

Van D. Fischer, Esquire 626 Josephine Parker Road Suite 205, Mail Box 7 Key West, Florida 33040 305-849-3893 van@vdf-law.com

### Via Hand Delivery

June 26, 2023

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

# **Re:** Notice of Appeal of the Planning Director's June 21, 20223, denial of the Lawful Unit Determination application for 329 Peacon Lane (RE# 00003400-000100).

Dear Ms. Smith:

Please allow this correspondence to serve as a Notice of Appeal, pursuant to Sections 90-426 and 90-431 of the City of Key West Code of Ordinances, of the Planning Director's June 21, 2023, denial of the Lawful Unit Determination ("LUD") application for the real property located at 329 Peacon Lane, Key West, Florida (RE# 00003400-000100). Pursuant to Section 90-431(1)(a), the appeal deadline is ten (10) days from the date of the decision by the Planning Director thereby making the appeal deadline July 1, 2022. This notice of appeal was timely submitted. A copy of the Lawful Unit Determination Application, received October 31, 2022, by the City is attached as **Exhibit A**. A copy of the June 21, 2023, Planning Director's denial letter is attached as **Exhibit B**. A copy of the Assistant City Attorney's email dated February 16, 2023, is attached as **Exhibit C**. A check in the amount of \$2,315.25 is attached for payment of the City's appeal fee.

My client, PEACON LANE REALTY, LLC, the property owner of 329 Peacon Lane, respectfully requests that the Board of Adjustment, pursuant to section 90-430, City of Key West Code, review the merits of this appeal and reverse the Cheri Smith June 26, 2023 Page 2

denial of the LUD application. Section 108-991(3), City of Key West Code, is the controlling code section which provides the criteria required for a LUD. The Planning Department did not properly construe and apply the requirements of section 108-991(3), and based its denial of the LUD application on multiple inapplicable code sections and inapplicable evidence. The documentation provided in the LUD application established that a unit existed on the property circa April 1, 2010, and LUD recognition is mandated by section 108-991(3). Further, the former Assistant City Attorney, Nathaia Mellies, determined "there was previously a unit on the parcel." [See Exhibit C].

The "Code Analysis" section of the Planning Director's denial letter is inapplicable to LUD applications. Chapter 118, City of Key West Code, relates to subdivisions, plats, and lot splits. Chapter 118 code provisions are not applicable to the review of a LUD application. Chapter 122, City of Key West Code, relates to zoning. Chapter 122 code provisions are not applicable to the review of a LUD application. Further, the LUD application documents submitted plainly show that the lot and dwelling unit on 329 Peacon Lane existed since at least 1926, and were lawfully existing under the zoning requirements which existed in 1926, and in 1948.<sup>1</sup> Therefore, the requirement of section 108-991(3)(d), City of Key West Code, is satisfied because the 329 Peacon Lane lot and dwelling unit were "legally permissible" under "any former zoning requirements" which existed in 1926 and 1948. Further, Policy 1-1.10.3, City of Key West Comprehensive Plan, protects historic residential density, intensity, scale, design, and ambiance of the Key West historic areas, and current and prior zoning codes recognize historic density. The fact that the 329 Peacon Lane lot and dwelling unit became nonconforming because of subsequent changes to the City of Key West Code is not applicable to the LUD recognition requested.

A detailed legal brief will be submitted within the next 30 days to supplement this Notice of Appeal, and will more fully address the problems and inaccuracies of the denial letter generally described in the preceding paragraph.

<sup>&</sup>lt;sup>1</sup> As evidenced by the 1926 and 1948 Sandborn Maps showing the 329 Peacon Lane structure as a residential dwelling.

Cheri Smith June 26, 2023 Page 3

It is respectfully requested that scheduling a hearing date for this appeal be coordinated with the City Attorney and not occur until the aforementioned legal brief has been submitted. Thank you for your consideration and assistance. Please do not hesitate to contact me with any questions.

Sincerely,

Van D. Fischer, Esq.

Exhibits (3)



Personally known or produced

Official Use Only:

### LAWFUL UNIT DETERMINATION APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website www.cityofkeywest-fl.gov

		24	App]	icat	ion	Fee	Schedul	e

Lawful Unit Determination Application	\$ 2,205.00				
Advertising and Noticing Fee	\$ 325.50				
Fire Department Review Fee	\$ 115.76				
Total Application Fee	\$ 2,646.26 For First Unit				
For each additional unit on the same parcel there is an additional fee of \$552,25					
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.

Site Address: <u>329 Peacon Lane, Key West, FL 3304</u> Real Estate (RE) #: <u>00003400-000100</u> Zoning District: <u>HMDR</u> Property located within the Historic District?	Total Land Area (sq ft): 2 Yes 🗆 No	1,534.5 sq fl				
Name: Trepanier and Associates, Inc.	orized Representative					
Mailing Address: 1421 First St. #101 City: Key West	Ciatas El	7. 22040				
	State: FL	Zip: <u>33040</u> Fax:				
Email: Thomas@OwenTrepanier.com	JIICE: 303-233-0303	PdX;				
Mailing Address: <u>c/o 1421 First St. #101</u> City: <u>Key West</u> Home/Mobile Phone:( Email: c/o Thomas@OwenTrepanier.com	State:_FL	Zip: <u>33040</u> Fax:				
Email: <u>C/O Thomas@OwenTrepanier.com</u> 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 con Thomas Francis-Siburg	ntractor Signature	AL				
Notary Signature as to applicant. State of Florida, Co	unty of Monroe. Sworn to	and subscribed before me.				
nipitar & Attange	likita L. Stange lotary Public					

Lawful Unit Determination Application, Revised 09.20.22 by JLM

State of Florida

Comm# HH149093

Expires 7/5/2025

as identification.

### LAWFUL UNIT DETERMINATION APPLICATION

**CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT** 

Address: 1300 White Street \* Key West, Plorida 33040 Phone: 305-809-3764

Website www.cityofkeywest-fl.gov

Application Fee Schedule						
Lawful Unit Determination Application	\$ 2,205.00					
Advertising and Noticing Fee	\$ 325.50					
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Total Application Fee	\$ 2,646.26 For First Unit					
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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.

Is this request based on a code case?	∐ Yes LX No	Case Number:	
	NUMBE	ER OF UNITS	
UNIT TYPE	EXISTING	LICENSED 1/ RECOGNIZED	
Market-Rate Residential Dwelling Units	1	0	
Affordable Residential Dwelling	0	0	

0

0

1 Please provide City Licensing Records from the Building Department

To the second of the

Units<sup>2</sup>

**Transient Units** 

**Commercial Units** 

2 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).

0

0

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 <u>at least two</u> 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 <u>under the current or any former zoning requirements of the applicable district in which the unit is located.</u>
- 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 <u>but cannot be the sole record upon which a</u> <u>decision is based</u>. **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.

# Additional information that <u>may</u> 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;
- 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)
- X Sketch of site and floor plan
- Supporting documentation that unit existed on or about April 1, 2010

### **MEMORANDUM**

Date:	October 28, 2022
To:	Ms. Katie Halloran, Planning Director
From:	Thomas Francis-Siburg Thomas Josh
CC:	Mr. Raj Ramsingh, KW Building Official Mr. Owen Trepanier Ms. Sandy Mayer
Re:	Lawful Unit Determination 329 Peacon Lane (RE# 00003400-000100)



&ASSOCIATES INC LAND USE PLANNING DEVELOPMENT CONSULTANTS

Attached is an Application for Lawful Unit Determination ("LUD") for 329 Peacon Lane, pursuant to Sec. 108-99.

Sec. 108-99. Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

(1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.

A determination of a lawful unit, in this case, will <u>not</u> result in a net addition to the number of residential dwelling unit stock.

(2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

A determination of a lawful unit, in this case, does <u>not</u> increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

(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:

This unit was in existence at the time the April 1, 2010, Census was prepared as demonstrated by the following:

a. Aerial Photograph showing that the structure existed on or about April 1, 2010

Attached are two aerial photographs bracketing the required date of on or about April 1,

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October 27, 2022

2010. The first is a 2009 FDOT aerial<sup>1</sup> and the second is a 2012 Monroe County Property Appraiser aerial<sup>2</sup>. Both show the existing structure in its current configuration.

#### b. Building permits issued prior to April 1, 2010

Attached are 3 permits issued prior to April 1, 2010:

- 2001-00000409 Plumbing<sup>3</sup>
- 2003-00003588 Renovation, Conversion: Residential<sup>4</sup>
- 2005-00005126 Hurricane Repair<sup>5</sup>

#### c. Copies of city directory entries on or about April 1, 2010;

Attached is the 2010 Polk City Directory showing 329 Peacon Lane is a home owned by the listed person and listed in the Directory for 16 years prior<sup>6</sup>.

d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;

Occupancy of the structure is demonstrated by the following:

- 1989 survey depicting the structure as residential "1 STY. FR. & C.B.S. Cottage"<sup>7</sup>
- 1912 Sanborn Map depicting 329 Peacon as a residential dwelling<sup>8</sup>
- e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No licenses are known to exist.

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

According to FKAA one residential meter was established on 01/23/1945 with current continuous service<sup>9</sup>. Keys Energy Services identified a continuous meter for the front property since September 2001<sup>10</sup>.

g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card):

Documentation from the Monroe County Property Appraiser's Office on 5/16/2009 shows<sup>11</sup>:

<sup>&</sup>lt;sup>1</sup> Exhibit A. - 2009 FDOT aerial

<sup>&</sup>lt;sup>2</sup> Exhibit B. - 2012 Monroe County Property Appraiser aerial

<sup>&</sup>lt;sup>3</sup> Exhibit C. - Building Permit No. 2001-00000409 - Plumbing

<sup>&</sup>lt;sup>4</sup> Exhibit D. - Building Permit No. 2003-00003588 – Renovation, Conversion: Residential

<sup>&</sup>lt;sup>5</sup> Exhibit E. - Building Permit No. 2005-00005126 – Hurricane Repair

<sup>&</sup>lt;sup>6</sup> Exhibit F. - 2010 Polk City Directory

<sup>&</sup>lt;sup>7</sup> Exhibit G. - 1989 Survey

<sup>&</sup>lt;sup>8</sup> Exhibit H. - 1912 Sanborn Map

<sup>&</sup>lt;sup>9</sup> Exhibit I. - 1945 FKAA Service Record

<sup>&</sup>lt;sup>10</sup> Exhibit J. - 2001 Keys Energy Service Record

<sup>&</sup>lt;sup>11</sup> Exhibit K. - 2009 Mo Co Property Appraiser Card

Exhibit A

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October 27, 2022

• The concrete block structure was built in 1933.

According to the Property appraiser record as of 7/29/2022<sup>12</sup>:

• The structure is recognized as a single-family residential unit owned by Peacon Lane Realty LLC.

#### h. Similar documentation as listed above

The 1926 Sanborn Map<sup>13</sup> shows a 329 Peacon Lane as a dwelling unit.

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; and

An as-built certification will be prepared following determination by the Planning Department that the unit is not affected by the building permit allocation system.

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).

All back fee payments shall be paid current and in full following determination by the Planning Department that the unit is not affected by the building permit allocation system.

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Occupational license with the city will be updated following determination by the Planning Department that the unit is not affected by the building permit allocation system.

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

This unit is permissible under current and former zoning requirements:

 The property is in the historic district and the comprehensive plan, policy 1-1.10.3<sup>14</sup>, protects residential density of all historic sites within the city's historic district.

<sup>&</sup>lt;sup>12</sup> Exhibit L. - 2022 Mo Co Property Appraiser Card

<sup>&</sup>lt;sup>13</sup> Exhibit M. - 1926 Sanborne Map

<sup>&</sup>lt;sup>14</sup> Exhibit N. - Policy 1-1.10.3. Retention of Historic Character and All Permanent Single Family Housing Units.



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#### October 27, 2022

2. The previous zoning, HP-3, allowed single-family detached residential units and at that time code stipulated that where existing density exceeds that permitted by code, the existing density would be used to calculate development potential.

#### Lot of Record

329 Peacon Lane is an historic lot of record. 329 Peacon Lane has gone through periods in recent history with the Monroe County Property Appraiser's Office of either receiving a separate property tax bill from or billed together with adjacent property 723 Eaton Avenue.<sup>15</sup> No subdivisions or unifications have occurred which has altered the legal description of the historic lot of record per chapter 118 of the land development regulations.

#### Summary of Evidence:

Date Units Document / Evidence		Compliance	Exhibit	
01/09/2009	NA	FDOT Aerial	Sec. 108-991(3)a	A
2012	1	Mo Co Property Appraiser Aerial	Sec. 108-991(3)a	В
01/24/2001	N/A	Permit No. 2001-00000409	Sec. 108-992(3)b	С
10/09/2003	1	Permit No. 2003-00003588	Sec. 108-991(3)b	D
11/16/2005	NA	Permit No. 2005-00005126	Sec. 108-991(3)b	E
2010	1	2010 Key West Phone Directory	Sec. 108-991(3)c	F
1989	1	1989 Survey	Sec. 108-991(3)d	G
1912	1	1912 Sanborn Map	Sec. 108-991(3)d	Н
1945-Present 1 FKAA Account History, 1-meter, continuous residential service		Sec. 108-991(3)f	I	
2001-Present 1 Keys Energy Account History, 1-meter, continuous residential service		Sec. 108-991(3)f	J	
		Mo Co Property Appraiser's Property Record Card, Permit 02-0924: renovated 2 of 4 residential units	Sec. 108-991(3)g	К
2022	1	Mo Co Property Appraiser's Property Record Card	Sec. 108-991(3)g	L
1926	1	1926 Sanborn Insurance Map	Sec. 108-991(3)h	M
2013 N/A Municipal Code, City of Key West		Policy 1-1.10.3	N	

#### Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that one dwelling unit existed on the subject property on, or about, April 1, 2010, and was a permissible use under former zoning requirements.

<sup>&</sup>lt;sup>15</sup> Exhibit O. - 1989 Mo Co Property Appraiser Card

Exhibit P. - 2019 Mo Co Property Appraiser Card



#### 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 Account# Property ID	00003400-000100 9104453 9104453	i
Millage Group	10KW	8
Location	329 PEACON Ln, KEY WEST	1
Address		2
Legal	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67	1
Description	OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents.)	
Neighborhood	6108	1
Property	SINGLE FAMILY RESID (0100)	P
Class Subdivision		
Sec/Twp/Rng	06/68/25	8
Affordable Housing	No	



#### Owner

PEACON LANE REALTY LLC 43 S Water St E Fort Atkinson WI 53538

#### Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	\$190,498	\$165,800	\$185,025	\$161,013
+	Market Misc Value	\$3,868	\$3,958	\$0	\$O
+	Market Land Value	\$455,273	\$340,782	\$349,312	\$188,805
=	Just Market Value	\$649,639	\$510,540	\$534,337	\$349,818
=	Total Assessed Value	\$561,594	\$510,540	\$384,800	\$349,818
-	School Exempt Value	\$0	\$0	\$0	\$0
=	School Taxable Value	\$649,639	\$510,540	\$534,337	\$349,818

#### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

#### **Buildings**

Building ID Style Building Tyy Gross Sq Ft Finished Sq Stories Condition Perimeter Functional C Economic O Depreciatio Interior Wa	597 Ft 469 1 Floor GOOD 356 Obs 0 0 bbs 0 0 m % 5	NDATION		Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Type Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire Pl	ABOVE AVERAGE WOOD with 11% C.B.S. 1933 2015 WD CONC PADS IRR/CUSTOM METAL STT/HD WD FCD/AIR DUCTED 1 1 0 450 0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	48	0	28	
FLA	FLOOR LIV AREA	469	469	94	
OPU	OP PR UNFIN LL	80	0	36	
TOTAL		597	469	158	

### qPublicmet - Monroe Courty, FL - Report: 00003400-000100

#### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	\$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

