

SMITH / HAWKS

ATTORNEYS AT LAW

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VIA EMAIL

January 4, 2024

Keri O'Brien, City Clerk
City of Key West
1300 White Street
Key West, FL 33040
Email: KObrien@CityofKeyWest-FL.Gov

Re: Memorandum in Support of Appeal of the Substantial Improvement Determination for Passero Development, LLC for building located at 2320 Patterson Ave., Key West, Florida (RE # 00050210-000000)

Dear Keri,

This firm represents the interest of Passero Development, LLC, a Florida limited liability company ("Owner"), the owner of the property located at 2320 Patterson Avenue, Key West, FL 33040 (the "Property"). On November 6, 2023, we submitted a Notice of Appeal of the Substantial Improvement Determination ("Appeal") that was rendered by the Floodplain Administrator, Zoe Porter ("Floodplain Administrator"), on or about October 26, 2023, pursuant to Section 34-129(2) of the City of Key West Code of Ordinances ("Code"). Please allow this letter to serve as a memorandum in support of the Appeal.

BACKGROUND

The Owner through Gulfstream Construction, Inc. ("Gulfstream") applied for a building permit to improve the building on the Property on March 4, 2021. Due to floodplain regulations and at the request of the City of Key West Building Department ("Department"), the Owner amended the building permit application plans to reduce the scope of work covered in the permit. The Department also required as part of the building permit application that the Owner submit a private property appraisal of the Property and an accounting of the work and cost of the proposed improvements. As required, the Owner submitted a private property appraisal of the Property and a detailed Schedule of Values attached as Exhibit A estimating as thoroughly as possible the cost of materials and labor associated with the work to be completed under the building permit (the "Schedule of Values"). The Schedule of Values estimated that the proposed improvements to the Property would cost \$135,000. The private property appraisal dated 3/17/2021 (the "All Keys Appraisal") valued the depreciated value of the existing structure as \$362,295.00, 50% of which is \$181,147.50.

Based upon the revised plans, the appraisal, and the Schedule of Values, building permit BLD2021-0584 was issued on February 11, 2022. Subsequently, building permit applications were submitted by other independent contractors and building permits were issued for roofing (BLD2022-0616 issued 3/3/2022), mechanical HVAC (BLD2022-0722 issued 4/26/2022), electrical (BLD2022-0725 issued 4/27/2022) and plumbing (BLD2022-1053 issued 4/13/2022) approving work to be done at the Property. Gulfstream and the independent contractors proceeded to improve the Property in accordance with the building permits.

Beginning around November, 2022, the Department would not pass inspections or close the building permits after the work was completed due to floodplain regulation concerns, stating that the All Keys Appraisal could not be utilized at least partially because the All Keys Appraisal was not addressed to the Floodplain Administrator. The Owner then commissioned another appraisal that valued the structure at \$467,206 and was addressed to the Floodplain Administrator.

On October 26, 2023, the Floodplain Administrator issued a Substantial Improvement Determination (“SI Determination”) for the Property requiring that the structure on the Property be elevated or demolished. A substantial improvement determination on a property is a very serious determination that essentially condemns the building disallowing any use. The SI Determination claimed that the private property appraisals was not acceptable to use for the market value of the structure pre-construction even though the building permits were issued based upon the market value from the All Keys Appraisal.

Since the Floodplain Administrator determined the private property appraisals, which appraised the valued the structure on the Property to be between \$139 and \$176 per square foot, were not acceptable anymore, the Floodplain Administrator utilized the building value included in the 2021 Monroe County Property Appraiser Property Record Card for the Property to estimate the market value of the structure. The property appraiser’s building value for 2021 was \$71,147 or \$28.85 per square foot (the “MCPA Building Value”).

The Floodplain Administrator in the SI Determination used two methods to calculate the value of improvements made to the Property. The Total Permit Valuation valued the improvements at \$161,000 and the Cost Breakdown Value valued the improvements at \$163,220. The Owner does not dispute the valuation of the improvements to the building asserted in the SI Determination.

A substantial improvement according to the Code is when “[a]ny combination of repair, reconstruction, rehabilitation, addition, or other improvement or alteration of a building or structure, taking place during a five-year period, the cumulative cost of which exceeds 50 percent of the market value of the building or structure before the improvement or repair is started...” Put simply, there are 2 variables: 1) cumulative cost of improvements to the structure, and 2) the market value of the building before the improvement or repair is started. The SI Determination uses two methods to calculate variable 1 and the Owner accepts either (\$163,220 is higher and is used below), so there is no dispute as to variable 1.

The primary dispute of the Appeal is regarding variable 2 and what value should be used for the market value of the building before renovations were started. The Owner asserts that the depreciated market value of the building calculated by the professional property appraiser that visited the Property should be utilized for the purposes of substantial improvement calculations. The property appraisal was initially accepted by the Department and building permits were issued based upon the property appraisal. The Floodplain Administrator, however, utilized a building value from the Monroe County property appraiser property record card used for property tax purposes.

