CLINIC		0.0414	21,775	21,775	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.4596	21,775	21,775	0	0.00
CITY OF KEY WEST		2.9132	21,775	21,775	0	0.00
SO FL WATER MANAGEMENT DIST		0.2549	21,775	21,775	0	0.00
OKEECHOBEE BASIN		0.2797	21,775	21,775	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0894	21,775	21,775	0	0.00
TOTAL MILLAGE		11.1648	AD VALOREM TAXES			\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS,  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00	See reverse side for important information.
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If Received By Please Pay	Jan 31, 2020 \$0.00				
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IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2010 Paid Tangible**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

00023600000000000000  
3 UNITS 710 CAROLINE ST

710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Received By Please Pay	Jan 31, 2020 \$0.00				
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RETURN WITH PAYMENT





**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2011 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.8170	17,427	17,427	0	0.00
SCHOOL LOCAL BOARD		1.7480	17,427	17,427	0	0.00
GENERAL REVENUE FUND		1.1009	17,427	17,427	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		2.1959	17,427	17,427	0	0.00
HEALTH CLINIC		0.0502	17,427	17,427	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.4836	17,427	17,427	0	0.00
CITY OF KEY WEST		2.8627	17,427	17,427	0	0.00
SO FL WATER MANAGEMENT DIST		0.1785	17,427	17,427	0	0.00
OKEECHOBEE BASIN		0.1954	17,427	17,427	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0624	17,427	17,427	0	0.00
TOTAL MILLAGE		10.6946	AD VALOREM TAXES			\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00	See reverse side for important information.
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If Received By Please Pay	Jan 31, 2020 \$0.00				
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IF PAID BY

**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2011 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

00023600000000000000  
3 UNITS 710 CAROLINE ST

710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Received By Please Pay	Jan 31, 2020 \$0.00				
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RETURN WITH PAYMENT



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2012 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.9120	14,405	14,405	0	0.00
SCHOOL LOCAL BOARD		1.7480	14,405	14,405	0	0.00
GENERAL REVENUE FUND		0.9172	14,405	14,405	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		2.1553	14,405	14,405	0	0.00
HEALTH CLINIC		0.0504	14,405	14,405	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.5171	14,405	14,405	0	0.00
CITY OF KEY WEST		2.9185	14,405	14,405	0	0.00
SO FL WATER MANAGEMENT DIST		0.1757	14,405	14,405	0	0.00
OKEECHOBEE BASIN		0.1919	14,405	14,405	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0613	14,405	14,405	0	0.00
TOTAL MILLAGE		10.6474	AD VALOREM TAXES		\$0.00	

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY		NON-AD VALOREM ASSESSMENTS	TELEPHONE	AMOUNT
</				



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2013 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

		AD VALOREM TAXES					
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT	
SCHOOL STATE LAW		1.9330	11,493	11,493	0	0.00	
SCHOOL LOCAL BOARD		1.7480	11,493	11,493	0	0.00	
GENERAL REVENUE FUND		0.9693	11,493	11,493	0	0.00	
F&F LAW ENFORCE JAIL JUDICIAL		2.1198	11,493	11,493	0	0.00	
HEALTH CLINIC		0.0489	11,493	11,493	0	0.00	
FLORIDA KEYS MOSQUITO CONTROL		0.5069	11,493	11,493	0	0.00	
CITY OF KEY WEST		2.7976	11,493	11,493	0	0.00	
SO FL WATER MANAGEMENT DIST		0.1685	11,493	11,493	0	0.00	
OKEECHOBEE BASIN		0.1838	11,493	11,493	0	0.00	
EVERGLADES CONSTRUCTION PRJT		0.0587	11,493	11,493	0	0.00	
TOTAL MILLAGE		10.5345	AD VALOREM TAXES		\$0.00		

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$0.00
		See reverse side for important information.
If Received By Please Pay	Jan 31, 2020 \$0.00	

IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2013 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Received By Please Pay	Jan 31, 2020 \$0.00				
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RETURN WITH PAYMENT