Permits

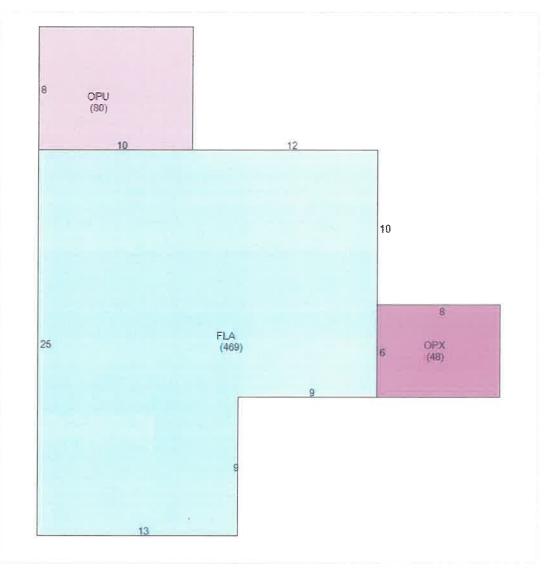
		Date			
Number	Date Issued	Completed	Amount		
÷	\$	\$	\$	Туре 🗢	Notes 🗢
18-0872	6/20/2019		\$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		\$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		\$O	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		\$0		
18-2509	6/20/2019		\$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		\$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		\$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	\$465	Residential	************HURRICANE WILMA DAMAGE********* REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	\$385	Residential	***********HURRICANE WILMA DAMAGE********* REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	\$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	\$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	\$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	\$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	\$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	\$13,927	Residential	ROOF

View Tax Info

View Taxes for this Parcel

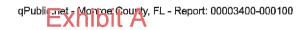
Sketches (click to enlarge)



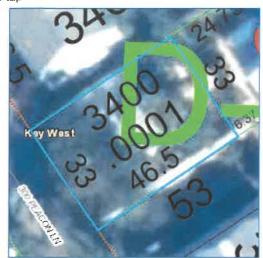


#### Photos





Мар



#### **TRIM Notice**



2022 Notices Only

Schneider

<u>User Privacy Policy</u> GDPR Privacy Notice

Last Data Upload: 9/22, 2022, 4:12:19 AM

Exhibit A Entity Name

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

### **Detail by Entity Name**

Florida Limited Liability Company PEACON LANE REALTY, LLC

Filing Information

<u></u>	
Document Numb	er L19000274011
FEI/EIN Number	38-8601726
Date Filed	11/04/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/02/2022
Principal Address	
43 SOUTH WATER FORT ATKINSON	
Mailing Address	
43 SOUTH WATER FORT ATKINSON	
Registered Agent N	
Klitenick, Richard,	
1009 Simonton Str	
Key West, FL 3304	10
Name Changed: 1	2/16/2020
Address Changed:	03/02/2022
Authorized Person	( <u>s) Detail</u>
Name & Address	
Title AMBR	
ERDMAN, DOUGL	AS
43 S WATER ST E	AST
FORT ATKINSON,	WI 53538
Annual Reports	
Report Year	Filed Date

2020 12/16/2020

22,	11:11 AM 2021 2022	03/02/2022 03/02/2022	Exhibit A Entity Name
	<u>Document li</u> 03/02/2022 – F	mages REINSTATEMENT	View image in PDF format
	<u> 12/16/2020 F</u>	REINSTATEMENT	View image in PDF format
	<u>11/04/2019 - F</u>	Iorida Limited Liability	View image in PDF format



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, Douglas Erdman as
Please Print Name of person with authority to execute documents on behalf of entity
Authorized Member of Peacon Lane Realty, LLC
Name of office (President, Managing Member) Name of owner from deed
authorize Trepanier and Associates, Inc.
Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the City of Key West.
Signature of person with authority to execute documents on behalf of entity owner
Subscribed and sworn to (or affirmed) before me on this
by Douglas Erdman
Name of person with authority to execute documents on behalf of entity owner
He/She is personally known to me or has presented <u>A FLOL .F635-IFE-53-IZ3-0</u> as identification. <i>EXR 04-03-7028</i> Notary Signature and Seal Notary Signature and Seal Name of Acknowledger typed, printed or stamped

669683D Commission Number, if any



City of Key West Planning Department Verification Form (Where Applicant is an entity)

I. Thomas Francis-Siburg, in my capacity as (print name) (print position; president, managing member)

of Owen Trepanier & Associates, Inc.

(print name of entity)

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:

723 Eaton St. / 329 Peacon Lane, Key West, FL 33040 Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 23rd, August 2022 by

date

**Thomas Francis-Siburg** Name of Applicant

(He)/She is personally known to me or has presented\_\_\_\_\_\_as identification.

Notary's Signature and Sea.

Nikita L. Stange Name of Acknowledger typed, printed or stamped



Nikita L. Stange Notary Public State of Florida Comm# HH149093 Expires 7/5/2025

HH149093

Commission Number, if any

Page 1 of 1

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

> PREPARED BY AND RETURN TO: RICHARD M. KLITENICK, ESQ. RICHARD M. KLITENICK, P.A. **1009 SIMONTON STREET** KEY WEST, FL 33040 305-292-4101 FILE NUMBER: RE19-063 **RECORDING FEE: \$18.50** DOCUMENTARY STAMPS PAID: \$0.70

> > [space above this line for recording data]

#### WARRANTY DEED

THIS WARRANTY DEED is made on this 2<sup>th</sup> day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "Grantee").

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN & 00/100ths DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT I, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully

> WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE1 OF 2

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warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Print name:

Print name:

ctitja Erdman, Manager & Authorized Member

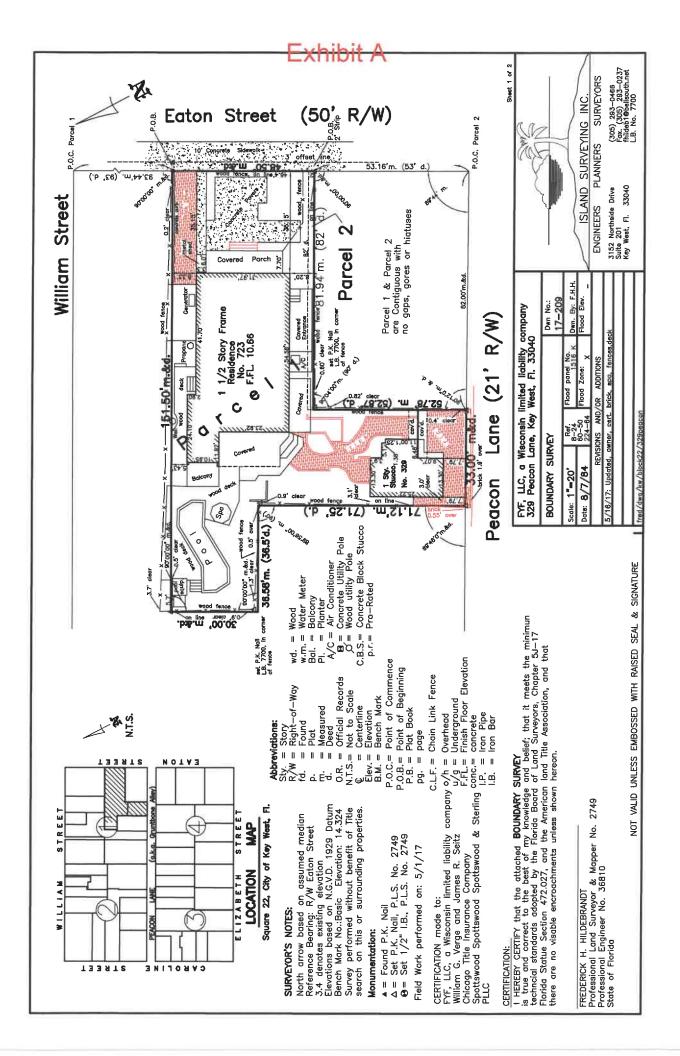
STATE OF WISCONSIN COUNTY OF <u>W4/W07+</u>

I HEREBY CERTIFY that on this  $2n^d$  day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of **B** physical presence or  $\Box$  online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers increases as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.



Notary Public, State of Wisconsin My Commission Expires: 5-08-2020

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 2 OF 2



#### LEGAL DESCRIPTION:

#### Parcel 1:

On the Island of Key West and known as part of Lot 1, in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded Book "D", at page 205, of the Public Records of Monroe County, Florida, and being more particularly described as follows: COMMENCING at the intersection of the Southwesterly right-of-way line of William Street and the Northwesterly right-of-way line of Eaton Street; thence Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.00 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southwesterly right-of-way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southwesterly direction for 589'48'00" to the right and in a Northwesterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly Right-of-way line of Eaton Lane; thence at a right and in a Northeasterly Right-of-way line of B9'48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly direction for 54.87 feet; thence be a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly direction along the said Northwesterly right-of-way line of Eaton Street for 46.50 feet to the Point of Beginning.

#### AND

#### Parcel 2

A parcel of land in the City of Key West and know and designated on a Plan of a Subdivision by W.R. Hackley, recorded in Deed Book "D", Page 205, Monroe County, Florida, Public Records as part of Subdivisions 5 and 6 of Part of Lot 1, in Square22, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right-of-way line of Eaton Street and run Northeasterly and along the Northwesterly right-of-way line of soid Eaton Street for a distance of 53 feet to the Point of Beginning of the parcel of land being described herein; thence Northwesterly and at right angles for a distance of 82 feet; thence Northeasterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; back to the Point of Beginning.

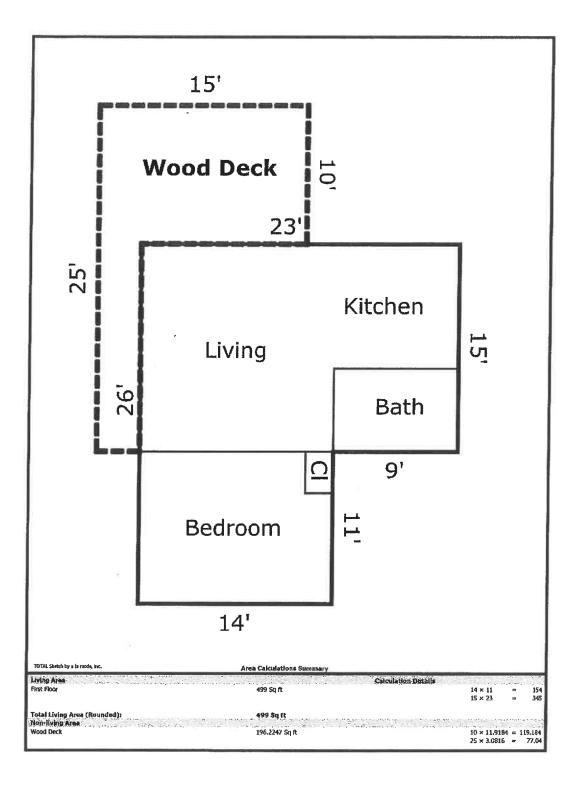
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City	Key West	County M	lonroe	State	FL	Zip Code	33040	
Lender/Client	Greenwoods State Bank							



Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

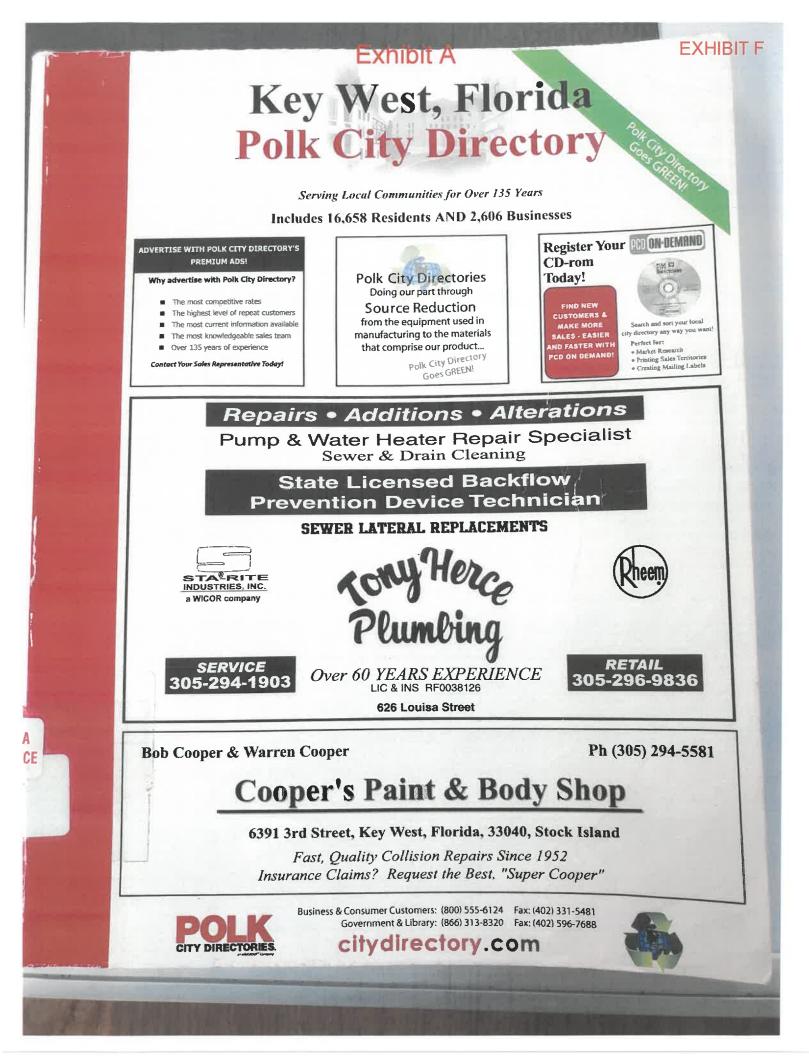




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# **Exhibit A** 2010 Polk City Directory Key West, FL **Published Since 1917**



ims of Use: All non-solicit records and phone number area codes published in this directory have been validated prior to the date of publication. Any we sequent changes to these records or area codes made after the date of publication may not be represented in this directory.

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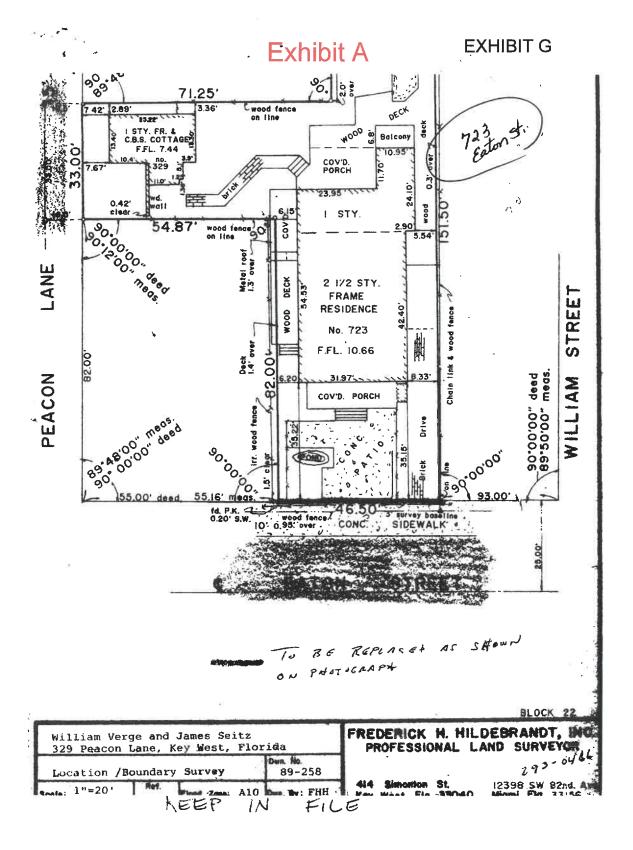
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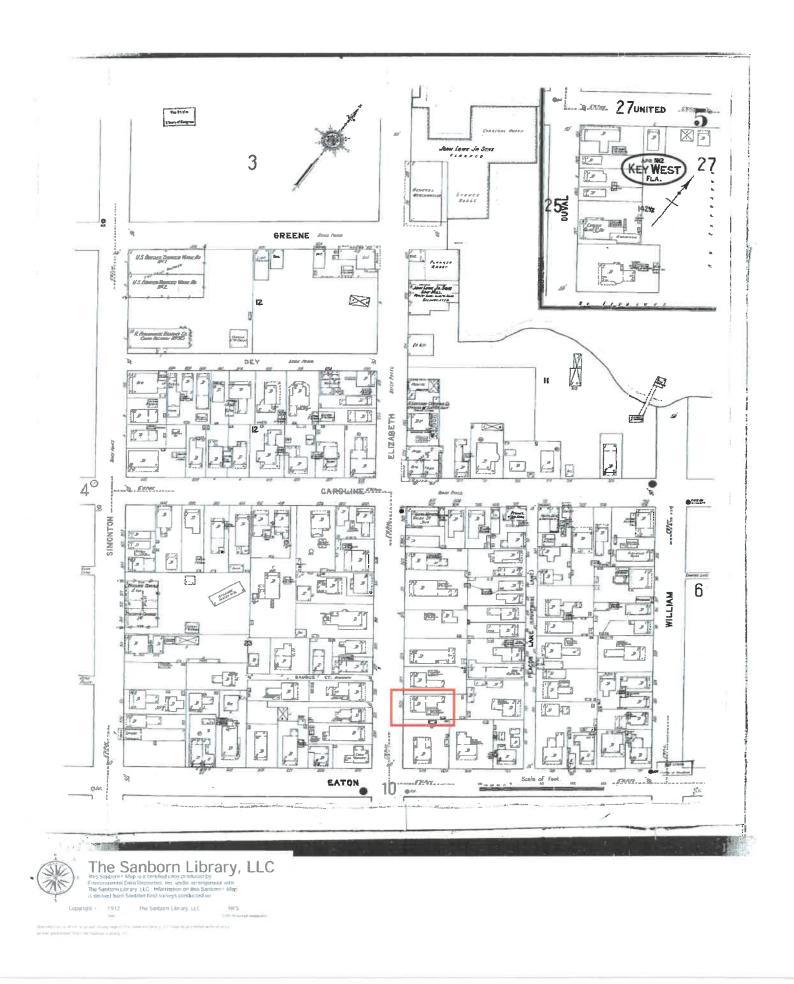
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2013 Winder Seen 1 & Ambuny Hubban     115 Corplete I Colvant Pills ●     1815 Corplete I Colvant Pills ●     1815 Corplete I Colvant Pills ●     1815 Corplete I Colvant Pills ●     2017 Collaboration Collaboration     2017 Collaboration Collaboration     2018 Collaboration Collaboration     2018 Collaboration Collaboration     2018 Collaboration     2019 Col	305-292-2 305-296-7 305-296-7 1024-187H ST 305-296-9 305-296-9 305-294-5 305-295-5 305-295-5 305-295-5 305-295-5 305-295-5 305-295-5 300
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2013 Wright Sean 1 & Ambuny Hubban     115 Copplex I Colored Test     1815 Copplex I Col	305 297 2 305 296 7 305 296 7 305 296 7 1024 187H 5T 305 296 9 305 294 5 305 295 3 305 296 1 305 296 1 305 296 5 305 297 5 300