The Substantial Improvement Analysis, which is Attachment #3 of the SI Determination, asserts that \$163,220 of costs, materials and labor was done to the Property. As discussed above, the SI Determination did not utilize the property appraisal prepared for the Property but instead uses the MCPA Building Value of $\$71,147 + 15\% = \$81,819.05$ as the market value of the building. 50% of the adjusted building value utilized is \$40,909.53, which would be the maximum amount of improvement costs that could be done to the Property. The \$163,220 of work that was done to the Property clearly exceeds 50% of the adjusted MCPA Building Value utilized by the Floodplain Administrator.

The private property appraisal dated February 11, 2022 prepared by Craig Martin of Barefoot Appraisal valued the depreciated cost of improvements to be \$467,206 (the "Barefoot Appraisal"). 50% of the depreciated cost of improvements from the Barefoot Appraisal is \$233,603. The \$163,220 of improvements done to the Property is comfortably under the \$233,603 50% threshold. Therefore, the SI Determination is in error because no flood plain regulations were violated.

BASIS FOR APPEAL

Code Section 34-129(2) allows the City Commission to hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration of the floodplain ordinance. Pursuant to FEMA's Substantial Improvement/ Substantial Damage Desk Reference P-758 ("FEMA Reference"), an owner may appeal an Substantial improvement determination on the basis of insufficient information, errors, repair/improvement costs that should be included/excluded, inappropriate valuations of costs for the proposed work, or an inappropriate method to determine the market value of the building. See FEMA Reference, Section 5-9.

I. THE FLOODPLAIN ADMINISTRATOR IS ESTOPPED AND PRECLUDED FROM DENYING PRIVATE APPRISAL AFTER BUILDING PERMITS ARE ISSUED BASED ON SAID PRIVATE APPRAISAL

The Floodplain Administrator and the Department cannot refuse to use a private appraisal to determine the market value of the building after building permits are issued based on the appraisal. The Schedule of Values prepared pre-construction estimated that the improvements would cost \$135,000. If the Department was going to deny the private property appraisal and utilize MCPA Building Value, the Department should not have issued BLD2021-0584 authorizing \$135,000 worth of work on the Property and the additional four permits approved. The

Department is estopped from changing their decision once the Owner detrimentally relies on the previous action of the Department.

Equitable estoppel is a doctrine that prevents someone from taking a position that is contrary or inconsistent with their previous position if doing so was relied upon and would harm the other party. Generally, the elements of an estoppel argument are 1) a representation as to a material fact that is contrary to a later asserted position, 2) the reliance on that representation, and 3) a change in position detrimental to the party claiming estoppel, caused by the representation and reliance thereon.

In this case, element 1) is met as the approval and issuance of the building permits was a representation that the private appraisal was accepted and that improvements up to 50% of the building value from the private appraisal could be completed without triggering a substantial improvement. The Schedule of Values requested by the Department and submitted pre-construction valued the proposed work at \$135,000. Issuing building permits approving \$135,000 amount of work is a representation should not have been done if the appraisal was not going to be accepted and the MCPA Building Value allowing only \$40,909.53 of work was going to be utilized.

Element 2) is satisfied because the Owner relied on the representation by spending time and resources improving the Property according to the building permits. The Owner immediately began allocating resources to the Property once the building permits were issued.

Finally, element 3) of an equitable estoppel is satisfied because the refusal to accept the private appraisal after the work was done led to a substantial improvement determination, which requires the Owner to demolish or elevate the building. The Owner would not have spent resources improving the building if they thought that the building would have to be demolished or elevated once \$40,909.43 was done to the Property. The Owner reasonably thought that the work approved in the building permit could be done to the building without having to demolish the building.

The Floodplain Administrator is prevented from denying the private appraisal after the building permits were issued and the Owner relied on the building permits preventing expending resources on the building. The elements of an equitable estoppel are met preventing the Department's change in position.

II. THE FLOODPLAIN ADMINISTRATOR INCORRECTLY DENIED THE BAREFOOT APPRAISAL

Separate from the issue of whether a private appraisal could be denied after building permits were issued (discussed in Section I. above) is the issue of whether the private appraisal submitted should have been denied. The Barefoot Appraisal is sufficient to be utilized to set the market value of the building at the Property for floodplain purposes.

The Code has only three standards for approval of appraisals for floodplain purposes, and all three standards are met by the Barefoot Appraisal. Section 34-125(4)(a) of the Code states the duties of the Floodplain Administrator regarding appraisals:

Estimate the market value, or require the applicant to submit appraisals - not older than one year - of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

The three standards for appraisals included in the Code section above are 1) the appraisal cannot be older than one year, 2) the appraisal must be prepared by a qualified independent appraiser, and 3) the appraisal shall appraise the value of the building before the start of construction of the proposed work on the building.