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2014 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.8780	9,204	9,204	0	0.00
SCHOOL LOCAL BOARD		1.7480	9,204	9,204	0	0.00
GENERAL REVENUE FUND		0.9485	9,204	9,204	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		2.1213	9,204	9,204	0	0.00
HEALTH CLINIC		0.0577	9,204	9,204	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.4824	9,204	9,204	0	0.00
CITY OF KEY WEST		2.7743	9,204	9,204	0	0.00
SO FL WATER MANAGEMENT DIST		0.1577	9,204	9,204	0	0.00
OKEECHOBEE BASIN		0.1717	9,204	9,204	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0548	9,204	9,204	0	0.00
TOTAL MILLAGE		10.3944	AD VALOREM TAXES			\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00	See reverse side for important information.
If Received By Please Pay	Jan 31, 2020 \$0.00	

IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2014 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

710 CAROLINE STREET LLC  
710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Received By Please Pay	Jan 31, 2020 \$0.00				
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RETURN WITH PAYMENT



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2015 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

**MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER**

TAXING AUTHORITY		AD VALOREM TAXES					
TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT		
	1.8020	8,130	8,130	0	0.00		
	1.7480	8,130	8,130	0	0.00		
	0.7810	8,130	8,130	0	0.00		
	2.1403	8,130	8,130	0	0.00		
	0.0540	8,130	8,130	0	0.00		
	0.5019	8,130	8,130	0	0.00		
	2.5908	8,130	8,130	0	0.00		
	0.1459	8,130	8,130	0	0.00		
	0.1586	8,130	8,130	0	0.00		
	0.0506	8,130	8,130	0	0.00		
TOTAL MILLAGE		9.9731	AD VALOREM TAXES		\$0.00		

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY		NON-AD VALOREM ASSESSMENTS					
TELEPHONE	AMOUNT						



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2016 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051


710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

00023600000000000000  
3 UNITS 710 CAROLINE ST

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.7360	6,238	6,238	0	0.00
SCHOOL LOCAL BOARD		1.7480	6,238	6,238	0	0.00
GENERAL REVENUE FUND		0.7011	6,238	6,238	0	0.00
F&F LAW ENFORCE JAIL JUDICIAL		2.0778	6,238	6,238	0	0.00
HEALTH CLINIC		0.0508	6,238	6,238	0	0.00
FLORIDA KEYS MOSQUITO CONTROL		0.5831	6,238	6,238	0	0.00
CITY OF KEY WEST		2.4896	6,238	6,238	0	0.00
SO FL WATER MANAGEMENT DIST		0.1359	6,238	6,238	0	0.00
OKEECHOBEE BASIN		0.1477	6,238	6,238	0	0.00
EVERGLADES CONSTRUCTION PRJT		0.0471	6,238	6,238	0	0.00
TOTAL MILLAGE		9.7171	AD VALOREM TAXES			\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00	See reverse side for important information.
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If Received By Please Pay	Jan 31, 2020 \$0.00				
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IF PAID BY



**DANISE D. HENRIQUEZ, C.F.C.**  
MONROE COUNTY TAX COLLECTOR

**2016 Paid Tangible**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
9809051		10KW	8809051

00023600000000000000  
3 UNITS 710 CAROLINE ST

710 CAROLINE STREET LLC  
C/O KLITNECK RICHARD M  
1009 SIMONTON ST  
KEY WEST, FL 33040

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

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If Received By Please Pay	Jan 31, 2020 \$0.00				
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RETURN WITH PAYMENT

System Date: 1/24/2020 4:26:50 PM  
User Date 1/24/2020

Florida Keys Aqueduct Authority  
Document History by Location

Location: 008831 Address: 710 CAROLINE ST UP KEY WEST FL 33040  
Customer: 504797 710 CAROLINE ST LLC  
Including: Work, Open, History, Voided

Last Statement Date 4/23/2018 Last Statement Balance \$20.79 Collection Agency Balance  
Last Payment Date 6/6/2018 Current Balance \$0.00