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### EXHIBIT H



# EXHIBIT I

#### **Thomas Francis-Siburg**

From: Sent: To: Subject: Elka Garcia <egarcia@fkaa.com> Thursday, July 30, 2020 2:25 PM Thomas Francis-Siburg RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45 Residental 1 meter Continue service

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



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, July 30, 2020 2:08 PM
To: Elka Garcia <egarcia@fkaa.com>
Subject: Online Form Submittal: Public Records Request Form

# EXHIBIT I

## Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property.
	I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010.
	Can you provide me these records and let me know if anything else is needed in order to make this record?
	Thank you, Thomas

Email not displaying correctly? View it in your browser.

	Exhibit A
KEY WEST	Amount Billed Amount Billed 2339.57 2339.57 2339.57 2339.57 2339.57 2331.456 1666.83 2331.456 2331.456 2331.456 2331.456 2331.456 2331.456 2331.456 2331.456 2331.456 2331.456 2331.457 2331.457 2331.555.337 2331.555.337 2331.555.337 2331.555.337 2331.556.250 2331.555.337 2331.556.250 2331.555.337 2331.555.337 2331.557.333 2331.555.337 2331.557.255 2333.557.2557.255 2333.557.2557.2557.2557.2557.2557.2557.2
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: 2103646 19 WILLIAM : 2 : 4080	Red Date 7
Account Cycle Route Walk	

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	Exhibit A
9 Page:2	
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		Exhibit A
EXHIBIT J	08/04/2020 10:01:09 Page:3	328.27 367.65 367.65 248.61 175.65 268.67 1759.66 1175.66 259.78.66 1182.58 259.766 259.78.67 182.85 259.766 1182.99 259.766 1182.99 250.114 250.91 182.49 250.114 250
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USTOMER D	Regular Regular Regular Regular Regular Regular Regular Regular
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KEYS ENERGY SERVICES hallsa	06/01/2002 05/02/2002 03/03/2002 03/04/2002 01/04/2002 11/02/2001 11/02/2001 10/03/2001 09/05/2001

			EXHIBIT K
Monroe County Property Record Card (185)	Alterna Effectiv	Alternate Key: 1003531 Effective Date: 10/26/2009 11:59:59 PM	Roll Year 2009 )9 11:59:59 PM Run: 05/16/2017 09:45 AM
VERGE, WILLIAM G 329 PEACON LN KEY WEST FL 33040	Parcel 00003400-00000-06-68-25 Alt Key 1003531 Affordable Housing No FEMA Injunction Inspect Date Aug 12, 2004 Business Name Physical Addr 329 PEACON LN, 723 EATON ST, KI	0-000000-06-68-25 Nbhd Mill G ing No PC ( 723 EATON ST, KEY WEST 723 EATON ST, KEY WEST	Nbhd 6051 Mill Group 10KW PC 0800 Next Review Y WEST
Associated Names Name DBA SEITZ, JAMES R R/S VERGE, WILLIAM G Legal Description	Role Owner Owner	% Own 50.00000 50.00000	
(22 G7-17 OR108-426/29 OR617-318 OR750-591DC C Front Depth Notes # Units Type	-1434/35 OR928-436/	3/39 OR928-440/43 O Shp Phys (	OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38R/S OR1453-2397/98Q/C
403 010D 0 No 8,421.50 SF 61.00 85.00	1.00	0.74	Total Just Value 527,923

Page: 1 of 6

AM	Exhibit A	1 I	% HOS	100.00	100.00	100.00	100.00
Roll Year 2009 Run: 05/16/2017 09:45 AM			Sketch ID SO		009 10	011 10	012 10
Roll Year 2009 Run: 05/16/201				**	6	**	~
tun: 0			Area	1,194	286	704	48
		0.00 0.00 Bedrooms 5 Garbage Disposal 0 Compactor 0	Finished Bsmt %	0.00	0.00		
Alternate Key: 1003531 Effective Date: 10/26/2009 11:59:59 PM		Functional Obs Economic Obs Special Arch Foundation 2 Security 1 Fireplaces 0		00.0	00.00		
Alte Effe		86 1.19 933 Heat Src 2 0 Vacuum 0 Intercom 0	٩	z	z		
			A		z	~	m
		Perimeter Depreciation % Year Built Heat Src 1 4 Extra Fix 0 Dishwasher 0	Year Built	1988	1988	1988	1988
	TTAT	Perimeter Depreciat Year Built Heat Src 1 Extra Fix Dishwashe	# Stories	-	-	-	-
(2)		ath o o	#				
ard (18		R3 G 650 Heat 2 6 Fix Bath 7 Fix Bath		DO	Q	DD	
Monroe County Property Record Card (185)		Building Characteristics         Building Nbr       1         Building Nbr       1         Effective Age       16       Condition         Grnd Floor Area       2,282       Quality Grade         Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.       Roof Type 4       Roof Cover 2       Heat 1       1         Extra Features:       2 Fix Bath       0       4 Fix Bath       0         Soctions       3 Fix Bath       0       5 Fix Bath       0	Exterior Wall Type	12:ABOVE AVERAGE WOOD	12:ABOVE AVERAGE WOOD	12:ABOVE AVERAGE WOOD	
roper		-fixture b er 2 ר 0	Exterio	12:AB(	12:AB(	12:AB(	
unty P <sub>i</sub>	185	eristics 1 16 2,282 2,282 2,282 cludes 3 3-fixtu Icludes 3 3-fixtu Icludes 3 3-fixtu 2 fix Bath 0 3 Fix Bath 0	Number				
e Col	Sketch	Charact Nbr Age 5: R3 in 5: R3 in 9: 4 tures:	N	<b>~</b>	10	9	7
Monro	Building Sketch 185	Building Characteristics Building Nbr 1 Effective Age 16 Grnd Floor Area 2,282 Inclusions: R3 includes Roof Type 4 Roof C Extra Features: 2 Fix B Extra Features: 2 Fix B	Type	FLA	CBF	FLA	XdO

EXHIBIT K

2 of 6 Page:

Monro	e County	Monroe County Property Record Card (185)	d Card	(185)				Altern <i>ɛ</i> Effectiv	Alternate Key: 1003531 Effective Date: 10/26/2009 11:59:59 PM	3531 26/2009 1		Roll Year 2009 Run: 05/16/2017 09:45 AM	)9 17 09:4	5 AM
XdO	2				-	1988	z	z	0.00		0.00	363	001	100.00
OPU	ю	**			£	1988	z	z	00.0		0.00	126	002	100.00
OPU	4	• 5			۲	1988	z	z	00'0		0.00	175	003	100.00
XdO	5	2.			۲	1988	z	z	00.0		0.00	136	004	61.00
EPB	9	12:ABOVE AVERAGE WOOD	E WOOD		÷	1988	z	z	00.0		0.00	93	005 1	100.00
FHS	7	12:ABOVE AVERAGE WOOD	E WOOD		¢-	1988	z	z	00.0		0.00	960	900	0.00
FLA	80	12:ABOVE AVERAGE WOOD	E WOOD		£	1988	z	z	0.00		0.00	384	200	0.00
OUF	6	**			۳	1988	z	z	00.0		0.00	1,470	800	0.00
Miscellane	Miscellaneous Improvements	ments												1
Nbr	Impr Type		# Units Type	e SOH %	Length	Width		Year Built	Roll Year	Grade	Life	RCN	Depr	Deor Value
6	<b>CL2:CH LINK FENCE</b>	NK FENCE	246 SF	61.00	0		0 1964	34	1965	-	30	431		172
80	AC2:WALL	AC2:WALL AIR COND	1 UT	61.00	0		0 1983	33	1984	2	20	500		200
7	AC2:WALL	AC2:WALL AIR COND	1 UT	61.00	0		0 1983	33	1984	-	20	400		160.
G	WD2:WOOD DECK	D DECK	235 SF	61.00	0		0 1981	31	1982	۲	40	1,586		635
5	WD2:WOOD DECK	D DECK	350 SF	61.00	0		0 1987	37	1988	2	40	4,550		2,184
4	PT5:TILE PATIO	ATIO	391 SF	61.00	0		0 1979	79	1980		50	2,542		1,067
ი	FN2:FENCES	ES	192 SF	61.00	48		4 2002	32	2003	2	30	672		538
2	PT2:BRICK PATIO	<pre>&lt; PATIO</pre>	349 SF	61.00	0		0 1979	62	1980	2	50	2,618		1,099
11	FN2:FENCES	ES	420 SF	61.00	02		6 2006	96	2007	2	30	1,470		1,367
10	WF2:WATE	WF2:WATER FEATURE	1 UT	61.00	0		0 1986	36	1987	~	20	3,500		1,400
<del></del>	PO4:RES POOL	-00L	240 SF	61.00	30		8 1987	37	1988	4	50	21,060	-	12,215

Appraiser Notes

723 EATON STREET RE00003400-000000.BLD ON RE0000341-00000 WHICH IS LOCATED AT 329 PEACON LANE NOW ON PARCEL ACC #340. OR1453-2409/10 4/97 SALE \$1,000 IS FOR A 2' X 82' STRIP. \*\*\*\*\*\*\*\*HURRICANE WILMA DAMAGE\*\*\*\*\*\*\*\*\*

12,215 21,037

Total Depreciated Value

3 of 6 Page:

Monro	e Count	Monroe County Property Record Card (185)	d Card (185)	Alterna Effectiv	Alternate Key: 1003531 Roll Year 2009 Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM
Building Permits	Jermits				
Bldg	Number	Date Issued	Date Completed	Amount Description	Notes
	9601645	9601645 Apr 1 1996 12:00AM	Aug 1 1996 12:00AM	13,927 Residential	ROOF
	02-0884	Apr 19 2002 12:00AM	Aug 19 2002 12:00AM	530 Residential	WOOD PICKET FENCE
	04-2254	Jul 7 2004 12:00AM	Jun 16 2004 12:00AM	500 Residential	ELECTRIC
	03-3588	Oct 9 2003 12:00AM	Dec 31 2003 12:00AM	426 Residential	BACKYARD GATE
	02-0924	Apr 15 2002 12:00AM	Jun 16 2004 12:00AM	1,000 Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
	04-325	Feb 5 2004 12:00AM	Jun 16 2004 12:00AM	450 Residential	SECURITY/FIRE ALARM
	05-5127	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	385 Residential	**************************************
	05-5126	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	465 Residential	**************************************
Just Value	α				

# Exhibit A

527,923 417,471 21,037 966,431

Bldg Misc Just

417,471 **Building Value** 

Land

Bldg ID

185

Special Use Code

Value Method Market Oriented Cost

Value

(185)
Card
Record
Property
County
Monroe

Alternate Key: 1003531 Roll Year 2009 Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Tax Year 2009F 2008F 2007F	Vial Math	Just Land	0001		i	11			L c	
2009F 2008F 2007F	V CI INICIII		Class Land	Bullaing	Misc	JSNC	Assessed Value	Exempt	Sr Ex	Tax Value
2008F 2007F	c	527,923	0	417,471	21,037	966,431	838,907	25,000	z	813,907
2007F	с	842,150	0	388,890	21,732	1,252,772	1,033,437	25,000	z	1,008,437
	0	1,389,548	0	469,969	19,061	1,878,578	1,042,094	25,000	z	1,017,094
2006F	с	680,036	0	506,905	18,495	1,205,436	816,231	25,000	z	791,231
2005F	0	715,828	0	453,539	19,127	1,188,494	799,543	25,000	z	774,543
2004F	с	505,290		381,646	19,708	906,644	624,275	25,000	z	599,275
2003F	U	294,753		367,511	20,341	682,605	531,853	25,000		506,853
2002F	U	294,753		367,955	20,420	683,128	524,765	25,000		499,765
2001F	U	294,753		320,476	21,018	636,248	502,413	25,000		477,413
2000F	o	178,957		320,476	24,095	523,528	451,046	25,000		426,046
1999F	U	178,957		300,892	23,335	503,184	436,621	25,000		411,621
1998F	o	178,957		259,970	18,918	457,845	415,153	25,000		390,153
1997F	U	162,114		198,752	15,817	376,683	366,313	25,000		341,313
1996F	с	158,947		141,966	12,142	313,055	310,444	25,000		285,444
1995F	U	158,947		129,347	11,284	299,578	298,199	25,000		273, 199
1994F	с	158,947		115,676	10,370	284,993	284,993	25,000		259,993
1993F	с	158,947		115,676	10,690	285,313	285,313	25,000		260,313
1992F	с	158,947		141,125	10,992	311,064	311,064	25,000		286,064
1991F	o	158,947		141,125	11,312	311,384	311,384	25,000		286,384
1990F	с	158,947		161,787	11,611	332,344	332,344	0		332,344
1989F	с	156,883		147,079	10,850	314,812	314,812	25,000		289,812
1988F	υ	84,038		89,278	162	173,478	173,478	25,000		148,478
1987F	U	58,100		88,145	167	146,412	146,412	25,000		121,412
1986F	с	56,150		88,630	175	144,955	144,955	25,000		119,955
1985F	v	31,549		43,928	439	75,916	75,916	25,000		50,916
1984F	U	31,549		40,685	0	72,234	72,234	25,000		47,234
1983F	U	31,549		29,304	0	60,853	60,853	0		60,853
1982F	o	31,549		29,990	0	61,539	61,539	0		61,539

5 of 6 Page:

Sale Date	Sales History Book Page Sale Date Instrument	Transfer Code	Q/ U Vace	Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM int Sale Price	9 11:59:59 PM	Run: 05/16/2017 0	9:45 AM
	Warranty Deed Warranty Deed	04	W W	375,000			
	Quit Claim Deed	D	> 0	1,000			
417,471 Misc Value 966,431 Total Expt	Misc Value Total Expt Value	21,037 Land Value 25,000 Taxable Value	527,923 6 813,907	(Classified Value + Non-Ag Land Just Value) 23 Classified Value 527,92 07 Prev Tax Value 1,008,43	nd Just Value) 527,923 Nev 1,008,437 Pre	<sup>ist Value)</sup> 527,923 New Const Value ,008,437 Previous Just	0 1,252,772
	Value Year	Renewal	% Am	Amount Applied			
	25,000 1994	Ţ	50.00				
	25,000 2008	£	100.00				
igible	Eligible Use 64.00 P	Previous Just 1,252,772	Current Just 966,431	: 966,431			:XI
% Max	x SOH Difference		SOH Limit	SOH Just Exem	Exemptions S	SOH Taxable	111
0.10		127,524	182	838,907	25,000	813,907	oit A