The Barefoot Appraisal is dated February 11, 2022, less than a year old when submitted. The Barefoot Appraisal satisfies Code appraisal standard 2) because it was prepared by Craig Martin, who is a Certified Residential Appraiser under certification # RD7356 issued by the State of Florida Department of Business and Professional Regulation. Additional qualifications of Mr. Martin are included in the Barefoot Appraisal. The Barefoot Appraisal is dated February 11, 2022, the same day that the first building permit was approved and before the proposed work had commenced, satisfying City Code appraisal requirement 3).

The Barefoot Appraisal meets the City Code standards of approval and should be accepted. Furthermore, Federal guidelines contain a preference that private appraisals be used when determining the market value of a building for floodplain regulation purposes.

FEMA Reference Section 4.5.1 states: *“Property appraisals that are prepared by a professional appraiser according to standard practices of the profession are the most accurate and reliable method for determining market value.”* This Section of the FEMA Reference also contains some standards for appraisals like those in the City Code. Specifically, the FEMA Reference advised that appraisals should be qualified to appraise the type of property (e.g., residential) and licensed in the jurisdiction, that the appraisal should identify intended users, and that the appraisal should be recent enough to reasonably reflect the current market value of the building. The Barefoot Appraisal meets each of these standards.

Conversely, the FEMA Reference cautions against the use of assessment values used for tax purposes, like the MCPA Building Value utilized by the Floodplain Administrator in the SI Determination. Section 4.5.2 of the FEMA Reference states: *“The use of assessed value has some limitations that, if not considered and accounted for, can produce erroneous estimates of market value.”*

In this case, the MCPA Building Value is erroneous. The MCPA Building Value is \$71,147, which comes out to \$28.85 per square foot of the building. Anyone familiar with construction in the Florida Keys knows that \$28.85 per square foot of a building is erroneous. A 15% adjustment was added to the MCPA Building Value in the SI Determination to increase the market value utilized to \$81,819.05, but the adjusted value is also an unreasonably low valuation.

The Barefoot Appraisal includes a professional estimate of the market value of the building prepared by a licensed appraisal, as preferred by the FEMA Reference. The Barefoot Appraisal on page 5 utilizes information from local builders and information gathered from inspecting the Property to estimate the depreciated cost of improvements on the Property.

The Barefoot Appraisal meets the City code requirements for private appraisals used for substantial improvement purposes. The FEMA Reference guidelines recommend private appraisals be used by floodplain administrators because private appraisals are the most accurate and reliable method to determine the market value of a building. Conversely, the FEMA Reference recommends caution with the use of taxing authority assessed value of a building. The Barefoot Appraisal contains a much more accurate assessment of the value of the building on the Property and the MCPA Building Value is unreasonable. Therefore, the Barefoot Appraisal should be accepted as the market value of the building pre-construction and be the basis for 50% rule determinations for the Property.

CONCLUSION

The Owner completed work for which the Department issued building permits and then received an SI Determination requiring demolition or elevation of the structure after the improvements were made. The SI Determination alleges, and Owner agrees, that improvements costing \$163,220 were done to the building on the Property. \$163,220 is less than 50% of the depreciated value of the building determined by either of the private appraisals submitted to the Department.

Method to Determine Market Value of Building	Market Value Determined	50% of Market Value	Difference from Improvements Cost \$163,220
All Keys Appraisal dtd 3/17/2021	\$362,295.00	\$181,147.50	\$17,927.50
Barefoot Appraisal dtd 2/11/2022	\$467,206.00	\$233,603.00	\$70,383.00
MCPA Building Value	\$81,819.05	\$40,909.53	-\$122,310.48

The Department should not have issued building permits for \$160k worth of work if only \$40,909.53 worth of work could have been done to the building without triggering a substantial improvement. Once the permits were issued based on the appraisals and the work was completed, the Department is estopped and precluded from denying the private appraisals.

The appraisals meet the appraisal standards codified in the City Code. Furthermore, the FEMA Reference guidelines contain a preference for private appraisals to determine market value of a building over data from taxing authorities. The FEMA Reference states that private appraisals are the most accurate and reliable method of determining the value of a building. The MCPA Building Value that comes out to \$28.85 per square foot of the structure does not pass any reasonable test for structures in the Florida Keys.

The Owner respectfully requests that the SI Determination be overturned pursuant to 34-129(2) of the Code.