Date	Document	Type	Connection	Consumption	Amount	Running Balance
6/6/2018	PYMT00006686275	History	PAYMEN		\$2.40	Credit Note
4/24/2018	PYMT00006609042	History	PAYMEN		\$18.39	\$2.40
4/9/2018	FNAL00000126029	History	FINAL		\$2.40	\$20.79
4/9/2018	READ00008216597	History	METER	5		
4/4/2018	BILL00008092215	History	REGULA		\$18.39	\$18.39
4/2/2018	READ00008199291	History	METER	5	413	
3/28/2018	PYMT00006559216	History	PAYMEN		\$17.77	\$0.00
3/8/2018	BILL00008035396	History	REGULA		\$17.77	\$17.77
3/5/2018	READ00008133278	History	METER	5	349	
3/1/2018	PYMT00006513859	History	PAYMEN		\$27.74	\$0.00
2/9/2018	BILL00007984855	History	REGULA		\$27.74	\$27.74
2/5/2018	READ00008082256	History	METER	5	1,381	
1/17/2018	PYMT00006438257	History	PAYMEN		\$21.68	\$0.00
1/5/2018	BILL00007899414	History	REGULA		\$21.68	\$21.68
1/2/2018	READ00008015978	History	METER	5	853	
8/18/2017	PYMT00005956771	History	PAYMEN		\$86.86	\$0.00
8/4/2017	PNLT00000643676	History	PENALT		\$6.06	\$86.86
7/18/2017	FNAL00000112658	History	FINAL		\$20.24	\$80.80
7/18/2017	READ00007541659	History	METER	5	1,727	
7/10/2017	BILL00007474113	History	REGULA		\$60.56	\$60.56
7/5/2017	READ00007508897	History	METER	5	4,327	
6/5/2017	READ00007453647	History	METER	5	492	
4/10/2013	PYMT00003231845	History	PAYMEN		\$26.14	\$0.00
3/26/2013	READ00004585585	History	METER	1	2,300	
3/25/2013	FNAL00000059364	History	FINAL		\$26.14	\$26.14
9/16/2010	CHEQ00000075075	Open			\$46.91	\$0.00
8/25/2010	PYMT00001639737	History	PAYMEN		\$46.91	(\$46.91)
8/20/2010	CHEQ00000074695	Open			\$12.51	\$0.00
8/17/2010	PYMT00001629478	History	PAYMEN		\$90.00	Credit Note
8/6/2010	BILL00002052901	History	REGULA		\$15.09	\$77.49
8/3/2010	FNAL00000028718	History	FINAL		\$0.43	\$62.40
8/3/2010	READ00002915069	History	METER	1		
8/3/2010	READ00002880407	History	METER	1	400	
8/3/2010	MISC00000111799	History	MISC C	1	\$20.00	\$61.97
7/30/2010	PNLT00000192056	History	PENALT		\$4.00	\$41.97
7/7/2010	BILL00002003538	History	REGULA		\$14.00	\$37.97
7/2/2010	READ00002828393	History	METER	1	200	
7/1/2010	PNLT00000185352	History	PENALT		\$4.00	\$23.97
6/14/2010	PYMT00001532705	History	PAYMEN		\$30.81	\$19.97
6/4/2010	BILL00001956368	History	REGULA		\$19.97	\$50.78
6/2/2010	READ00002775690	History	METER	1	1,300	
5/10/2010	BILL00001893644	History	REGULA		\$30.81	\$30.81
5/4/2010	READ00002722825	History	METER	1	3,300	
4/21/2010	PYMT00001453638	History	PAYMEN		\$35.73	\$0.00
4/7/2010	BILL00001840570	History	REGULA		\$31.73	\$35.73
4/5/2010	READ00002666899	History	METER	1	3,500	
3/29/2010	PYMT00001422234	History	PAYMEN		\$33.88	\$4.00
3/26/2010	PNLT00000164284	History	PENALT		\$4.00	\$37.88
3/4/2010	BILL00001793464	History	REGULA		\$33.88	\$33.88
3/2/2010	READ00002616381	History	METER	1	3,900	
2/22/2010	PYMT00001361167	History	PAYMEN		\$27.95	\$0.00
2/4/2010	BILL00001731760	History	REGULA		\$27.95	\$27.95
2/2/2010	READ00002564774	History	METER	1	2,800	
1/28/2010	PYMT00001322112	History	PAYMEN		\$13.40	\$0.00
1/7/2010	BILL00001670453	History	REGULA		\$13.40	\$13.40
1/5/2010	READ00002511811	History	METER	1	100	
12/29/2009	PYMT00001283333	History	PAYMEN		\$13.94	\$0.00
12/4/2009	BILL00001613462	History	REGULA		\$13.94	\$13.94
12/2/2009	READ00002457052	History	METER	1	200	