## EXHIBIT L



#### 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	00003400-000100	3
Account#	9104453	- 66
Property ID	9104453	18
Millage Group	10KW	8
Location	329 PEACON Ln, KEY WEST	2
Address		10
Legal	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67	1
Description	OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98	E
	OR1453-2409/10 OR2858-1197 OR3002-1722	1
	(Note: Not to be used on legal documents.)	5
Neighborhood	6108	
Property	SINGLE FAMILY RESID (0100)	8
Class		8
Subdivision		R
Sec/Twp/Rng	06/68/25	1
Affordable	No	8
Housing		



#### Owner

PEACON LANE REALTY LLC 43 S Water St E Fort Atkinson WI 53538

#### Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	\$190,498	\$165,800	\$185,025	\$161,013
+	Market Misc Value	\$3,868	\$3,958	\$0	\$O
+	Market Land Value	\$455,273	\$340,782	\$349,312	\$188,805
=	Just Market Value	\$649,639	\$510,540	\$534,337	\$349,818
=	Total Assessed Value	\$561,594	\$510,540	\$384,800	\$349,818
-	School Exempt Value	\$0	\$O	\$0	\$0
=	School Taxable Value	\$649,639	\$510,540	\$534,337	\$349,818

#### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

#### **Buildings**

Building ID Style Building Typu Gross Sq Ft Finished Sq F Stories Condition Perimeter Functional O Economic Ot Depreciation Interior Wall	597 Ft 469 1 Floor GOOD 356 Nbs 0 155 0 1% 5			Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Type Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire Pl	ABOVE AVERAGE WOOD with 11% C.B.S. 1933 2015 WD CONC PADS IRR/CUSTOM METAL SFT/HD WD FCD/AIR DUCTED 1 1 0 450 0
Code	Description	Sketch Area	<b>Finished Area</b>	Perimeter	
OPX	EXC OPEN PORCH	48	0	28	
FLA	FLOOR LIV AREA	469	469	94	
OPU	OP PR UNFIN LL	80	0	36	
TOTAL		597	469	158	

# qPublicmet - Monroe County, FL - Report: 00003400-000100

## EXHIBIT L

#### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	\$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

Permits

		Date			
Number \$	Date Issued ✿	Completed \$	Amount \$	Permit Type ≑	Notes 🗢
18-0872	6/20/2019		\$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		\$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		\$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		\$0		
18-2509	6/20/2019		\$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		\$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		\$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH, KITCHEN, 1 BEDROOM, 1 LIVING AREA, NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	\$465	Residential	**********HURRICANE WILMA DAMAGE*********** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	\$385	Residential	**********HURRICANE WILMA DAMAGE*********** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	\$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	\$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	\$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	\$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	\$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	\$13,927	Residential	ROOF

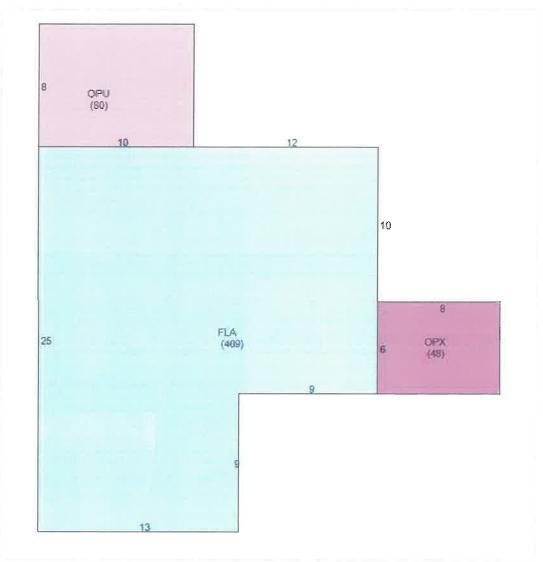
**View Tax Info** 

View Taxes for this Parcel

Sketches (click to enlarge)

qPublicet - Monroe County, FL - Report: 00003400-000100

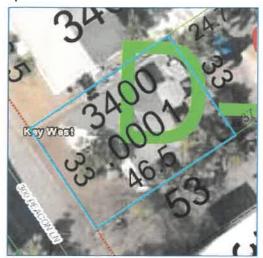




#### Photos



#### Map



#### **TRIM Notice**



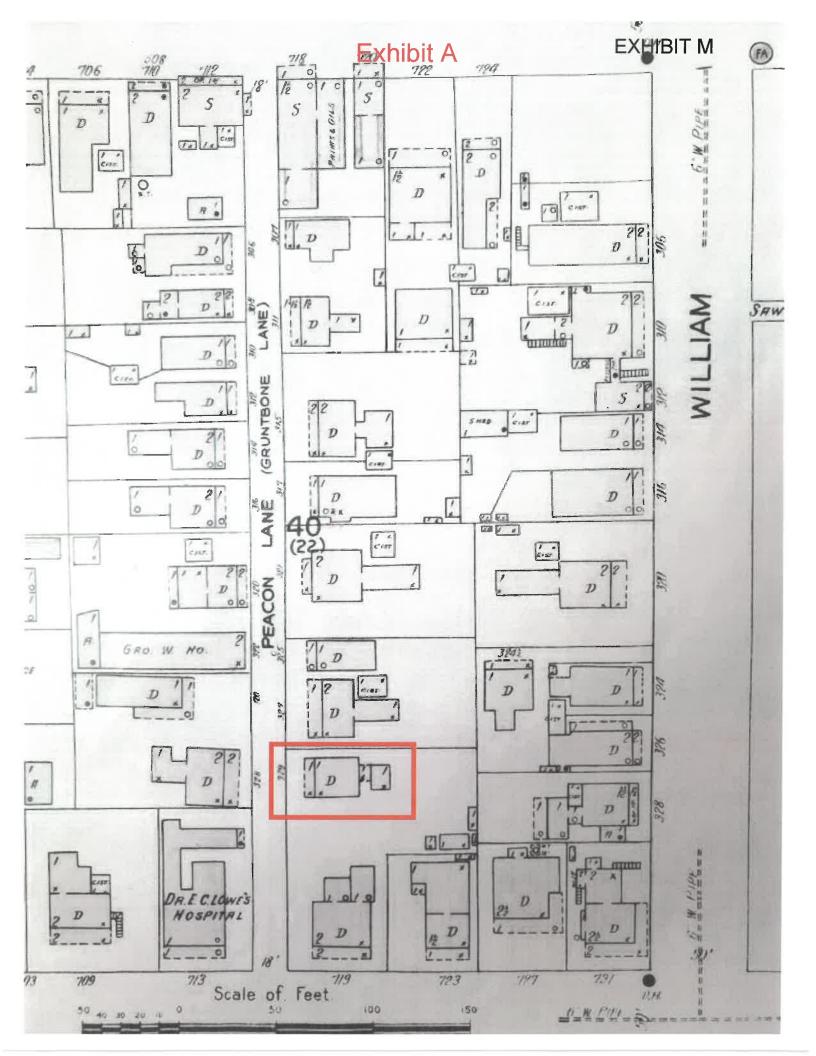
#### 2021 Notices Only

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GDPR Privacy Notice

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### Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units.

The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

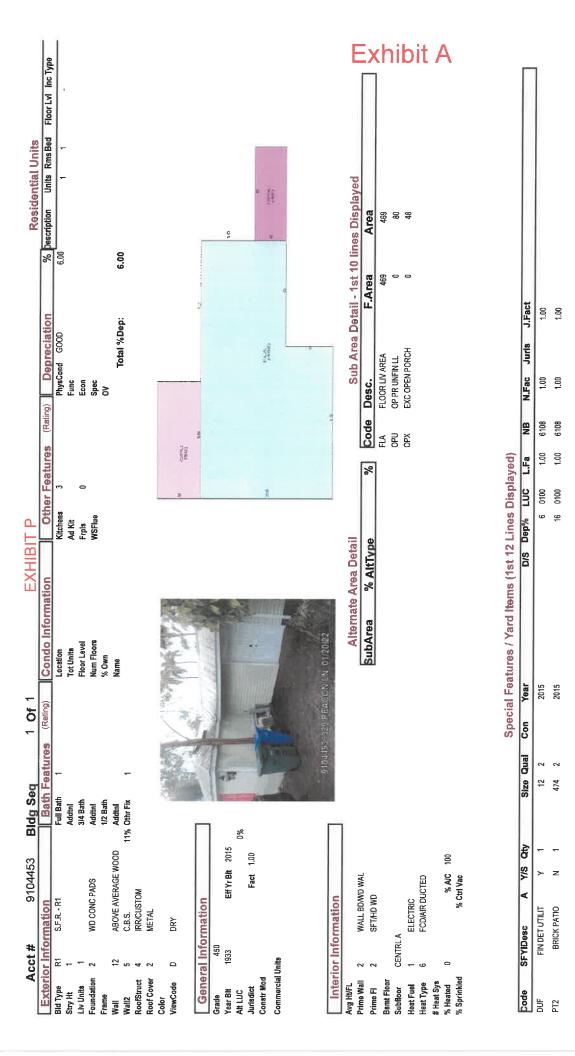
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Land Data (1st 7 lines) Land Type Neigh Unit Type Depth Units Line Use Description

Disclaimer. This Information is believed to be correct but is subject to change and is not warranteed.

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Disclaimer. This Information is believed to be correct but is subject to change and is not warranteed.



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Fxhibit B



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June 21, 2023

#### VIA EMAIL DELIVERY

Thomas Francis-Siburg, AICP 1421 First Street Key West, FL 33040-3648

Lawful Unit Determination - 329 Peacon Lane (RE# 00003400-000100)

Dear Mr. Francis-Siburg,

The Planning Department has received a Lawful Unit Determination (LUD) application for the real property located at 329 Peacon Lane in the Historic Medium Density Residential (HMDR) zoning district. The property consists of an approximately 1,525 square-foot lot. The request is for an increase of one (1) market-rate unit, for a total of one (1) unit for the property identified by RE# 00003400-000100.

Prior to June, 2019, the subject lot was part of a larger parcel identified by RE# 00003400-000000. The parcel consisted of four adjoining lots, none of which individually meets the 4,000 square-foot minimum lot size requirement for the HMDR zoning district. The parcel was a double frontage parcel, with an address at 723 Eaton Street and an address on 329 Peacon Lane. The parcel included a two-story, 4,094-square-foot principal structure fronting Eaton Street, as well the 469-square-foot structure that is the subject of this request. The structure at 723 Eaton Street contains three recognized dwelling units. It had previously been under the same ownership between 1989 and 2017. It was purchased by FYF, LLC in 2017. The authorized person for FYF, LLC is Letitia Erdman.

In June 2019, the property owner submitted a request to the Monroe County Property Appraiser to split off the 1,535 square-foot lot fronting Peacon Lane into a new parcel for the purposes of calculating property tax assessments (Exhibit A). The new parcel was assigned the property identification number RE# 00003400-000100. Subsequently in 2020, FYF, LLC sold the new parcel associated with 329 Peacon Lane (Exhibit B) to Peacon Lane Realty, LLC. The authorized person for Peacon Lane Realty, LLC is Douglas Erdman.

City Code Section 122-31(b) states: "If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel."



The subject parcel containing the four adjoining lots were under common ownership on January 1, 1994. The subject lot at 329 Peacon Lane is less than 75 percent of the minimum lot size for the HMDR zoning district. Therefore, the land is considered an undivided parcel, and the 2020 sale of the subject parcel at 329 Peacon Lane (RE# 00003400-000100) is in violation of the LDRs.

This LUD application included several supporting documents including; aerial photographs, a survey, city directory records, building permits, and utility records. Some of the documents referenced the property identified by RE# 00003400-000000 (723 Eaton Street), while others referenced the property identified by RE# 00003400-000100 (329 Peacon Lane).

Planning Staff has received submitted documents, conducted research, reviewed building permits, and coordinated with Legal staff and the City GIS administrator. A site visit was completed on April 12, 2023. This application has been reviewed in accordance with the Key West Code of Ordinances Sections 108-99. – Development not affected by article. Because the subject property was part of parcel RE# 00003400-000000 on or around April 1, 2010, this application has also been reviewed in accordance with Sections 98-6, 118-2 through 118-122-1407, 122-31, 118-166, 118-167, 118-296, and 122-600, 122-1077, 122-1079, 122-1142, 122-1146.

Specifically, 108-991 (3) states:

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.



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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 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; and

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 a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

#### Site Visit

A site visit was completed on April 12, 2023. The site visit was attended by the applicant's attorney, Van Fisher, Esq., the applicant's representative Owen Trepanier, City Attorney Ronald Ramsingh, and Planning staff.

The subject structure cannot be accessed from the parcel's frontage on Peacon Lane. The only ingress/egress into the structure is through the rear of the parcel, which is entered through a narrow walkway along the north property line. The entryway is adjacent to a small fenced-in deck area that blocks access to the remainder of the 329 Peacon Lane parcel. Staff was unable to access this remaining portion of the 329 Peacon Lane parcel during the site visit, as the gate was locked. The fence that blocks access appears newly constructed. On the opposite side of the fence on the south side is a courtyard which opens up into the back yard of 723 Eaton Street. The back yard of 723 Eaton Street can also be accessed through the front gate at 329 Peacon Lane. There is no access easement associated with the property. The applicant's attorney stated that the reason there is no easement is because 329 Peacon Lane and 723 Eaton Street are owned by two different LLCs whose ownership shares common interest.





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Image of side yard of 329 Peacon Lane leading into the rear yard of 723 Eaton Street.

A 2003 building permit from the previous owners identify this gate as the "gate to the back yard" and "rear gate" to the 723 Eaton Street dwelling, rather than the front gate to a 329 Peacon Lane dwelling unit.

While the plans associated with City building permits prior to 2021 are no longer available due to technical issues, the associated scopes, notes and reviews are still accessible. Planning staff has reviewed building permits associated with the 723 Eaton Street/329 Peacon Lane sites and compared those permits to the existing conditions of 329 Peacon Lane as observed in the site visit.

The interior and exterior of the structure appears to be newly renovated, including new exterior siding, new flooring, a new kitchen and bathroom, new windows, and a new mini split air conditioning unit. These permits all received final inspection on 3/20/2020. Forty-one days later on 5/1/2020, Truman & Company Real Estate Services posted an online rental listing for 329 Peacon Lane including the following description: "Located on quiet Peacon Lane this one bedroom one bathroom new renovated cottage is your perfect Key West Hideaway... The kitchen offers new appliances..."





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These renovations appear to be consistent with the below-listed building permits which were issued to the undivided 723 Eaton Street/329 Peacon Lane parcel in 2018, prior to the split and sale of the parcel. (Exhibit C). The first of these permits is for a plumbing rough-in for one bathroom and one kitchen. A plumbing rough-in refers to the initial installation of water and sewer lines, valves, and connections prior to finishing interior walls or installing appliances.

#### BLDG 2018-0954

- Type: Plumbing
- Applied: 10/25/2018
- Issued: 10/29/2018
- Finaled: 03/20/2020
- Scope: "Rough-in and install 1-toilet, 1-hand sink, 1-shower, 1-kitchen sink, and 1-water heater."

### BLDG 2018-00000331

- Type: Interior Renovation
- Applied: 1/25/2018
- Issued: 1/30/2018
- Finaled: 3/20/2020
- Scope: Renovation of one bathroom, one kitchen, one bedroom, one living area, new kitchen cabinets and fixtures, bedroom, bathroom, and kitchen flooring, and living room and bathroom fixtures.

### BLDG 2018-1529:

- Type: Mechanical HVAC
- Applied: 12/6/2018
- Issued: 1/28/2019
- Finaled: 2/11/2020
- Scope: Mini split install. Mitsubishi MXZ-aC36NA2-U1 M-series 4 zone outdoor heat pump inverter Mitsubishi MSZ-GL12NA-U1-M-series indoor heat pump inverter condenser will be strapped to a stand with galv straps. 4" concrete slab with (4) 3/8' power carbon steel wedge bolts and 1" minimum washer and 2-1/2" embedment into 3000 psi concrete with 6" edge distance. \*\*NOC required HARC INSPECTION REQUIRED \*\* JYD\*\*No impacts to trees or palms.\*KKD\*\* \*\*Unit not to be publicly visible (KP)\*\*

During the site visit, Planning staff identified an electric meter on the exterior of the structure, visible from the right-of-way. However, photos of the property from 2011 and 2019 do not show the exterior electric meter. This indicates the electric meter was installed between 2019 and 2023. A 2020 permit for 329 Peacon Lane (BLD2020-1658) (Exhibit D) appears to correspond to the installation of this electric service. The scope of work was: "Complete electrical installation of 200A 230V main overhead electrical service." The permit was approved, and an inspection was completed and approved for "Electric Service Release." The purpose of an electric service release is to connect a structure to the electric meter and electric utility provider's grid. This indicates that the structure in question was connected to the power grid with an independent meter in 2020.