Sincerely,

 Anthony J. Davila

Exhibit A - Schedule of Values submitted before building permit issuance with quotes, invoices and materials identified

SCHEDULE OF VALUES

GULFSTREAM CONSTRUCTION
2972 Overseas Highway, Summerland Key FL , 33042
CGC # 1528114

PROJECT: Interior / Exterior Renovation
LOCATION: 2320 Patterson
CLIENT: Passero Development

Project No.: 2020-101
Date: 10/17/2021
Revised By: MDP

ITEM NO.	DESCRIPTION	MATERIAL	LABOR	SUBCONTRACTOR	TOTAL
✓ 1	Insulate / Drywall	\$3,000.00	\$8,000.00	\$0.00	\$11,000.00
✓ 2	Impact Windows and Doors	\$8,000.00	\$2,500.00	\$0.00	\$10,500.00
✓ 3	Trim (Base, Case , Doors , Hardware)	\$6,500.00	\$2,500.00	\$0.00	\$9,000.00
✓ 4	New Asphalt Roof	\$0.00	\$0.00	\$18,000.00	\$18,000.00
✓ 5	Stucco	\$0.00	\$0.00	\$17,500.00	\$17,500.00
✓ 6	Kitchen / Bath Cabinets	\$6,500.00	\$2,500.00	\$0.00	\$9,000.00
✓ 7	Countertops	\$0.00	\$0.00	\$4,500.00	\$4,500.00
✓ 8	Vinyl Plank Flooring	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00
✓ 9	Interior Paint	\$0.00	\$0.00	\$8,500.00	\$8,500.00
✓ 10	Exterior Paint	\$0.00	\$0.00	\$6,500.00	\$6,500.00
✓ 11	Plumbing	\$0.00	\$0.00	\$4,500.00	\$4,500.00
✓ 12	Electrical (New plug / switch)	\$0.00	\$0.00	\$6,500.00	\$6,500.00
✓ 13	Tub / Shower Units (2)	\$4,000.00	\$0.00	\$0.00	\$4,000.00
✓ 14	Appliances	\$3,500.00	\$0.00	\$0.00	\$3,500.00
✓ 15	HVAC	\$0.00	\$0.00	\$6,500.00	\$6,500.00

Handwritten initials/signature in blue and pink ink.

✓ 16	Plumbing Fixtures	\$1,500.00	\$0.00	\$0.00	\$1,500.00
✓ 17	Electrical Fixtures	\$2,500.00	\$0.00	\$0.00	\$2,500.00
✓ 18	Glass / Mirrors	\$1,500.00	\$0.00	\$0.00	\$1,500.00
	TOTAL	\$42,000.00	\$20,500.00	\$72,500.00	\$135,000.00

GARCIA BROTHERS CONSTRUCTION INC

13304 SW 315TH ST # 100

HOMESTEAD, FL 33033

Tel: 786-752-0647

Fax: 877-520-9884

garcia.brothers1988@icloud.com

Date: OCT 21, 2021

INVOICE

To:
Gulfstream Construction INC
22972 Overseas Highway
Cudjoe Key, FL 33042

Qty	Description 2320 Patterson	Unit Price	Sub Total
1. drywall	Drywall work includes labor and materials	\$8500.00	\$8500.00
2. insulation	Insulation work includes labor and materials	\$ 2500.00	\$2500.00
		TOTAL	\$11,00.000

NOTE: PAYMENT SHOULD BE RECEIVED BY OCTOBER 31, 2021

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Minor delays may occur due to high order volume.

N.W. Miami-dade Lowe's
17460 Northwest 57th Ave, Hialeah, FL 33015
Change Store

At least one of your items is currently unavailable
Sorry, one or more of your selected products has an issue with its current availability. Please see below for specific details on each of your products.

Some of your items are low in stock! View All

Shopping Cart

13 Items | Remove All

Email Cart

At least one of your items has an availability issue

Feedback

This fulfillment option is not available for the item(s) below. Please select an available option, or remove the item(s) to continue.



Item # 1358880 | Model # JW237200002

JELD-WEN Premium Atlantic
Vinyl 72.75-in x 49.375-in x 3-i...

Quick View

\$3,190.00

5

\$638.00/ Ea.

Remove

Save For Later

Store Pickup
at N.W. Miami-dade Lowe's Unavailable

Ship to Home
Unavailable

Truck Delivery

Start Secure Checkout



 **Store Pickup at N.W. Miami-dade Lowe's**
7 Items

HURRY! LOW IN STOCK



Item # 1418846 | Model # JW233400019

JELD-WEN Premium Atlantic
Vinyl 35.75-in x 37.125-in x 3-i...

[Quick View](#)

\$1,232.00


4


\$308.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 **Ship to Home**
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

HURRY! LOW IN STOCK



Item # 1418845 | Model # JW233400031

JELD-WEN Premium Atlantic
Vinyl 35.75-in x 24.75-in x 3-in...

[Quick View](#)

\$556.00


2


\$278.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 **Ship to Home**
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

HURRY! LOW IN STOCK



Item # 691271 | Model # BMTT625978

Therma-Tru Benchmark Doors
36-in x 80-in Fiberglass Half Li...