1 meter to  
57



System Date: 1/24/2020 4:27:46 PM  
User Date 1/24/2020

Florida Keys Aqueduct Authorit  
Document History by Location

Page: 0 1  
User: oreyes

Location: 008830 Address: 710 CAROLINE ST DOWN KEY WEST FL 33040  
Customer: 504754 710 CAROLINE ST LLC  
Including: Work, Open, History, Voided

Last Statement Date 4/23/2018 Last Statement Balance \$149.68 Collection Agency Balance \$0.00  
Last Payment Date 6/7/2018 Current Balance \$0.00

Date	Document	Type	Connection	Consumption	Amount	Running Balance
6/7/2018	PYMT00006693554	History	PAYMEN		\$152.08	\$0.00
4/9/2018	MISC00000328004	History	MISC C		\$2.40	\$152.08
4/9/2018	FNAL00000126028	History	FINAL		\$6.20	\$149.68
4/9/2018	READ00008216600	History	METER	1		
4/9/2018	READ00008201237	History	METER	1		
4/4/2018	BILL00008092214	History	REGULA		\$37.28	\$143.48
4/3/2018	PNLT00000686965	History	PENALT		\$7.84	\$106.20
4/2/2018	READ00008199290	History	METER	1		
4/2/2018	MISC00000323145	History	MISC C	12	\$20.00	\$98.36
3/8/2018	BILL00008035395	History	REGULA		\$37.17	\$78.36
3/7/2018	PNLT00000681254	History	PENALT		\$4.00	\$41.19
3/5/2018	READ00008133276	History	METER	1		
2/9/2018	BILL00007984854	History	REGULA		\$37.19	\$37.19
2/7/2018	READ00008082255	History	METER	1		
1/17/2018	PYMT00006438260	History	PAYMEN	2	\$34.98	\$0.00
1/5/2018	BILL00007899413	History	REGULA		\$34.98	\$34.98
1/2/2018	READ00008015977	History	METER	1		
7/21/2017	PYMT00005894971	History	PAYMEN	30	\$67.61	Credit Note
7/21/2017	PYMT00005894969	History	PAYMEN		\$85.73	Credit Note
7/19/2017	READ00007541650	History	METER	1		
7/18/2017	FNAL00000112657	History	FINAL	2,737	\$35.95	\$153.34
7/10/2017	BILL00007474112	History	REGULA		\$117.39	\$117.39
7/5/2017	READ00007508896	History	METER	1		
6/5/2017	READ00007453646	History	METER	7,000		
4/10/2013	PYMT00003231844	History	PAYMEN	797	\$22.64	\$0.00
3/26/2013	READ00004585586	History	METER	1,000		
3/25/2013	FNAL00000059365	History	FINAL		\$22.64	\$22.64
7/26/2012	CHEQ00000084749	Open			\$46.92	\$0.00
8/25/2010	PYMT00001639736	History	PAYMEN		\$46.92	(\$46.92)
6/20/2010	CHEQ00000074693	Open			\$13.06	\$0.00
8/17/2010	PYMT00001629474	History	PAYMEN		\$90.00	Credit Note
8/6/2010	BILL00002052900	History	REGULA		\$13.46	\$76.94
8/3/2010	FNAL00000028716	History	FINAL		\$0.43	\$63.48
8/3/2010	READ00002912878	History	METER	1		
8/3/2010	READ00002880408	History	METER	1		
8/3/2010	MISC00000111800	History	MISC C	100	\$20.00	\$63.05
7/30/2010	PNLT00000192055	History	PENALT		\$4.00	\$43.05
7/7/2010	BILL00002003537	History	REGULA		\$13.46	\$39.05
7/2/2010	READ00002828394	History	METER	1		
7/1/2010	PNLT00000185351	History	PENALT	100	\$4.00	\$25.59
6/14/2010	PYMT00001532706	History	PAYMEN		\$22.68	\$21.59
6/4/2010	BILL00001956367	History	REGULA		\$21.59	\$44.27
6/2/2010	READ00002775691	History	METER	1		
5/10/2010	BILL00001893642	History	REGULA		\$22.68	\$22.68
5/4/2010	READ00002722826	History	METER	1		
4/21/2010	PYMT00001453639	History	PAYMEN	1,800	\$30.34	\$0.00
4/7/2010	BILL00001840569	History	REGULA		\$26.34	\$30.34
4/5/2010	READ00002666900	History	METER	1		
3/29/2010	PYMT00001422233	History	PAYMEN	2,500	\$21.48	\$4.00
3/26/2010	PNLT00000164283	History	PENALT		\$4.00	\$25.48
3/4/2010	BILL00001793463	History	REGULA		\$21.48	\$21.48
3/2/2010	READ00002616382	History	METER	1		
2/22/2010	PYMT00001361166	History	PAYMEN	1,600	\$19.87	\$0.00
2/4/2010	BILL00001731759	History	REGULA		\$19.87	\$19.87
2/2/2010	READ00002564775	History	METER	1		
1/28/2010	PYMT00001322113	History	PAYMEN	1,300	\$16.63	\$0.00
1/7/2010	BILL00001670452	History	REGULA		\$16.63	\$16.63
1/5/2010	READ00002511812	History	METER	1		
12/29/2009	PYMT00001283332	History	PAYMEN	700	\$17.71	\$0.00