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Aerial view of 723 Eaton Street (red) and 329 Peacon Lane (yellow).







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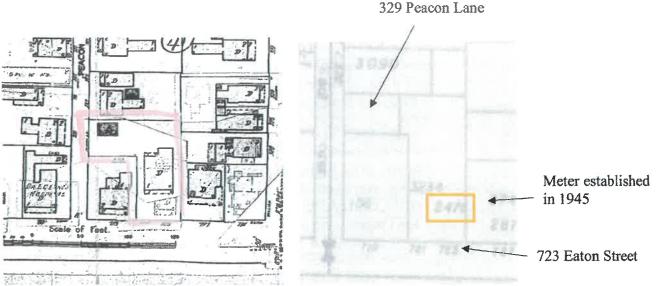
### Criteria Analysis

Documents submitted per records listed in Code Section 108-991 (3)

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
  - Aerial photographs show that the structure existed on or around April 1, 2010. The
    photos do not indicate whether the structure had been converted into a dwelling unit.
- b. Building permits issued prior to April 1, 2010;
  - The applicant submitted three building permits that were issued between 2001 and 2005. During that time period, 723 Eaton Street and 329 Peacon Lane were both part of a single undivided parcel identified by RE# 00003400-000000. The property at 723 Eaton Street contained three recognized dwelling units at that time.
  - Permits 2003-00003588 and 2005-00005126 relate to exterior fencing, which do
    not provide any information related to the existence of the proposed dwelling unit.
    Permit No. 2001-00000409 relates to the replacement of a sewer line, but does not
    indicate which structure the sewer line was associated with.
    - Permit No. 2001-00000409 was provided. The permit notes state: "Replace sewer line pressure test required."
    - Permit No. 2003-00003588 was provided. The permit notes state: "Install gate to back yard to replace exist'g plywood doors (plain finish) with double panel doors."
    - Permit No. 2005-00005126 was provided. The permit notes state: "\*\*\*\*\*Hurricane repairs\*\*\*\*\* Replace 40 LN FT of 6' hi stockade fence at side yard of the property as per HARC#05-11-14-1730 (Cost \$465.00)."
- c. Copies of city directory entries on or about April 1, 2010;
  - i. A 2010 Polk County directory listing was provided that lists William Verge. At that time, 329 Peacon Lane was part of the larger undivided parcel that also included 723 Eaton Street (RE# 00003400-000000. The parcel was owned by William Verge, who was also listed as a resident of 723 Eaton Street. The Planning Department spoke with Mr. Verge, who is a former Planning Board member and former City Commissioner. Mr. Verge stated that he lived in the structure fronting 723 Eaton Street. He stated that the subject structure was not a dwelling unit when he purchased the property in 1989, at any time during his ownership of the property, or when he sold the property in 2017.
- d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
  - i. None provided.
- e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
  - i. None provided.



- f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority (FKAA) and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
  - i. The applicant provided email correspondence with FKAA that stated that as of July 2020, there had been one continuous water meter at 329 Peacon Lane starting in 1945. Sanborn maps show that 329 Peacon Lane and 723 Eaton comprised a single parcel in 1948, which suggests that the water meter that was opened in 1945 was also associated with 723 Eaton Street. This was confirmed by obtaining the meter number of the meter established in 1945 (Attachment D). The water meter documentation that was provided by the applicant relates to Meter #2476. Meter #2476 is identified in the circa 1987 FKAA map, pictured below. The map shows that Meter #2476 is associated with 723 Eaton Street, and that no meters were associated with 329 Peacon Lane:



1948 Sanborn Map.

FKAA Map. Corner of Eaton Street & Peacon Lane. Circa 1987.

ii. The applicant provided documentation from Keys Energy Services (KEYS) that indicated there has been continuous electrical service at 723 Eaton (Front) since 2001. The "Front" unit located at 723 Eaton Street is a lawfully recognized unit and is not the subject of this lawful unit determination.



- g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
  - i. A 2009 Monroe County Property Appraiser (MCPA) property card was provided. It indicates that the concrete block structure was built in 1933.
  - ii. A property card was also provided from 2022, which is past the dispositive date of April 2010.
- h. Similar documentation as listed above.
  - i. The applicant provided a 1926 Sanborn Map indicating a dwelling unit at that location. However, records indicate the subject structure was not constructed until 1933. This document does not substantiate that a dwelling unit existed in the subject structure on or around April 1, 2010.
  - The applicant provided a 1989 survey, which noted the subject structure as "1 STY. FR. & CBS Cottage." The other structure on the survey, which contains three recognized dwelling units, was noted as "2 ½ STY. FRAME RESIDENCE." This document does not substantiate that a dwelling unit existed in the subject structure on or around April 1, 2010.

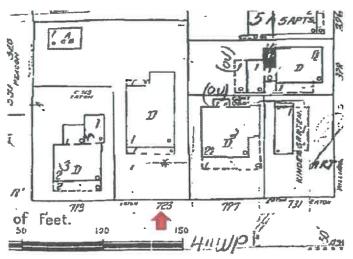
Additionally, Section 108-991(3) requires that "Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located." The applicant has not demonstrated that the unit sought to be established is or has been legally permissible under the current or any former zoning requirements of the applicable district. Since at least 1969, the minimum lot size for the zoning district in which the subject property is located has been at least 4,000 square-feet. Since at least 1969, City zoning regulations have prohibited the reduction of a parcel to an area below the minimum area requirement for the property's zoning district. Since at least 1969, City zoning regulations have included the provision that "No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered unless in conformity" with the zoning ordinance (1969-1997) or Land Development Regulations (1997- present day).

### **Property Timeline:**

The property has existed in several configurations over time. Since at least 1948, 329 Peacon Lane and 723 Eaton Street were combined in a double-frontage L-shaped parcel. This configuration remained until at least 1962. There was a eight-year time period between 1975 and 1983 where a portion of the property containing the subject structure at 329 Peacon Lane was conveyed to a separate owner. In 1989, the property was conveyed again and included both 329 Peacon Lane and 723 Eaton Street (RE# 00003400-000000). The property remained in the same configuration under the same ownership until 2017, when RE#00003400-000000 was purchased by FYF, LLC. On January 2, 2020, FYF, LLC conveyed the 329 Peacon Lane parcel to Peacon Lane Realty, LLC, and conveyed 723 Eaton Street to Dekd Properties, LLC. This sale is a violation of Section 118-5: Unlawful sale or transfer of property.



**1962:** Sanborn maps show the parcel in an L-shaped configuration with frontage on 723 Eaton Street and 329 Peacon Lane. The principal structure is denoted with a 'D', indicating a dwelling unit. The concrete block structure that is the subject of this application is denoted 'A' for auto, indicating that it was a garage. This is consistent with the below photo below, provided by the Historic Preservation Planner. It is a photo circa 1965, in which the structure appears to be a garage.



1962 Sanborn map showing 723 Eaton Street and 329 Peacon Lane as one parcel. The structure fronting Eaton Street is designated "D" for dwelling. The structure fronting Peacon Lane is designated "A" for Auto.



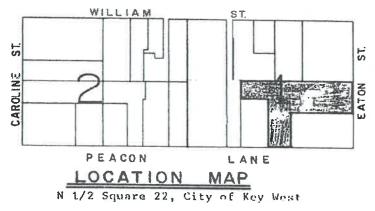
Image of 329 Peacon Lane, circa 1965. From Monroe County Library/ Key West Historic Preservation records.



**1975:** The portion of the property containing the concrete block structure fronting Peacon Lane was conveyed separately from the portion fronting Eaton Street. The grantor was Allen E. Curry. The grantees were William W. White and Mary H. White (Exhibit F).

**1983:** According to records located in the Monroe County Clerk of Court deed books, there was a 1983 conveyance of the subject properties from Mary H. White, surviving spouse of William W. White. The grantee was Albert J Osterman. The legal description of the property from the satisfaction of mortgage deed indicates that both the lot fronting 723 Eaton and the lot fronting 329 Peacon Lane were included in the conveyance (Exhibit G).

**1989**: A warranty deed for the property containing both 723 Eaton Street and 329 Peacon Lane was executed on 6/20/1989. The granter was Albert J. Osterman. The grantees were William Verge and James Seitz. It includes a legal description in metes and bounds, as well as a certified boundary survey with a surveyor's affidavit (Exhibit H).



Survey from 1989 Deed.

2017: Property containing 723 Eaton Street and 329 Peacon Lane was purchased by FYF, LLC, with Letitia Erdman as Manager (Exhibit I).

**2020:** A portion of the property fronting 329 Peacon Lane was sold to Peacon Lane Realty, LLC, with Douglas Erdman as authorized member (Exhibit B).



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Lot fragment conveyed in 2020 deed between Peacon Lane Realty, LLC and FYF, LLC.

## **Code Analysis**

## Section 118-2. Conformance required.

No subdivision shall be platted or recorded and no lot shall be sold from such plat nor shall any building permit be issued unless the subdivision meets all the applicable laws of the state and has been approved in accordance with the requirements of the city as established in this chapter. Proposed subdivisions within any historic district shall comply with the historic district regulations of this subpart B as well as historic architectural review commission (HARC) design guidelines.

• The subdivision of the lot containing 329 Peacon Lane was not approved in accordance with the requirements of the city as established in Chapter 118.

### Section 118-3. Definitions; major and minor subdivisions and lot splits.

All future subdivisions of land within the corporate city limits shall be classified as being a "major subdivision" or "minor subdivision," as defined in this section, and shall be subject to the land development regulations of this subpart B as they apply. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Lot splits means any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements.

Major subdivision means any subdivision not classified as a minor subdivision.

Minor subdivision means any residential subdivision of land meeting the following conditions:

(1) Having four lots or less on a public way; or

(2) Does not require an extension of any off-site improvements.

(Ord. No. 97-10, § 1(4-19.1(C)), 7-3-1997)

• The creation of the parcel RE# 00003400-000100, from the undivided parcel RE# 00003400-000000, is an unlawful residential subdivision of land having four lots or less on a public way.



# Sec. 118-4. - Recording of plats, lot splits or other change in lot lines or boundaries defining land configuration.

No final plat of any subdivision, lot split, or other change in lot lines or boundaries intended to define land configuration shall be recorded in the office of the clerk of the circuit court of the county until the subdivision or other subject change shall have been duly approved by the city in the manner prescribed in this chapter. Any such plat, lot split, or other record of change in land configuration must clearly display a written certification demonstrating city approval prior to being duly recorded in the office of the circuit court of the county.

(Ord. No. 97-10, § 1(4-19.1(E)), 7-3-1997)

• The subdivision of the subject property was not approved by the city in the manner prescribed in Chapter 118.

## Section 118-5. Unlawful sale or transfer of property.

It shall be unlawful for anyone who is the owner or agent of the owner of any land in the city to transfer, sell, agree to sell, convey, or negotiate to sell such land by reference to, exhibition of or other use of a plat of a minor or major subdivision of such land without having recorded an approved subdivision plat as required in this chapter. If such unlawful use is made of a plat before it is properly approved and recorded, the owner or agent of the owner of such land shall, upon conviction, be guilty of a misdemeanor punishable pursuant to section 1-15.

• The property at 329 Peacon Lane was sold by use of a minor subdivision that was not approved as required in Chapter 118.

## Sec. 118-6. - Building permits subject to final plat approval and recording.

No building permit shall be issued nor shall any city services be rendered until a final plat for such impacted land has been approved and recorded pursuant to requirements stipulated in this chapter.

• The final plat for the subject property was not approved in accordance with the requirements stipulated in in Chapter 118 of the land development regulations. Therefore, no building permits shall be issued and no city services shall be rendered until the site comes into compliance.

## Sec. 122-31. Noncomplying lots or building sites of record.

(a) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.

(b) If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall



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be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel.

(Ord. No. 00-10, § 8, 6-6-2000)

On January 1, 1994, 329 Peacon Lane and 723 Eaton Street was a single parcel (RE# 00003400-000000) under common ownership containing portions of several adjoining lots. It is considered an undivided parcel, and no portion of the parcel shall be used or sold because it does not meet building site width, depth and area requirements.

#### Sec. 122-95. - Compliance required.

No building or structure shall be erected, reconstructed or structurally altered, nor shall any building, land or water be used for any purpose other than a use permitted in the district in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards, less unoccupied area, or higher density or intensity than is prescribed for such building or land within the district regulations in which the building or land is located. No lot which is or which may be built upon shall be so reduced in area so that the yards and open spaces will be smaller than prescribed by this subpart B.

#### Sec. 122-600. Dimensional requirements.

The dimensional requirements in the historic medium density residential district (HMDR) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

- [...] (1) Maximum density: 16 dwelling units per acre (16 du/acre).
- (5) Minimum lot size: 4,000 square feet.
- The subject parcel is 1,535 square feet, which does not meet the HMDR zoning district minimum lot size requirement of 4,000 square feet.
- The maximum density in the HMDR zoning district is 16 dwelling units per acre. The minimum lot size that can accommodate that density is 2,718.75. The subject parcel cannot accommodate the proposed density.

Sec. 122-1077. Conformance required.



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No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in this subpart B.

This land is not in conformity with all of the regulations specified in subpart B of the Code of Ordinances for the reasons described above.

## Sec. 122-1079. Lots of record less than minimum size.

Any legally platted lot of record, which conformed with the regulations and procedures governing subdivision of lots, at the time of the adoption of the ordinance from which this section derives which contains less lot area or width than required in the district in which it is located may be used for a use permitted in such district. The provision shall not be construed to permit more than one dwelling unit on a lot with less area per family than required for the district in which such lot is located. However, if the substandard lot adjoins other land under the same ownership which if used could correct the nonconforming lot area or width:

(1) The substandard lot shall not be permitted a vested development right unless the nonconformity is remedied; and

(2) Any subsequent sale or ownership transfer of the substandard lot, adjoining lot, or portion thereof shall not result in a vested development right in the subject substandard lot unless the transaction corrects deficiencies in the substandard lot.

(Ord. No. 97-10, § 1(2-7.4), 7-3-1997)

Prior to the 2020 sale or transfer of ownership of the property at 329 Peacon Lane, the lot fragment adjoined other land in the same ownership. The 2020 sale or ownership transfer did not remedy the deficiencies in the substandard lot. As a result, the sale or ownership transfer shall not result in a vested development right.

## Sec. 122-1146. - Yard and building site requirements.

Yards or building sites created after the effective date of the ordinance from which the land development regulations derive shall meet or exceed the minimum requirements established in the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division. No yard or building site existing on the effective date of the ordinance from which this section derives shall be reduced in dimension or area below the minimum requirements set forth.

(Ord. No. 97-10, § 1(2-5.9(F)), 7-3-1997)

• The subject yard and building site, as it existed on the date of the above-referenced ordinance, has been reduced in dimension and area below the minimum requirements set forth.

## Section 122-1407. Division of land.

No person shall divide any land in a manner that would result in any portion of such land failing to meet the minimum requirements established in the land development regulations for the zone in which such land is



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located. Any subdivision of land shall comply with the land development regulations, including chapter 118. All subdivisions shall be required to obtain approval from the city planning office as to compliance with applicable land development regulations in the form of a signed approved subdivision plan."

The property at 329 Peacon Lane fails to meet the minimum requirements for the HMDR zoning district. The subdivision that resulted in the new parcel RE# 00003400-000100 was not approved in accordance with the requirements of the land development regulations. For both reasons, this property is not in compliance with the land development regulations.

#### **Planning Determination**

The Planning Department of the City of Key West is tasked in Section 108-991 (3) to "...review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010." Staff has reviewed this application according to the criteria in Section 108-991 of the City Code of Key West, considered materials submitted by the applicant, and reviewed the application with City Legal staff. In conjunction with these materials, staff research, and a site visit conducted with the applicant and City Attorney on April 12, 2023, it is the determination of the Planning Department that there is not a body of evidence to support the existence of one (1) additional dwelling unit on the property in April of 2010.

Additionally, Section 108-991(3) which governs Lawful Unit Determinations requires that "Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located." The application has not demonstrated that the unit sought to be established is or has been legally permissible under the current or any former zoning requirements of the applicable district.