[Quick View](#)

Feedback

[Start Secure Checkout](#)



Was \$749.00

You Saved \$62.00

1

\$687.00/ Ea.

[Remove](#)

[Save For Later](#)

Discounts

Item Discount

Store Pickup
Available

Ship to Home
Unavailable

Truck Delivery
Available
Delivery date scheduling is available in checkout

Scheduled Delivery
1 item

HURRY! LOW IN STOCK



Item # 953848 | Model # JW205901906

**JELD-WEN 72-in x 80-in Impact
Grilles Between The Glass...**

[Quick View](#)

\$1,191.00

Was ~~\$1,356.00~~

You Saved \$165.00

1

\$1,191.00/ Ea.

[Remove](#)

[Save For Later](#)

Discounts

Item Discount

Store Pickup
Unavailable

Ship to Home
Unavailable

Truck Delivery
Available
Delivery date scheduling is available in checkout

Feedback

[Start Secure Checkout](#)



Item Subtotal (13)	\$6,856.00
Estimated Delivery ⓘ	\$99.00
Taxes calculated at checkout	—

Add Promotional Code ⓘ

Estimated Total	\$6,955.00
✓ You Saved	\$227.00

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Minor delays may occur due to high order volume.

N.W. Miami-dade Lowe's

17460 Northwest 57th Ave, Hialeah, FL 33015

Change Store

At least one of your items is currently unavailable

Sorry, one or more of your selected products has an issue with its current availability. Please see below for specific details on each of your products.

Some of your items are low in stock! View All

Shopping Cart

134 Items | Remove All

Email C

Feedback

At least one of your items has an availability issue

This fulfillment option is not available for the item(s) below. Please select an available option, or remove the item(s) to continue.

Item # 29946 | Model # 623 8FBDFPM



EverTrue 1/2-in x 3-1/4-in x 8-ft Primed MDF Baseboard...

Quick View

\$572.00

\$8.80/ Ea.


Start Secure Checkout



Save For Later

Store Pickup at N.W. Miami-dade Lowe's Unavailable

Ship to Home Unavailable

 This fulfillment option is not available for the item(s) below. Please select an available option, or remove the item(s) to continue.

Item # 29946 | Model # 623 8FBDPM



**EverTrue 1/2-in x 3-1/4-in x 8-ft
Primed MDF Baseboard...**

[Quick View](#)

\$105.60

12

\$8.80/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
at N.W. Miami-dade Lowe's Unavailable

 **Ship to Home**
Unavailable

 **Truck Delivery**
Unavailable

 **Store Pickup at N.W. Miami-dade Lowe's**
57 Items



Item # 939866 | Model # JW225400260

**JELD-WEN Colonist 30-in x 80-in
Primed 6-Panel Hollow Core...**

[Quick View](#)

\$1,416.00

12


\$118.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 **Ship to Home**
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

[Start Secure Checkout](#)



Feedback

HURRY! LOW IN STOCK



Item # 760751 | Model # JW191600001

JELD-WEN 24-in x 80-in Wood

\$115.00


1


\$115.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 Ship to Home
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

HURRY! LOW IN STOCK



Item # 760670 | Model # JW136500074

**JELD-WEN Colonist 24-in x 80-in
Primed 6-panel**

[Quick View](#)

\$48.00


1


\$48.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 Ship to Home
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

Feedback



Item # 34660 | Model # 35670FJPM

**EverTrue 11/16-in x 2-1/4-in x 7-ft
Primed Pine Wood Casin**

[Start Secure Checkout](#)



\$183.75

25

\$7.35/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available



Truck Delivery

Available

Delivery date scheduling is available in checkout

● HURRY! LOW IN STOCK



Item # 597125 | Model # 93580-020

ReliaBilt Olivia Satin Nickel Reversible Keyed Entry Door...

[Quick View](#)

\$251.76

12

\$20.98/ Ea.

[Remove](#)

[Save For Later](#)



Store Pickup

Get it by Thu, Dec 9, 2021 (est.)



Ship to Home

Get it by Tue, Dec 7, 2021



Truck Delivery

Available

Delivery date scheduling is available in checkout

Need it today?

Check [other stores](#) for availability.

● HURRY! LOW IN STOCK



Item # 1262890 | Model # 690CV 15 CP K6



Kwikset Security Cove Satin Nickel Single Deadbolt Keyed...

[Quick View](#)

\$69.96

2

\$34.98/ Ea.

[Remove](#)

[Save For Later](#)

Start Secure Checkout



Chat



Ship to Home

Get it by Tue, Dec 7, 2021



Truck Delivery

Available

Delivery date scheduling is available in checkout

● HURRY! LOW IN STOCK

Feedback



[View](#)

**JELD-WEN Colonist 30-in x 80-in
Primed 6-panel Hollow Core...**

\$336.00


4


\$84.00/ Ea.