## Gae Ganister

---

**From:** Owen, Gricel <Gricel.Owen@KeysEnergy.com>  
**Sent:** Wednesday, January 22, 2020 3:17 PM  
**To:** Gae Ganister  
**Subject:** RE: Records Request 710 Caroline Street

Yes, I went back as far as 1988 and all three meters were there.

Thank you,

**Gricel Owen** 

Human Resources/Records Coordinator  
Keys Energy Services  
Phone 305-295-1067  
Fax 305-295-1070  
[Gricel.Owen@Keysenergy.com](mailto:Gricel.Owen@Keysenergy.com)



 *Please consider the environment before printing this email*

**Please note: Florida has a very broad public records law. Most written communications to or from Keys Energy Services are public records and available to the public and media upon request. Your e-mail communication may be subject to public disclosure.**

**From:** Gae Ganister <gae@oropezastonescardenas.com>  
**Sent:** Wednesday, January 22, 2020 3:08 PM  
**To:** Owen, Gricel <Gricel.Owen@KeysEnergy.com>  
**Subject:** RE: Records Request 710 Caroline Street

Gricel,  
I pulled pages from your attachments, see attached. Do these indicate there were 3 units at 710 Caroline 205-2010?  
Thanks.

**Gae Ganister**  
Paralegal



221 Simonton Street  
Key West, Florida 33040  
Tel: 305.294.0252

Account Info

Account: 2101640 15 Active  
Name: 710 CAROLINE STREET LLC  
Customer: 435745

Service Address

House #: 710 Mod: 710  
Region: KEY WEST City: CAROLINE ST  
Home: (305)252-4101 Bus: (305)823-5004  
State: ZIP:

Ready

Service Summary (FIND) Account Balance History (FIND) Call Maintenance (FIND) Electric Reading History (FIND) Electric Usage History (FIND) Account Comments (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging Screen Audit