The request for a lawful unit determination for 329 Peacon Lane is denied.

Sincerely,

Katie P. Halloran Planning Director

June 21, 2023 Dated:

Exhibits:



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Exhibit A – Parcel Split Application Exhibit B – 2020 Peacon Lane Deed Exhibit C – 2018-2020 Building Permits Exhibit D – 2020 Electrical Permit Exhibit E – KEYS Records Exhibit F – 1975 Deed Exhibit G – Satisfaction of Mortgage Exhibit H – 1989 Deed Exhibit I – 2017 Deed Exhibit J – Application & Supporting Documents

**Exhibit A** 

<b>MONROE COUN</b>	TY P	ROPERT	ΥĂ	PPRA	ISER
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COUNTY COURTHOUSE P.O. Box 1176 KEY WEST, FLORIDA 33041 PHON

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Rev 07/11

PHONE (305) 292-3420	FAX: (305) 292-3431	Scott P. Russell,	CFA
	Split P	Parcel Checklist	
Property Owner(s): From:	FYFLLC	То:	
Parcel(s): 00003400-00	0000	AK: _1003531	
	ATON ST AND 329 PEACON LN		
egal: KW PT LOT 1 SC	)R 22		
	Property Owner Received PROPER		
Request Sent to Appra	aisal Dept for Inspection and Approva	DAVE KRAUSE	
Appraiser Requested	to Update Last Inspection Date on Ac	count	
Ownership Verified	XYesNoN/A		
Tax Bill Printed Taxe	s Paid? X Yes No	N/A	
Map received from Gl	S		
Print Property Record	Card of Parent Parcel		
New Parcel Created			
Assign Parcel ID for ne	ew Parcel 00003400-000100	<sub>AK</sub> 91044	53
	Down Subdivision Name		
	Township <u>68</u>		
	lo on Parcel ID Tab 120879725001		
	NBHD Code 6108		
Verify/Obtain Correct	Physical 329 PEACON LANE KEY	War Group	
	All Partial None -		
		roll Yes $X$ No if yes, put the co	a
New Legal KW PT LC		$\frac{1}{100} \frac{1}{100} \frac{1}$	te in the sale viewer
New Legal	750-501D/C 02807-1086/87 02002-14	134/35 OR1095-2435/38 OR1453-2397/98 O	D1452-2400/10 OD2859-110
		creage Area 1535 SF	
		Landline Phy Adj Shape Adj	Locational Adj
	MA Land Characteristics Yes		
		CodeNone	Override
Non-Homestead Base	Year Adjusted as Necessary 2019		
Parent Parcel Updated			
Updated Legal KW P	FLOT 1 SQR 22		
/ OR'S			
Land Use Code 080D	New Square Foot/Acreag	ge Area 6886.5 SF	COGOYesNo
Front De	pth Land Dept Factor	Landline Phy Adj Shape Adj	Locational Adj
] Split/Combine box Up	dated		
] Non-Homestead Base	Year Adjusted as Necessary 2018		
		CodeNone (	Dverride
	arcel		
Cut-Out Prepared		JUN 2 1 2019	
		JUN LI LOIO	MCPA-208

Completed by:

Exhibit B



#### MONROE COUNTY PROPERTY APPRAISER

COUNTY COURTHOUSE P.O. Box 1176 Key West, FLORIDA 33041 PHONE (305) 292-3420 FAX: (305) 292-3431

SCOTT P. RUSSELL, CFA

MCPA-203 Rev 4/13

#### IMPORTANT NOTICE

Pursuant to <u>Florida Statute 197.192</u> the property appraiser's office <u>will not aplit or combine parcels until all taxes due or</u> <u>delinquent have been paid to the Tax Collector.</u> It should also be noted that a parcel split / combination by the Property Appraiser is for <u>taxetion purposes only</u> and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. No rights are being granted by this action that is reserved to any regulatory agency. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

PLEASE NOTE: The Splitting of Parcels May Increase Your Property Assessment, Possibly Resulting in Higher Taxes.

#### HOMESTEAD PROPERTIES CURRENTLY AFFECTED BY AMENDMENT 10, SAVE OUR HOMES:

The land division (split) of a homestead property will result in the removal of the Save Our Homes 3% assessment limitation (cap) from the newly created (split-out) parcel. The new (split-out) parcel will be assessed at market value generally resulting in an increase in taxable value. If at a future date the property owner desires to re-combine the property, the new (split-out) parcel will be combined back with the homestead parcel at its current market value. The Save Our Homes cap <u>will not</u> be restored to its former level. When combining any parcel with a homesteaded parcel, the full market value of the non-homesteaded parcel will be added to the assessed value of the homesteaded parcel for the current tax roll. In subsequent tax years, that value shall be protected by the Save Our Homes assessment cap.

#### NON-HOMESTEAD PROPERTIES AFFECTED BY AMENDMENT 1, ASSESSMENT LIMITATION:

Per Florida Statute 193.1554(7) and 193.1555(7) the land division (split) or combination of non-homestead property will result in the removal of the 10% assessment limitation (cap) and the assessment of the parcel(s) at full market value in the following tax year.

Property Owner(s) initials: Please note that by initialing this box you are stating that you have read and understand the above statement.

Property Owner initials

Property Owner/Spouse initials Property Owner/Spouse initials

#### Property Appraiser to Be Held Harmless:

It is the responsibility of the owner to ensure that any and all prior or currently due tax amounts on any parcels being split or aggregated with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. This action does not nullify or alleviate any existing liens or encumbrances on the property. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination. You agree by submitting this application that the Monroe County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Name of Ow	wher of Record: <u>FYF,LLC</u>					
Address: _	PO BOX 244 Fort Atkinson, \	NI 53538				
Telephone:	(920) 728-6711	E-Mail:	c/o ov	ven@owe	entrepanier.com	
		Ag	ent	Date:	06/19/19	
For Office	Use Only					
	This split/combina	tion will be	effecti	ve for the <b>S</b>	20 tax year.	JUN 2 1 2019
Approved	By:			Date:		
	Monroe County Property Ap	praiser's Office	3			

**Exhibit B** 

#### SCOTT P. RUSSELL, CFA MONROE COUNTY PROPERTY APPRAISER

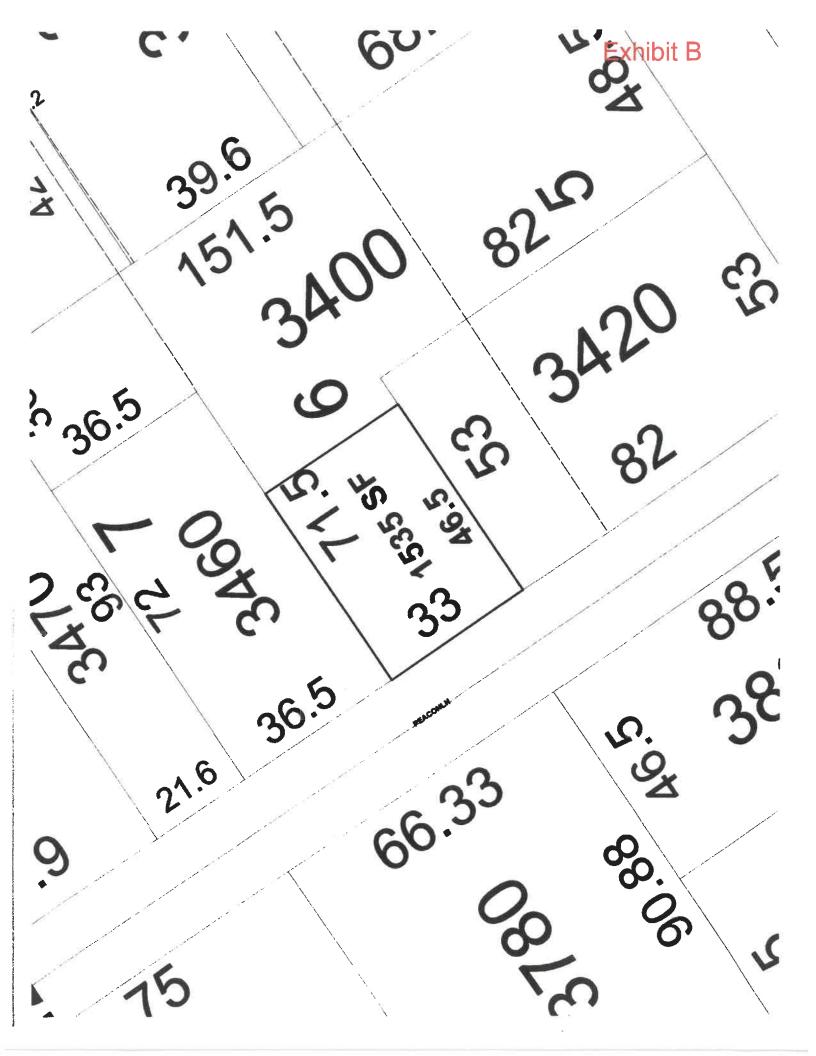
COUNTY COURTHOUSE P.O. Box 1176 Key West, FLORIDA 33041 PHONE (305) 292-3420 FAX: (305) 305-292-3431

#### **Request to Split or Combine Real Estate Parcels**

🖌 Split
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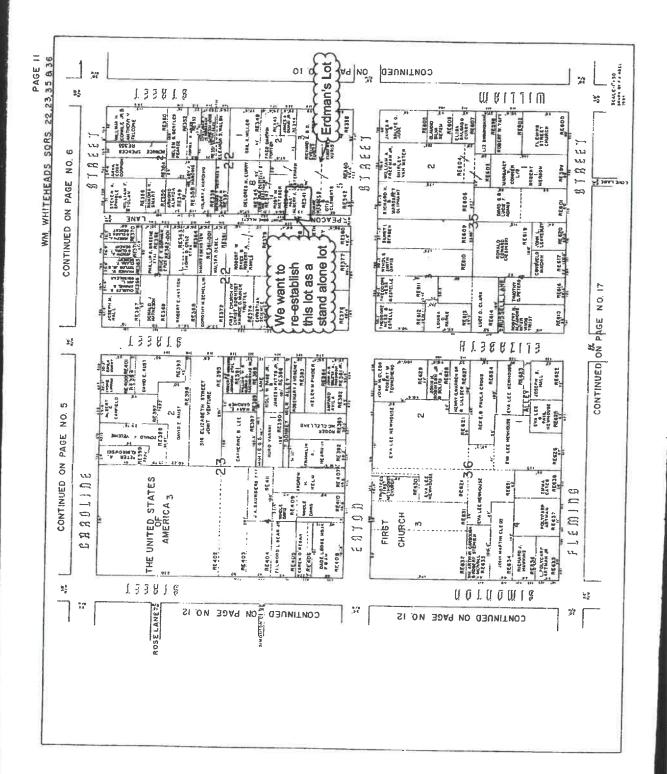
Combine
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PARENT PARCEL IDENTIFICATION NUMBER(S) & ACCOUNT #(S)	NEW PARCEL IDENTIFICATION N	UMBER(S) & ACCOUNT #(S)	
Parcel ID: 0000004-000000 Account #. 0000-10	Parcel ID: 00003400-000000	Account #: 1003531	
Parcel ID: Account #:	Parcel ID:	Account #:	JUN 2.
Parcel ID: Account #:	Parcel ID:	Account #:	2019
Parcel ID: Account #:	Parcel ID:	Account #:	-
Desired Configuration:			
Special Requests/Notes/Comments: Would like to re-establish this lo	t as a stand alone lot.		
please see attachment.			
1			_
			_
For Office Use Only			
Date Received:	Received by:		
Mill Group: NBHD Code: PC Code: FEMA:			
Homestead Parcel AG Class			
Physical Location:			_
Documents Received' Recorded Deed Declarations Res	trictions Survey or Site Plan		
Proof Taxes Paid			
Aerials/Maps Owner Request Form Other:			-
Current Market Value: \$	Current Assessed Value: \$		
Request Approved (Please complete worksheet)	Waste Mgn	nt. Notified	
Request Denied: Reason;			
Owner Notified (Date): (Attach copy			_
Ownes reduined (Date) (Altach copy			
			.
Appraiser	Date		

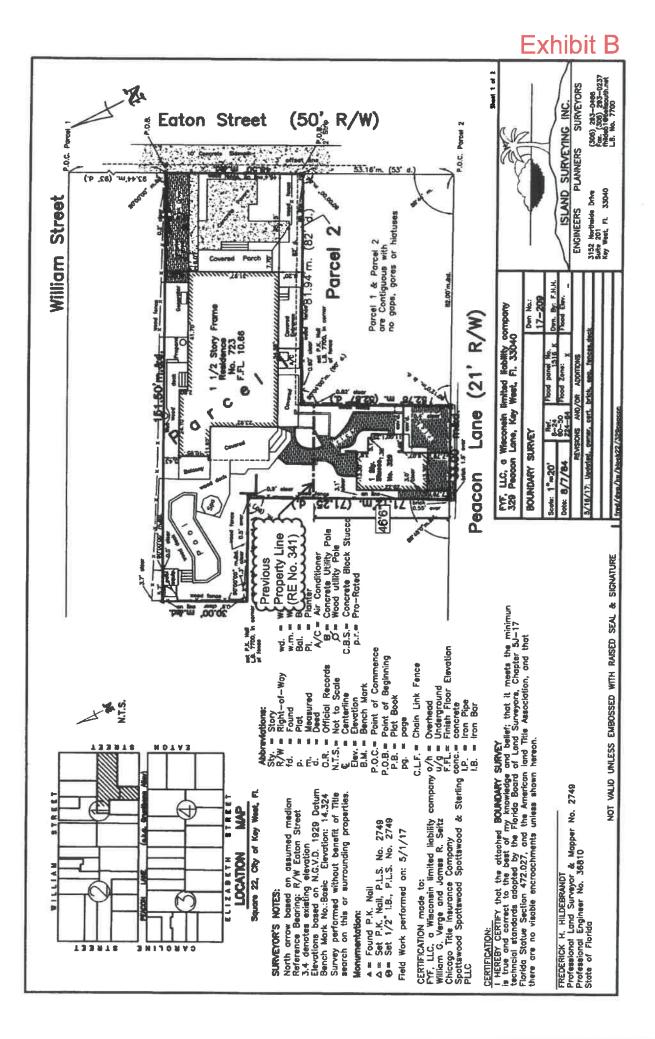


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Bill history - Real Estate Account at 723 EATON St, KEY WEST -...

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https://monroe.county-taxes.com/public/real\_estate/parcels/100353...



## Bill History — Real Estate Account At 723 EATON St, KEY WEST Real Estate Account #1003531

Real Estate Account #1003531		Pare Pare	el detalls 🔄 Latest bill 📋 Full bill h	istory
There Get Bills by Email	are no unpaid bills.			
Amounts as of 06/20/2019				
BH	Balance		Status	Action
2018 Annual Bill	\$0.00	01/29/2019	Paid \$12,137.34 Receipt #116-18-00000705	Print (PDF)
2017 Annual Bill	\$0.00	10/30/2018	Paid \$9,470.23 Receipt #116-18-00000074	Print (PDF)
Redeemed certificate #11	Face \$9,013.31	10/30/2018	Certificate redeemed	
	Rate 0.25%	06/01/2018	Certificate issued	
		05/01/2018	Advertisement file created	
2016 Annual Bill	\$0.00	01/30/2017	Paid \$8,149.69 Receipt #103-16-00002874	Print (PDF)
2015 Annual Bill	\$0.00	12/22/2015	Paid \$7,797.21 Receipt #103-15-00003358	🐮 Print (PDF)
2014 Annual Bill	\$0.00	12/29/2014	Paid \$7,544.09 Receipt #103-14-00002848	Print (PDF)
2013 Annual Bill	\$0.00	12/31/2013	Paid \$7,477.92 Receipt #115-13-00002296	Print (PDF)
2012 Annual Bill	\$0.00	12/31/2012	Paid \$5,216.61 Receipt #108-12-00004151	Print (PDF)
2011 Annual Bill	\$0.00	12/27/2011	Paid \$5,803.47 Receipt #108-11-00003319	Print (PDF)
2010 Annual Bill	\$0.00	03/29/2011	Paid \$5,778.34 Receipt #123-10-00005100	Print (PDF)
2009 Annual Bill	\$0.00	11/30/2009	Paid \$7,777.72 Receipt #105-09-00000046	Print (PDF)
2008 Annual Bill	\$0.00	11/25/2008	Paid \$8,466.48 Receipt #108-08-00001977	Print (PDF)
🚊 2007 Annual Bill	\$0.00	11/26/2007	Paid \$8,092.92 Receipt #101-07-00002701	Print (PDF)
2006 Annual Bill	\$0.00	11/29/2006	Paid \$6,967.44 Receipt #2006-902722	Print (PDF)
🚊 2005 Annual Bill	\$0.00	11/23/2005	Paid \$7,119.11 Receipt #2005-300257	Print (PDF)
2004 Annual Bill	\$0.00	11/23/2004	Paid \$6,335.18 Receipt #2004-6500134	Print (PDF)
🔁 2003 Annual Bill	\$0.00	12/01/2003 Effective 11/30/2003	Paid \$5,979.28 Receipt #2003-2801546	Print (PDF)
🚊 2002 Annual Bill	\$0.00	11/27/2002	Paid \$6,323.81 Receipt #2002-9002301	Print (PDF)
2001 Annual Bill	\$0.00	11/21/2001	Paid \$6,370.87 Receipt #2001-1600286	Print (PDF)
2000 Annual Bill	\$0.00	11/28/2000	Paid \$5,884.68 Receipt #2000-1002113	Print (PDF)
Total Balance	\$0.00			There are no

unpaid bills.