[Remove](#)

[Save For Later](#)

 **Store Pickup**
Available

 **Ship to Home**
Unavailable

 **Truck Delivery**
Available
Delivery date scheduling is available in checkout

ORDER SUMMARY

Item Subtotal (134)	\$3,098.07
Estimated Delivery ⓘ	\$79.00
Taxes calculated at checkout	—
Add Promotional Code ⓘ	
Estimated Total	\$3,177.07

Feedback

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LINDHOLM
CONSTRUCTION, INC.
ROOFING & SHEET METAL

UPPER KEYS: 305-852-5730
MARATHON: 305-289-9991
KEY WEST: 305-292-2224
FAX: 305-852-3395

88005 Overseas Hwy., #10-157

Islamorada, FL 33036

LIC. CCC 1328542
LIC. CBC 1256399

Name / Address

Date: 11.17.21

Gulfstream Construction
2320 Patterson Ave.
Key West, FL 33040

We hereby submit an estimate for

RE: Roof

1. We will tear off existing roof to a smooth workable surface and haul away debris.
2. We will install a self-adhered rubberized asphalt membrane designed as a high-temperature metal roofing underlayment (secondary water barrier.)
3. We will install new eave drip.
4. We will install new flashings to soil pipes.
5. We will install a New asphalt- roof color to be determined.
6. We will fasten above roof system with stainless head screws.
7. We will install a granulated modified bitumen membrane to flat roof(s).
8. Above roof carries a five-year warranty on workmanship.
9. We propose to furnish material and labor for the sum of \$18,000.00.

*Above price is valid for 30 days due to possible increases in metal pricing.

*Lindholt Construction Inc will obtain a building permit and provide engineering for the above work. Permit fees are not included in this estimate and will be an additional cost.

*Carpentry if needed will be \$55/hour/man plus material cost.

*Terms of payment:

30% deposit

Balance due upon completion

credit card fees apply

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over & above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: _____ Date: _____

Lindholt Construction, Inc. _____ Date: _____

ACCEPTANCE of PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Due Date _____

Albert Green Plastering, Inc
 1450 N Krome Ave, Suite 101G
 Florida City, FL 33034
 (786) 404- 3062
 albertgreenplastering@gmail....

Invoice

Date	Invoice #
10/23/2021	1540

Bill To
Gulfstream Construction LLC. 22972 Overseas Highway Cudjoe Key, FL 33042

Project
2320 Patterson

Quantity	Item Code	Description	Price Each	Amount
	Stucco	Stucco Stucco with Marblecrete	17,500.00	17,500.00
We appreciate your prompt payment.			Total	\$17,500.00
			Payments/Credits	\$0.00

Vero Beach fine cabinetry
 4308 Us highway 1
 Vero Beach FL 32967
 772-480-8700
 www.vbfinecabinetry.com

Proposal

Date	Proposal #
10/18/20201	262

Name / Address
Passero 2320 Patterson Ave Key West

		Project
		Payne cabinetry
Description	Total	
Build, finish and install Cabinetry per drawings provided:	6185.00	
<p>3/4 solid plywood Frameless box construction. Clear finished Maple cabinet interiors. One shelf per base cabinet, (except sink base cabinets no shelves.) Two shelves Per upper cabinets with heights 30"-36". Three shelves per cabinets with height 42"-48" Shaker style door and drawer construction thought out. Softclose door hinges</p>		
Delivery fee	250.00	
Total		6435.00

Signature

----- Estimate -----

2201 N. Andrews Ave, Suite 103
Pompano Beach, FL 33069 US
(954)854-0726

Estimate #: 1148
Date: 10/22/2021
Exp. Date: \$2,835.00

Address:

Coastal Stone Works Inc.
1711 N Powerline Road suite b
Pompano Beach, FL 33069

P.O.: Key West 2320 patterson

<u>Serial</u>	<u>Description</u>	<u>Qty</u>	<u>Amount</u>
Calacatta:Calacatta Girgi 2cm 127x64_56.444		56.444	1,400.00T
Calacatta:Calacatta Girgi 2cm 127x64_56.444		56.444	1,400.00T
Fabrication		1.0	1,600.00
SubTotal:			\$4400.00
Tax:			\$0.00
Shipping:			\$35.00
Total:			\$4,435.00

Enable Accessibility

Shop By Room Inspiration Free Design Services Financing Pro Services

Customer Service



Search...



Kendall
View store ...