Billing Information

UP STAIRS  
APT  
ENDED 2007

	Total	Current	Overdue	Interest	Late
ELECTRIC	0.00	0.00	0.00	0.00	0.00

Main Additional

Service Information

Service:	E	ELECTRIC
Location:	I	IN CITY
Category:	R	RESIDENTIAL
BS code:	110	RESIDENTIAL
BS period:	1	MONTHLY BILLING
NAC code:	1	RESIDENTIAL

No units:	1
Start:	2003-11-03
Final:	2007-09-12
Final pend:	2007-09-12
Inactive from:	
Inactive to:	

Disconnect:	N
Code:	No
Reason:	
Date:	
Reconnect:	

Exemptions

Late pay:	N
Interest:	N
Estimate:	N

Notices

Current:	1
Prior:	N

Readings

Last read:	2007-09-12
Last billed:	2007-09-13
Amount:	-68.02
Last payment:	2007-10-02
Amount:	31.52
Due date:	2007-09-28

Deposits:

On file:	0.00
Required:	0.00
To collect:	0.00

Account Info

Service Address

Account Name: 2101641 14	Active:	House #:	710	Mod:		Street:	CAROLINE ST	Apt:	REAR
Customer: 710 CAROLINE STREET LLC		Region:				City:	KEY WEST	State:	FL
		Home:	(305) 292-4101			Bus:	(305) 823-5004	Zip:	33040

Ready

Service Summary (FIND) Account Balance History (FIND) Call Maintenance (FIND) Electric Reading History (FIND) Electric Usage History (FIND) Account Comments (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging Screen Audit

Billing Information

REAR APT+ ended 2007

ELECTRIC	Total	0.00	Current	0.00	Overdue	0.00	Interest	0.00	Late Charge	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Service Information

Service: ELECTRIC	No. bills: 1	Disconnect Code: N
Location: In City	Start: 2003-11-05	Reason: No
Category: RESIDENTIAL	Final: 2007-09-12	Days: 0
Billing code: 110	Final paid: 2007-09-12	Reconnect: 0
Billing period: 1	Inactive from:	
NALC code: 1	Inactive to:	

Exemptions

Late pay: N	Current: N	On file: 0.00
Interest: N	Phar: N	Required: 0.00
Estimate: N	Deposits: N	To collect: 0.00
Disconnect: N		
Reason: N		
Taxes: N		
Reason: N		

Notices

1	2	3
N	N	N
N	N	N
N	N	N

Readings

Last read: 2007-09-12	Last billed: 2007-09-13	Amount: 48.25
Last payment: 2007-10-02	Amount: 48.25	Due date: 2007-09-28

Main Additional

Ready

Account Name: 2101645 18 Active  
 Customer: 710 CAROLINE STREET LLC 435745  
 Service Address: House # 710 Apt 710 Street CAROLINE ST City KEY WEST State FL Zip 33040  
 Region: Home: (305) 232-4101 Bus: (305) 923-5004

Service Summary (FIND) Account Balance History (FIND) Call Maintenance (FIND) Electric Reading History (FIND) Electric Usage History (FIND) Account Comments (BROWSE) Service Details (BROWSE)

Man Detail Balances / Aging Screen Audit

Billing Information

main house ended 2010

	Total	Current	Overdue	Interest	Late Charge
ELECTRIC	0.00	-384.04	306.51	27.53	0.00
	0.00	-384.04	306.51	27.53	0.00

Service Information

Service: ELECTRIC  
 Location: In City  
 Category: RESIDENTIAL  
 PS code: 110  
 PS period: 1  
 NAC code: 1  
 No units: 1  
 Start: 2003-11-05  
 End: 2010-12-10  
 Final period: 2010-12-10  
 Inactive from: 2009-10-17  
 Inactive to: 2009-10-17  
 Disconnect Code: N  
 Reason: No  
 Date: 2009-10-17  
 Reconnect: 2009-10-17