Print th

#### **Penny Johnson**

From: Sent: To: Cc: Subject:

Penny Johnson Friday, June 21, 2019 12:34 PM 'Alvina Covington' Owen Trepanier RE: Request to split Real Estate 329 Peacon Ln

**Split Parcel Request** 

RE 00003400-000000 AK 1003531 (723 Eaton St.) Per property owner's request this parcel is no longer assessing the lot fronting on Peacon Lane, it is now assessed under: RE 00003400-000100 AK 9104453.

THIS HAS BEEN DONE FOR THE 2019 TAX ROLL.

Our website will reflect the change overnight (by Monday) and the map will update within the next 2 weeks.

If you need any additional assistance, let me know.

Penny Johnson 305-295-3951 piohnson@mcpafl.org Real Estate Department of the Monroe County Property Appraiser

From: Alvina Covington [mailto:alvina@owentrepanier.com] Sent: Thursday, June 20, 2019 9:02 AM To: Penny Johnson <pjohnson@mcpafl.org> Cc: Owen Trepanier <owen@owentrepanier.com> Subject: RE: Request to split Real Estate 329 Peacon Ln

Here is the Survey

Alvína Covington

**Trepanier & Associates, Inc.** Land Planners & Development Consultants 1421 First Stree, Key West, FL 33040 Ph. 305-293-8983 / 305-293-8748

From: Alvina Covington <<u>alvina@owentrepanier.com</u>> Sent: Wednesday, June 19, 2019 4:07 PM To: <u>phohnson@mcpafl.org</u> Cc: Owen Trepanier <<u>owen@owentrepanier.com</u>> Subject: Request to split Real Estate 329 Peacon Ln

Please accept my request (application) split real estate parcel for 329 Peacon Ln

If you have any questions, please contact me. Warmest,

Alvína Covíngton

**Trepanier & Associates, Inc.** Land Planners & Development Consultants 1421 First Stree, Key West, FL 33040 Ph. 305-293-8983 / 305-293-8748

#### Penny Johnson

From: Sent: To: Subject: Dave Krause, CFE Thursday, June 20, 2019 8:46 AM Penny Johnson RE: Request to split Real Estate 329 Peacon Ln

Penny, I have reviewed the split request. My only concern is splitting out an improved parcel. The parcel on Peacon Ln has a small cottage. If that passes approval, please let me know and I will field check the parcel(s).

Thank You

Dave Krause C.F.E. Deputy Appraiser 500 Whitehead St KW, FL 33040 305-292-3520



From: Penny Johnson Sent: Wednesday, June 19, 2019 4:28 PM To: Dave Krause, CFE <dkrause@mcpafl.org>; Jim Gale, CFE <JGale@mcpafl.org> Subject: FW: Request to split Real Estate 329 Peacon Ln

Please review the attached request to split. Thanks,

Penny Johnson 305-295-3951 <u>piohnson@mcpafl.org</u> Real Estate Department of the Monroe County Property Appraiser

From: Alvina Covington [mailto:alvina@owentrepanier.com] Sent: Wednesday, June 19, 2019 4:07 PM To: phohnson@mcpafl.org Cc: Owen Trepanier <<u>owen@owentrepanier.com</u>> Subject: Request to split Real Estate 329 Peacon Ln

Please accept my request (application) split real estate parcel for 329 Peacon Ln

If you have any questions, please contact me.

Warmest,

## Exhibit B

### Alvina Covington

**Trepanier & Associates, Inc.** Land Planners & Development Consultants 1421 First Stree, Key West, FL 33040 Ph. 305-293-8983 / 305-293-8748

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

**Exhibit B** 

PREPARED BY AND RETURN TO: RICHARD M. KLITENICK, ESQ, RICHARD M. KLITENICK, F.A. 1009 SIMONTON STREET KEY WEST, FL 33040 305-292-4101 FILE NUMBER: REI9-063 RECORDING FEE: \$18.50 DOCUMENTARY STAMPS PAID: \$0.70

[space above this line for recording data]

#### WARRANTY DEED

THIS WARRANTY DEED is made on this 2 day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "Grantee").

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN & 00/100<sup>4s</sup> DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 10F 2



warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Witness # Print name: YTAY

Bv Letitin Erdman, Manager & Authorized Member

Print name:

STATE OF WISCONSIN COUNTY OF Welworth

I HEREBY CERTIFY that on this  $2n^{2}$  day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of **K** physical presence or  $\Box$  online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced dnivers herein as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.



Soni K.

Notary Public, State of Wisconsin My Commission Expires: <u>5-08-2020</u>

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 2 OF 2

CENTRALSQUARE

1 of 3

								E)	(hi)	CLTR	Be
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				PHONE	(305)294-7665	(305)294-7665		(305)294-7665		CHECK #	
				ZIP	33040	33040	53538	33040		RECEIPT #	OFFSET
TES	*			STATE	E	н	N	님	IATION	PAID DATE	11/2/18
ADDITIONAL SITES	CHRONOLOGY	CONDITIONS	CONTACTS	CITY	KEY WEST	KEY WEST	Fort Atkinson	KEY WEST	FINANCIAL INFORMATION	PAID	(\$10.00)
1				ADDRESS1	5646 3RD AVE	5646 3RD AVE	43 S Water St	5646 3RD AVE	FINA	AMOUNT	(\$10.00)
										QTY	
				NAME	SOUTH WIND POOLS (PL)	SOUTH WIND POOLS (PL)	FYF LLC	SOUTH WIND POOLS (PL)		ACCOUNT	00100003220000
				NAME TYPE	APPLICANT S	CONTRACTOR S	OWNER	QUALIFIER S		DESCRIPTION	

Process Summary Applied to Approved Approved to Issued Issued to Finaled 508 Approved: 10/29/2018 RW Finaled: 3/20/2020 PDM Applied: 10/25/2018 GH lssued: 10/29/2018 MB Details: TO ROUGH AND INSTALL 1-TOILET 1-HAND SINK 1-SHOWER 1- KITCHEN SINK 1- WATER HEATER. N.O.C. REQUIRED. GH Expired: Status: COMPLETED Construction Type: No. Unites: 0 Site Address: 723 Eaton St 1 Key West, FL 33040 Zoning: Lot: Block: Subtype: COMMERCIAL Occupancy Type: Building Sq Ft: 0 No. Stories: 0 Parcel No: 00003400-00000 Valuation: \$5,000.00 Type: PLUMBING No. Buildings: 0 Description: Subdivision: Lot Sq Ft: 0

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BLD2018-0954

**PERMIT NUMBER** 

Permit Details Exhibit C

City of Key West

RAKIT	T		City o	y of Key West	st			BLD	PERMIT NUMBER BLD2018-0954	
DESCRIPTION	ACCOUNT	<mark>ат</mark> у	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	МЕТНОD	PAID BY	CLTD BY
	00100003220000		(\$2.00)	(\$2.00)	11/2/18	OFFSET		OFFSET		9
	00100003220000		(\$2.00)	(\$2.00)	11/2/18	OFFSET		OFFSET		9
	00100003220000		(\$2.00)	(\$2.00)	11/2/18	OFFSET		OFFSET		9
BUILDING PLAN REVIEW	00100003220000	0	\$10.00	\$10.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	9
DBPR SURCHARGE	00100003220000	0	\$2.00	\$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	9
DEO SURCHARGE	00100003220000	0	\$2.00	\$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	9
EDUCATION FEE	00100003220000	0	\$2.00	\$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	9
	<b>Total Paid for ADMINISTRATION:</b>	ATION:	\$0.00	\$0.00						
PERMIT APPLICATION FEE	00100003220000	<del>ب</del> ا	\$50.00	\$50.00	10/26/18	R5231	1431	СНЕСК	SOUTH WIND POOLS (PL)	5
Total F	Total Paid for PERMIT APPLICATION FEE:	ON FEE:	\$50.00	\$50.00						
	00100003220000		(\$34.00)	(\$34.00)	11/2/18	OFFSET		OFFSET		9
PLUMBING SITE WORK	40100003435200	0	\$34.0 <b>0</b>	\$34.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	9
PLUMBING SITE WORK	40100003435200	0	\$86.00	\$86.00	11/2/18	R5550	815093	CREDIT CARD	SOUTH WIND POOLS (PL)	9
	Total Paid for PLUMBING:	MBING:	\$86.0 <b>0</b>	\$86.0 <b>0</b>						
		TOTALS:	\$136.00	\$136.00						
				INSPECTIONS	ONS					XI
INSPECTION TYPE	INSPECTOR	SCH	SCHEDULED CON DATE	COMPLETED RI DATE	RESULT	REMARKS			NOTES	IDI

Printed: Thursday, June 22, 2023 12:26:10 PM

2 of 3

# 📀 GENTRALSQUARE

TRA	(îT			Permi City of	rmit Details ty of Key West	tails <sup>vest</sup>		PERMIT NUMBER BLD2018-0954	IUMBER 8-0954
BUILDING FINAL HARC	ARC	F	3/20/2020		3/20/2020	APPROVED	eTRAKiT Inspection Request		3/19/2020 12:47 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 Eaton St 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com
					PARENT	PARENT PROJECTS			
					REV	REVIEWS			
REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE		STATUS	REMARKS	NOTES	ES
<b>01-PERMIT TECH</b>									
PLUMBING	Ron Wampler	Ron Wampler 10/25/2018	10/29/2018	10/29/2018		APPROVED			
				8	SOND INF	BOND INFORMATION			
					ATTAC	ATTACHMENTS			
Attachment Type		CREATED	OWNER	VER	DESCE	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	4/1	4/17/2019	Anita Woods	Voods	BLD18-09	BLD18-0954 APP.pdf	BLD18-0954 APP.pdf		0

좑 CENTRALSQUARE

F	AKIT		Permit City of N	ermit Details City of Key West			2 2	ERMIT NUMBE 2018-00000331	PERMIT NUMBER 2018-00000331
Description:									and and a set
Type: RENOVATION INTERIOR	ON INTERIOR	Subtype: COMMERCIAL		Status: COMPLETED	Ap	plied: 1/25/	Applied: 1/25/2018 KEYWVX		
Parcel No: 00003400-000000	400-000000	Site Address: 723 EA	Site Address: 723 EATON ST 1 KEY WEST, FL 33040	3040	Ap	Approved: <b>1/30/2018</b>	0/2018		
Subdivision:		Blo	Block: HHDR Lot:		Issi	lssued: <b>1/30/2018</b>	018	780	5
Lot Sq Ft:		Building Sq Ft:	Zoning:		Fin	Finaled: <b>3/20/2020 PDM</b>	2020 PDM		
Valuation: \$55,000.00	00.00	Occupancy Type:	Construe	Construction Type:	Exp	Expired:			\$
No. Buildings:		No. Stories:	No. Unites:	es:					
Details: Partial h fixtures. 11:40:31	Partial house renovation fixtures. Bedroom floorin 11:40:31 AM keywvxc.	Partial house renovation , (1) bath, (1) kitchen, (1) bedroor fixtures. Bedroom flooring, bathroom fixtures, living room 11:40:31 AM keywvxc.	Details: Partial house renovation , (1) bath, (1) kitchen, (1) bedroom, (1) living area. No structural changes. New kitchen cabinets and fixtures. Bedroom flooring, bathroom fixtures, living room flooring and fixtures.**NOC RECEIVED 5/16/18** January 25, 2018 11:40:31 AM keywvxc.	n, (1) living area. No structural changes. New kitchen cabinets and flooring and fixtures.**NOC RECEIVED 5/16/18** January 25, 2018	changes. Ne CEIVED 5/1	w kitchen c 6/18** Janu	abinets and Iary 25, 2018		Applied to Approved Approved to Issued Issued to Finaled
			A	ADDITIONAL SITES	S				
				CHRONOLOGY				T.	
			and the second second	CONDITIONS					
				CONTACTS					
NAME TYPE	~	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
CONTRACTOR	KEY WEST T	KEY WEST TRIM WORKS INC	VACCARO, LUIGI (QUALIFIER)	KEY WEST	F	33040	(305)879-6377		
OWNER	F	FYF LLC	43 S WATER ST	FORT AKINSON	M	53538	(920)723-1317		
PRIVATE PROVIDER	ALL ASPECTS IN	ALL ASPECTS INSPECTION SERVICE	HERRON, DAVID (QUALIFIER)	SUMMERLAND KEY	Е	33042	(305)745-1200		jim@allaspectsflkey

Printed: Thursday, June 22, 2023 12:27:56 PM

🔶 CENTRALSQUARE

pit B

FINANCIAL INFORMATION

TRAKIT	h		Permi City of	rmit Details ty of Key West	S			PERM 2018	PERMIT NUMBER 2018-00000331	
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
PERMIT EXTENSION 180 DAYS WITHOUT AN APPROVED INSPECTION	00100003220000	0	\$70.00	\$70.00	2/6/20	R26808	1205	CHECK	KEY WEST TRIM WORKS INC	2X
	Total Paid for ADMINISTRATION:	ATION:	\$70.00	\$70.00						
DBPR SURCHARGE: FS468.631	001000 2080200		\$20.63	\$20.63	2/6/18	201800000 331000751 8	5266	СНЕСК		
Total Paid	Total Paid for DBPR SURCHARGE: FS468.631:	68.631:	\$20.63	\$20.63						
DEO 1.0	0010000 2080200		\$13.75	\$13.75	2/6/18	201800000 331000751 8	5266	СНЕСК		
	Total Paid for DEO 1.0:	EO 1.0:	\$13.75	\$13.75						
EDUCATION FEE	0010000 3220000		\$2.00	\$2.00	2/6/18	201800000 331000751 8	5266	СНЕСК		
	Total Paid for EDUCATION FEE:	ON FEE:	\$2.0 <b>0</b>	\$2.00						
HARC MINOR PROJECT	0010000 3240000		\$50.0 <b>0</b>	\$50.00	2/6/18	201800000 331000751 8	5266	СНЕСК		
Tot	<b>Total Paid for HARC MINOR PROJECT:</b>	ROJECT:	\$50.0 <b>0</b>	\$50.00						
PERMIT FEES	0010000 3220000		\$1,320.00	\$1,320.00	2/6/18	201800000 331000751 8	5266	СНЕСК		
	<b>Total Paid for PERMIT FEES:</b>	IT FEES:	\$1,320.00	\$1,320.00						E
PLAN REVIEW FEE	0010000 3220000		\$55.0 <b>0</b>	<b>\$55.00</b>	2/6/18	201800000 331000751 8	5266	СНЕСК		khibi
	<b>Total Paid for PLAN REVIEW FEE:</b>	EW FEE:	\$55.00	\$55.00						