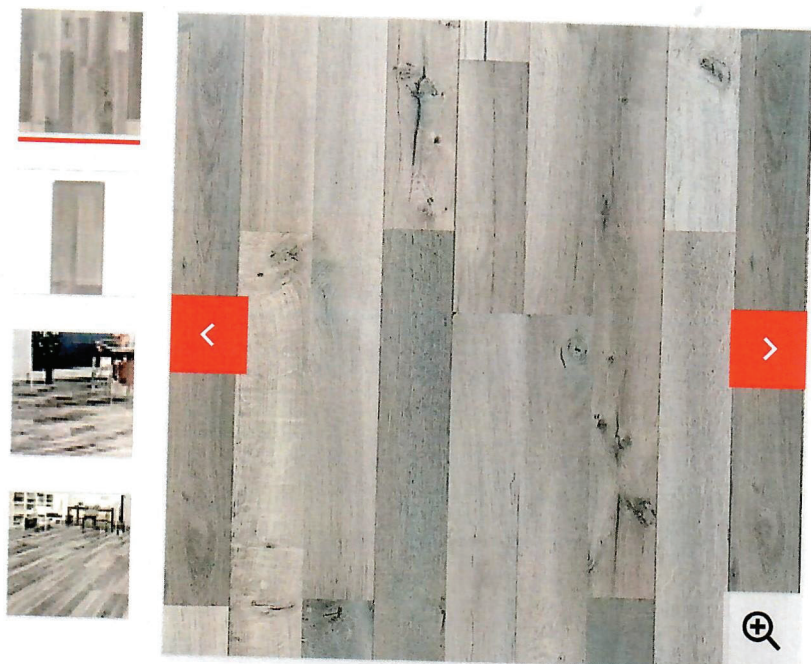
My Acco...
Check Ord...

Projects
View saved items



TILE STONE WOOD LAMINATE VINYL DECORATIVES INSTALLATION MATERIALS

Home > Laminate > Shop By Type > Laminate



HAMPSTEAD
Elements

CALISTOGA GRAY MATTE LAMINATE

Kendall's everyday low price!

\$0.99 / sqft

SKU: 100402551

[View Specifications](#)

Size: 8mm

FEEDBACK

Visualize it! See this product in a room

**CALCULATE MY
SQUARE FOOTAGE**

Size of your project

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SUBTOTAL \$2688.00

IN-STORE PICKUP

Potomac Mills - 142 boxes

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Pickup for **FREE** today if ordered by **2pm** local time.

HOME DELIVERY

FREE In-Store Returns [Learn More](#)



ADD TO CART

FEEDBACK



ORDER SAMPLE - \$3.00



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MATERIALS YOU NEED FROM START TO FINISH

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Carlos Monreal

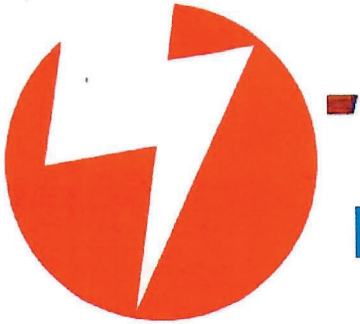
Monreal17@yahoo.com

Exterior painting and interior painting

- Prime/paint new concrete walls on exterior
- Prime/paint new drywall on interior
-

Total:\$ 15,000.00

Deposit request \$7500.00



PROPOSAL

REVOLUTIONS ELECTRIC, INC.

561-727-5253

EC13006764
Loxahatchee, FL

Estimate Submitted To: Mark Passero Phone: 585-315-8900 Date: 11/15/2021

Street: 2320 Patterson, Key West Job Name: Patterson

City, State, and Zip Code _____ Job Location: _____

JOB DESCRIPTION:
Electrical work - Rewire electrical \$, 6500.00

Material and Labor

Payment should be rendered in 2 parts; \$3250.00 Deposit at acceptance of job. \$3250.00 after job is complete, after we pass inspection.

I HEREBY, estimate to furnish labor and materials in complete accordance with the above specifications

Estimate Cost: \$ 6500 .00

ACCEPTANCE OF ESTIMATE: The above prices and specifications are satisfactory and are hereby accepted.

Signature _____ Date _____

GET YOUR HOLIDAY SHOPPING DONE AT THE LOWE'S GIFT ZONE. ORDER BY 12/14/21 AND GET IT DELIVERED BY CHRISTMAS. SHOP NOW >

Shower Enclosure

3

What are you looking for today?



N.W. Miami-dade Lowe's Open until 10 PM >



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Minor delays may occur due to high order volume.

N.W. Miami-dade Lowe's

17460 Northwest 57th Ave, Hialeah, FL 33015

Change Store

Some of your items are low in stock! View All

Shopping Cart

3 Items | Remove All

Email Cart

Store Pickup at N.W. Miami-dade Lowe's
3 Items

HURRY! LOW IN STOCK



Item # 544968 | Model # DL-6192L-01

DreamLine QWALL-5 White 77-in x 60-in x 36-in Alcove Shower...

Quick View

\$3,119.97

Was \$1,223.52

You Saved \$550.59

Start Secure Checkout

3

\$1,039.99/ Ea.

Save For Later

Discounts

Item Discount

Store Pickup
Get it by Thu, Dec 9, 2021 (est.)