Exemptions

Late pay: N  
 Interest: N  
 Estimate: N  
 Disconnect: N  
 Reason: N  
 Taxes: N  
 Reason: N

Notices

Current: Y  
 Prior: S  
 Deposits: On file: 0.00  
 Required: 0.00  
 To collect: 0.00

Readings

Last read: 2010-12-10  
 Last billed: 2010-12-16  
 Amount: 6.92  
 Last payment: 2010-06-25  
 Amount: 242.70  
 Due date: 2010-12-31

Man Additional

## Gae Ganister

---

**From:** Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>  
**Sent:** Tuesday, May 28, 2019 11:39 AM  
**To:** Greg Oropeza  
**Subject:** RE: 710 Catherine

I was thinking that may be the case...

The City recognizes 2 residential units at 710 Caroline St.

Cordially,

**Jeffrey Burgess**

Licensing Official, City of Key West

PO Box 1409

Key West, FL 33041

(305) 809-3959

[jburgess@cityofkeywest-fl.gov](mailto:jburgess@cityofkeywest-fl.gov)

[licensing@cityofkeywest-fl.gov](mailto:licensing@cityofkeywest-fl.gov)

**From:** Greg Oropeza <greg@oropezastonescardenas.com>  
**Sent:** Tuesday, May 28, 2019 11:33 AM  
**To:** Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>  
**Subject:** RE: 710 Catherine

Ooops, I meant Caroline. Try 710 Caroline.

Gregory S. Oropeza, Esq.



221 Simonton Street  
Key West, Florida 33040  
Tel: 305.294.0252  
Fax: 305.294.5788  
[Oropezastonescardenas.com](http://Oropezastonescardenas.com)

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

Jan 15, 2020 10:04:03 AM EST

File Edit List Comments Help

NEWARK PUBLIC SECTOR

NavLine

### Account History - Combined Inquiry

Customer ID: 31954 710 CAROLINE STREET LLC

Location ID: 10065 710 CAROLINE ST UP

Cycle/route: 02 06 Amount due: .00 Actual amount due: .00  
Initiation date: 12/08/03 Pending: .00 Budget deferred: .00  
Termination date: 10/23/12 Customer/location status: |

Combined Inquiry Charges Payments Adjustments Pending Calculated Charges 3-Month History

WP ADJ	1/03/13	STORM WATER PENALTY	.39-	11/20/12	.00	
GP ADJ	1/03/13	GARBAGE PENALTY	5.00-	11/20/12	.39	
WP ADJ	12/18/12	STORM WATER PENALTY	.39	11/20/12	5.39	
GP ADJ	12/18/12	GARBAGE PENALTY	5.00	11/20/12	5.00	
C CO BILL	11/19/12	CANCELLED	.00	11/20/12	.00	12
MA PNT	11/05/12	KEYMOM 11051215	209.58-		.00	
BL BILL	10/23/12	CYCLE BILL	34.93	10/24/12	209.58	11
SP ADJ	10/17/12	SEWER PENALTY	5.86	9/19/12	174.65	
WP ADJ	10/17/12	STORM WATER PENALTY	.38	9/19/12	168.79	
GP ADJ	10/17/12	GARBAGE PENALTY	5.00	9/19/12	168.41	
BL BILL	9/18/12	CYCLE BILL	73.33	9/19/12	163.41	10
SP ADJ	9/18/12	SEWER PENALTY	6.58	8/23/12	90.08	

✓ OK

Y Exit

Cancel

Print history

Payment plans

Customer ser...

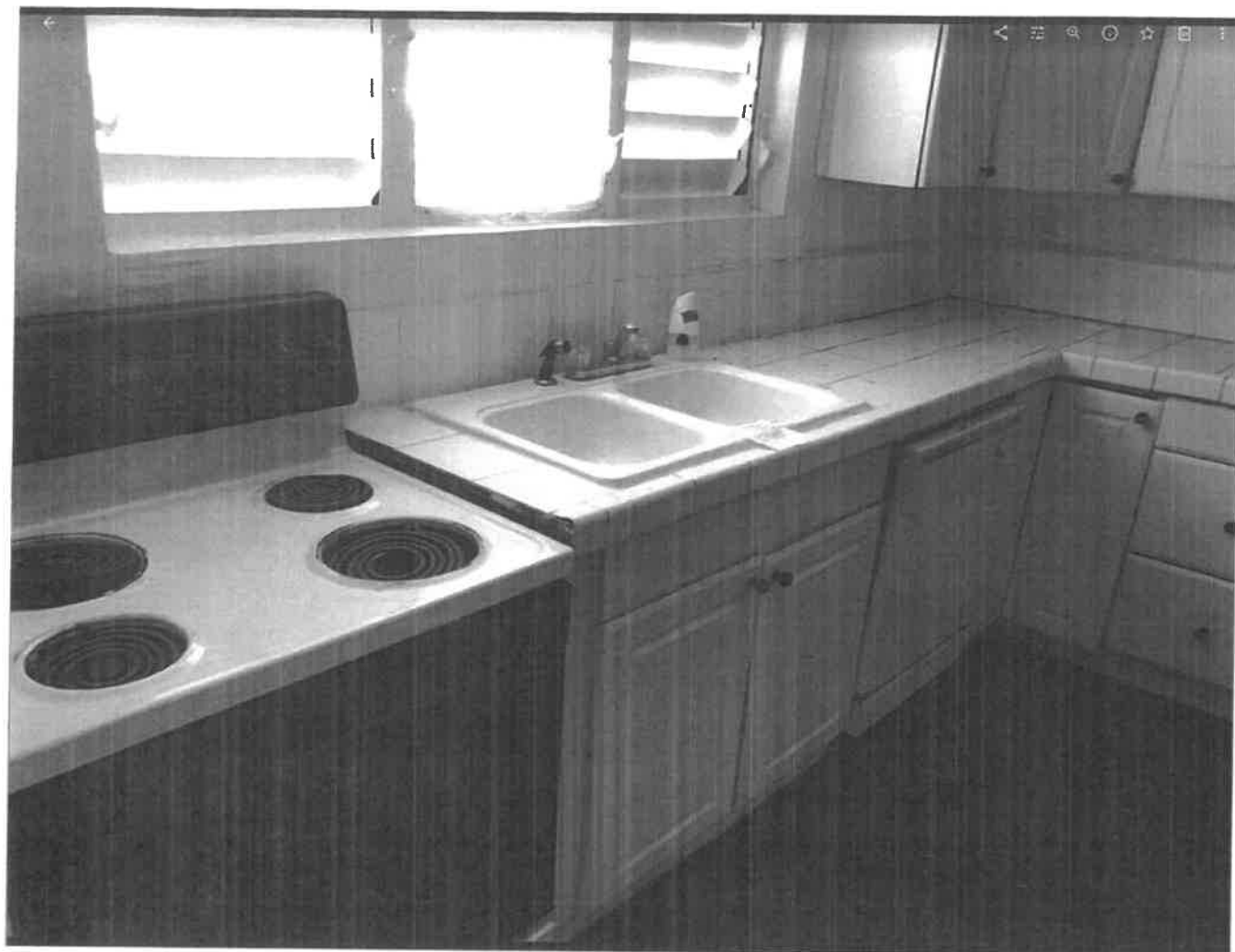
Customer loc...

Budget history











**Cash Register Receipt**  
City of Key West

**Receipt Number**  
**R26579**

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,300.00
LUD2020-0001 Address: 710 CAROLINE ST APN: 00003710-000000			\$1,300.00
LAWFUL UNIT DETERMINATION			\$1,300.00
LAWFUL UNIT DETERMINATIONAPPLICATION FEE	Includes \$200 ad and \$100 fire review fee	0	\$1,300.00
<b>TOTAL FEES PAID BY RECEIPT: R26579</b>			<b>\$1,300.00</b>

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Date Paid: Thursday, January 30, 2020

Paid By: Nature's Boundary LLC

Cashier: DMP

Pay Method: CHECK 2190

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