Ship to Home
Unavailable

Feedback

Explore Features | Need Help? | Call 1-866-333-3551 or Text 78465

Appliances



You're shopping Marathon

OPEN until 9 pm

Search

Hello, Dona

17 Cart

You're shopping Marathon

OPEN until 9 pm

Home / Appliances / Kitchen Packages / Samsung Stainless Steel Package with 3-Door French Refrigerator

SAMSUNG

Stainless Steel Package with 3-Door French Refrigerator

\$ 3,353⁰⁰

Add Bundle to Cart



(1356) | Model# RF28T5001SR

Samsung 28.2 cu. ft. French Door Refrigerator in Stainless Steel

\$1598⁰⁰ ~~\$1999.00~~
Save \$401.00 (20%)

View Product Details

Remove

Swap Model

Live Chat
Feedback



(1736) | Model# DW80R2031SS

Samsung 24 in. Top Control Tall Tub Dishwasher in Stainless Steel with Stainless Steel Interior Door, 55 dBA

\$558⁰⁰ ~~\$579.00~~
Save \$21.00 (4%)

[View Product Details](#)

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(209) | Model# NE63A6311SS

Samsung 6.3 cu. ft. Smart Freestanding Electric Range with Rapid Boil and Self Clean in Stainless Steel

\$808⁰⁰ ~~\$899.00~~
Save \$91.00 (10%)

Choose Your Option

Electric

Gas (+\$141.00)

[View Product Details](#)

Remove

Swap Model



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(1726) | Model# ME19R7041FS

Samsung 30 in. 1.9 cu. ft. Over-the-Range Microwave in Fingerprint Resistant Stainless Steel

\$389⁰⁰ /box

[View Product Details](#)

Remove

Swap Model



Your Package



Samsung 28.2 cu. ft. French Door Refrigerator in Stainless Steel
Qty: 1

\$1,598.00

Samsung 24 in. Top Control Tall

\$558.00

Stainless Steel Package with 3-Door French Refrigerator - The Home Depot



Tub Dishwasher in Stainless Steel with Stainless Steel Interior Door, 55 dBA
Qty: 1

\$550.00



Samsung 6.3 cu. ft. Smart Freestanding Electric Range with Rapid Boil and Self Clean in Stainless Steel
Qty: 1

\$808.00



Samsung 30 in. 1.9 cu. ft. Over-the-Range Microwave in Fingerprint Resistant Stainless Steel
Qty: 1

\$389.00

Subtotal

\$3,353⁰⁰

Appliance Delivery

FREE

Taxes
(Calculated in checkout)

Total

\$3,353⁰⁰

You'll Save

\$513.00 (13%)

Add Bundle to Cart

Live Chat

Feedback

How can we help?

Call 1-866-333-3551 | Text 78465

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Cool Aid Air Conditioning of sw fl inc
 73 boundry ln
 key west fl
 33040

Invoice 25523482
 Invoice Date 11/18/2021
 Completed Date
 Customer PO

Billing Address
 Mark Passero
 22972 Overseas
 Cudjoe, FL 33042 USA

Job Address
 Mark Passero
 2320 Patterson
 Key West, FL 33040 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
1.5 TON SPLIT	4 TON SPLIT 16 seer new construction equipment ameri-star condenser stand and air handler stand new duct system with grills line set and drain bath fans venting no fixtures 1 yr warranty labor 10 parts manufacture defect 65% down ball due at equipment set	1.00	\$6,500.00	\$6,500.00

Potential Savings	\$0.00
Sub-Total	\$6,500.00
Tax	\$0.00
Total Due	\$6,500.00
Balance Due	\$6,500.00

Thank you for your business and the opportunity of a new friend.
 office # 305-791-5020

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 10% per month shall be applied for overdue amounts.

I find and agree that all work performed by Cool aid air conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

GET YOUR HOLIDAY SHOPPING DONE AT THE LOWE'S GIFT ZONE. ORDER BY 12/14/21 AND GET IT DELIVERED BY CHRISTMAS. SHOP NOW >

plumbing fixtures

What are you looking for today?



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Minor delays may occur due to high order volume.

N.W. Miami-dade Lowe's
17460 Northwest 57th Ave, Hialeah, FL 33015
Change Store

Some of your items are low in stock! View All

Shopping Cart

15 Items | Remove All

Email Cart

Store Pickup at N.W. Miami-dade Lowe's
7 Items



Item # 820529 | Model # LF-048-MCKK
Pfister Masey Brushed Nickel 2-Handle 4-in centerset...

Quick View

\$177.00
Was \$69.00
You Saved \$30.00

3

\$59.00/ Ea.

Remove

Save For Later

Discounts

Item Discount

LOWE'S PROFESSIONAL SERVICES



Lowe's Professional Installation
Starting at \$109.00 / Ea.

Add Service



Store Pickup

Start Secure Checkout