Printed: Thursday, June 22, 2023 12:27:56 PM

2 of 4

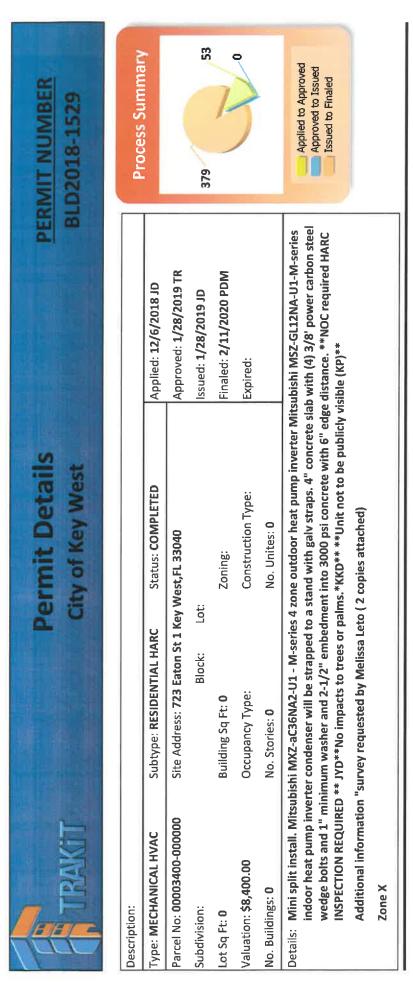
TRAK	E			City of Key West	t Ue Key V	tails Vest		2018-00000331	NUMBER 000331
			TOTALS: \$	\$1,531.38	\$1,531.38	.38			
					INSPE	INSPECTIONS			
INSPECTION TYPE		INSPECTOR	SCHEDULED DATE		COMPLETED DATE	RESULT	REMARKS	Ź	NOTES
BUILDING FINAL HARC	ç	dd	2/11/2020		2/11/2020	APPROVED	AAIS Building Final Harc	Inspection done by	Inspection done by AAIS history attached. pdm
HARC INSPECTION		F	3/20/2020		3/20/2020	APPROVED	eTRAKiT Inspection Request		3/19/2020 12:45 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 EATON ST 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com
					PARENT	PARENT PROJECTS			
					REV	REVIEWS			
REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE		STATUS	REMARKS	.ON	NOTES
09-BUILDING	Building Review	1/25/2018	2/14/2018	1/30/2018	AF	APPROVED			
01-PERMIT TECHNICIAN	VERONICA CLEARE	1/25/2018	1/26/2018	1/29/2018		APP FORWARDED FOR REVIEW			
				B	OND INF	BOND INFORMATION			
					ATTAC	ATTACHMENTS			
Attachment Type	CR	CREATED	OWNER	ER	DESCF	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	6/3	6/3/2020	Anita Woods	oods	NOC18-00	NOC18-00000331.pdf	NOC18-00000331.pdf		0
DOC	5/2	1/9/2020	Anita Woods	'oods	18-0331-7 app.i	18-0331-723eaton-1- app.pdf.pdf	18-0331-723eaton-1- app.pdf.pdf		1

📀 CENTRALSQUARE

	Contrast in series of the					
CH TRAKT		Perm City of	ermit Details City of Key West		PERMIT   2018-00	PERMIT NUMBER 2018-00000331
				and the second second		
			ATTACHMENTS			
Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	7/9/2020	Anita Woods	18-0331-723eaton-fr- pmt.pdf.pdf	18-0331-723eaton-fr- pmt.pdf.pdf		1
DOC	7/9/2020	Anita Woods	18-0331-7231eaton-1-         18-0331-7231eaton-1-           plan.pdf.pdf         plan.pdf.pdf	18-0331-7231eaton-1- plan.pdf.pdf		1
DOC	3/5/2020	Patrick D Mobley	723 Eaton 2018- 00000331 Final IR.pdf	723 Eaton 2018- 00000331 Final IR.pdf		0

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		NOTES
ADDITIONAL SITES	CHRONOLOGY	COMPLETION DATE
ADDITI	CHRG	ACTION DATE
		STAFF NAME
		CHRONOLOGY TYPE

CENTRALSQUARE

|--|--|--|--|--|--|--|--|--|--|--|

PERMIT NUMBER BLD2018-1529	SURVEY W/HIGHLIGHTED AREA OF WHERE THE A/C CONDENSER WILL BE PLACED ALONG WITH THE DEMENSIONS OF THE CONDENSER REQUIRED BY MELISSA PAUL LETO. GH		NOTES	Unit not to be publicly visible.	CONSTRUCTION IMPACTS NOT AUTHORIZED TROCCUR TO ANY TREES OR PALMS INCLUDING THEIR ROOTS AND CANOPY BRANCHES.
	SURV CONDENSI OF THE C		REMARKS		
ermit Details City of Key West		CONDITIONS	STATUS	INCOMPLETE	INCOMPLETE
Permi City of	1/22/2019		DATE		
			DATE REQUIRED		
	Gerzale Hill		DATE ADDED	1/25/2019	12/13/2018
<b>TRAKIT</b>	DITIONAL		CONTACT		
A REC	REQUEST FOR ADDITIONAL INFORMATION		CONDITION	CUSTOM CONDITION 1	NO IMPACT TO TREES

RAKIT			City of I	ty of Key West	S			BLD	BLD2018-1529	∝1
				CONTACTS						
	NAME		ADDRESS1	CITY	STATE	ZIP	PHONE	FAX		EMAIL
EY WEST (	KEY WEST COOLING CO LLC		410 AVENUE E	KEY WEST	<b>ਦ</b>	33040	(805)423-6644	4	keywestco y@gm	keywestcoolingcompan y@gmail.com
EY WEST (	KEY WEST COOLING CO LLC		410 AVENUE E	KEY WEST	교	33040	(805)423-6644	4	keywestco	keywestcoolingcompan y@gmail.com
ш	FYF LLC		43 S Water St	Fort Atkinson	IM u	53538				
			FINA	FINANCIAL INFORMATION	MATION					
-	ACCOUNT	qту	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
001(	00100003220000	0	\$10.00	\$10.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	NB MB
001(	0010003220000	0	\$2.76	\$2.76	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	NB MB
001(	0010003220000	0	\$4.14	\$4.14	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
001(	00100003220000	0	\$2.00	\$2.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	NB MB
Total Pa	Total Paid for ADMINISTRATION:	VTION:	\$18.90	<b>\$18.90</b>						
HARC APPLICATION FEE 0010	00100003220000	0	\$50.00	\$50.0 <b>0</b>	12/6/18	R6994	006196	CREDIT CARD	KEY WEST COOLING CO LLC	٩ ٦
HARC INSPECTION FEE	00100003220000	o	\$25.00	\$25.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
001(	00100003220000	0	\$50.00	\$50.0 <b>0</b>	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	M
	Total Paid for HARC:	HARC:	\$125.00	\$125.00						n
AIR CONDITIONING AND OR HEAT PUMP 0010 SYSTEMS	00100003220000	0	\$166.00	\$166.0 <b>0</b>	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	bit E

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TRAKIT	ŰT			City o	City of Key West	etails West			BLD	BLD2018-1529	
DESCRIPTION	AC	ACCOUNT	QTV	AMOUNT	PA		PAID DATE RECEIPT #	IPT # CHECK #	CK# METHOD	PAID BY	CLTD BY
MECHANICAL PLAN REVIEW FEE		00100003220000	0	\$50.00	\$50	\$50.00 12/6	12/6/18 R6993	93 006196	196 CREDIT CARD	KEY WEST COOLING CO LLC	9
	Total Paid for	Total Paid for MECHANICAL PERMIT:	PERMIT:	\$216.00	\$21	\$216.00					
			TOTALS:	\$359.90	\$35	\$359.90					
					INSF	INSPECTIONS					
INSPECTION TYPE		INSPECTOR	SCHE	SCHEDULED CO DATE	COMPLETED DATE	RESULT	REM	REMARKS		NOTES	
MECH FINAL HARC	ي پ	dd	2/11	2/11/2020 2/	2/11/2020	APPROVED	AAIS M	AAIS Mech Final	Inspection d	Inspection done by AAIS history attached. PDM	ched
BUILDING FINAL HARC	ARC	P	3/20	3/20/2020 3/	3/20/2020	DISAPPROVED eTRAKIT Inspection Request	eTRAKiT Insp	ection Reque		3/19/2020 12:48 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 Eaton St 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com	KS IN KS IN
					PAREN	PARENT PROJECTS					
					RE	REVIEWS					
REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	E RETURNED DATE	D	STATUS	REMARKS	ARKS		NOTES	
01-PERMIT TECH											
PLANNING	Melissa Paul Leto	12/6/2018	1/25/2019	9 1/25/2019		APPROVED		<u>, 1</u>	need you to draw unit. Provide dim .43 feet of setbac it will compl	need you to draw on the boundary survey the unit. Provide dimensions of the ac unit. There 5.43 feet of setback in that area. I'm not sure how it will comply with the 5 foot setback.	here k. h

📀 CENTRALSQUARE

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Printed: Thursday, June 22, 2023 12:29:13 PM

PERMIT NUMBER BLD2018-1529	No impacts to trees or palms.		Needs noa for the anchoring.			Clarification submitted, NOA for Condensor unit mounting			SUBDIR ETRAKIT ENABLED	0	0	0	0	0	0	a	•	°	П с
			NOA			NOA Added Clarificat			PATHNAME S	NOA 18-1529.pdf	BLD 18-1529 APP.pdf	bld18- 1529_drawings.pdf	bld18-1529_app.pdf	bld18- 1529_add_info.pdf	2018-1529survey.pdf	1529survey.pdf	723 Eaton BLD2018- 1529 COC.pdf	SKM_C36819012514240 .pdf	(2020_121225_PM.J
Permit Details City of Key West	APPROVED W/ CONDITIONS	APPROVED W/ CONDITIONS	CORRECTIONS NEEDED			APPROVED	BOND INFORMATION	ATTACHMENTS	DESCRIPTION	NOA 18-1529.pdf N	BLD 18-1529 APP.pdf BLI	bld18- 1529_drawings.pdf 15	bld18-1529_app.pdf blo	bld18- 1529_add_info.pdf 1:	2018-1529survey.pdf 20:	1529survey.pdf	723 Eaton BLD2018- 72 1529 COC.pdf	NOA- MitsubishiMount.pdf	03202020_121225_PM.J 03202020_121225_PM.J
Permi City of	12/6/2018   12/13/2018	12/6/2018 1/25/2019	12/6/2018 1/28/2019			1/28/2019 1/28/2019	B		OWNER	Anita Woods	Anita Woods	Joelle Deese	Joelle Deese	Joelle Deese	Marybeth Barter	Marybeth Barter	Patrick D Mobley	Terrence Justice	Terrence Justice
	12/6/2018	12/6/2018	12/6/2018	12/17/2018	1/25/2019	1/28/2019			CREATED	3/7/2019	3/7/2019	12/13/2018	12/13/2018	1/23/2019	1/10/2019	1/11/2019	6/24/2021	1/28/2019	3/20/2020
TRAKIT	URBAN FORESTRY DeMaria	HARC HARC Reviewer	MECHANICAL Richardson			MECHANICAL Terry Richardson			Attachment Type	DOC	DOC	DOC	DOC	DOC	DOC	DOC	DOC	DOC	IMAGE

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			ATTACHMENTS			
Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
IMAGE	3/20/2020	Terrence Justice	03202020_121255_PM.J 03202020_121255_PM.J PG	03202020_121255_PM.J PG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121735_PM.J 03202020_121735_PM.J PG	03202020_121735_PM.J PG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121446_PM.J 03202020_121446_PM.J PG	03202020_121446_PM.J PG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121541_PM.J 03202020_121541_PM.J PG	03202020_121541_PM.J PG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121759_PM.J 03202020_121759_PM.J PG	03202020_121759_PM.J PG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121551_PM.J 03202020_121551_PM.J pG	03202020_121551_PM.J PG		0

📀 CENTRALSQUARE

		City of )	City of Key West	Exh	Exhibit D		BLD2020-1658	BLD2020-1658
Description: close per Raj 4/26/2022	022							
Type: ELECTRICAL	Subtype: RESIDENTIAL		Status: ADMCLOSE NO FIN INSP		Applied: 6/1/2020 ECON	D ECON		Process summary
Parcel No: 00003400-00000	Site Address: 329 PEACON LN KEY	ACON LN KEY WEST, FL 33040	33040	Api	Approved: <b>6/1/2020</b> TR	<b>320 TR</b>		
Subdivision:	Ble	Block: Lot:		Issi	lssued: 6/1/2020 VC	vc		
Lot Sq Ft: <b>0</b>	Building Sq Ft: <b>0</b>	Zoning:		Fin	Finaled:			
Valuation: <b>\$1,700.00</b>	Occupancy Type:	Constru	Construction Type:	Exp	Expired: 5/22/2022 VC	22 VC		
No. Buildings <b>: 0</b>	No. Stories: <b>0</b>	No. Unites: 0	tes: <b>0</b>					
Details: Complete electrical installation of 200A 230V main overhead	llation of 200A 230V n		electrical service. **NOC exempt**	mpt**			T	
		A	ADDITIONAL SITES					
			CHRONOLOGY					
			CONDITIONS					
			CONTACTS					
NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT EAGLE EV	EAGLE EYE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	щ	33040 (3	(305)304-3678		eagleelectric@me.com
CONTRACTOR EAGLE EV	EAGLE EVE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	2	33040 (3	(305)304-3678		eagleelectric@me.com
OWNER DEKD P	DEKD PROPERTIES LLC	43 S Water St	Fort Atkinson	IM	53538 (3	(305)916-5838		sandy@amcifaw.co
	EAGLE EYE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	ц	33040 (3	(305)304-3678		eagleelectric@me.com
		FINA	FINANCIAL INFORMATION	lon				

👀 CENTRALSQUARE

DESCRIPTIONACCOUNTQTYBUILDING PLAN0010000322000000BUILDING PLAN0010000322000000DBPR-BCAIB-4680010000322000000DBPR-BCAIB-468001000020802000DEO-FBC-553001000020802000DEO-FBC-553001000032200000DEO-FBC-553001000032200000EDUCATION FEE001000032200000ELECTRICAL PERMIT FEE001000032200000ELECTRICAL PERMIT FEE001000032200000Total Paid for ELECTRICAL PERMITS:Total Paid for ELECTRICAL PERMITS:	į									
BUILDING PLAN REVIEW         00100003220000           DBPR-BCAIB-468         00100002080200           DBO-FBC-553         00100002080200           DEO-FBC-553         00100002080200           EDUCATION FEE         00100003220000           EDUCATION FEE         00100003220000           LECTRICAL PERMIT FEE         00100003220000           LECTRICAL PERMIT FEE         00100003220000	di Y	AMOUNT		PAID PAI		RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
DBPR-BCAIB-468         00100002080200           DEO-FBC-553         00100002080200           EDUCATION FEE         00100003220000           EDUCATION FEE         00100003220000           LECTRICAL PERMIT FEE         00100003220000           LECTRICAL PERMIT FEE         00100003220000           Total Paid for ELECTRICA         Total Paid for ELECTRICA	0	\$10.00		\$10.00 6/	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
DEO-FBC-553         00100002080200           EDUCATION FEE         00100003220000           Total Paid for ADMINI         Total Paid for ADMINI           LECTRICAL PERMIT FEE         00100003220000           LECTRICAL PERMIT FEE         00100003220000	0	\$2.00		\$2.00 6/	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	В
EDUCATION FEE 00100003220000 Total Paid for ADMINI LECTRICAL PERMIT FEE 00100003220000 Total Paid for ELECTRICA	0	\$2.00	\$2.	\$2.00 6 <i>i</i>	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	н
Total Paid for ADMINI LECTRICAL PERMIT FEE 0010003220000 Total Paid for ELECTRICA	0	\$2.00	\$2.00		6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	ВH
LECTRICAL PERMIT FEE 001000032200000 Total Paid for ELECTRICA	<b>IISTRATION:</b>	\$16.00		\$16.00						
Total Paid for ELECTRICA	0	\$60.00		\$60.00 6/	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	В
	<b>AL PERMITS:</b>	\$60.00		\$60.00						
	TO TALS:	: \$76.00	\$76.00	00						
			INSP	INSPECTIONS						
INSPECTION TYPE INSPECTOR		SCHEDULED DATE	COMPLETED DATE	RESULT		REMARKS			NOTES	
ELEC SERVICE RELEASE	6/	6/15/2020	6/16/2020	APPROVED		eTRAKiT Inspection Request		/12/2020 4:2. Contact Nam Site Ad Ph e-Mail:	6/12/2020 4:29 PM EAGLE EYE ELECTRIC INC Contact Name: EAGLE EYE ELECTRIC INC Site Address: 329 PEACON LN Phone: 3053043678 e-Mail: eagleelectric@me.com	
			PAREN	PARENT PROJECTS	10					-Xî
			RE	REVIEWS						B
REVIEW TYPE REVIEWER SENT DATE	TE DUE DATE	NTE RETURNED DATE	(NED TE	STATUS		REMARKS			NOTES	t B
									1.27	

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PERMIT NUMBER BLD2020-1658					ETRAKIT ENABLED		1	0	0	o	
PER BL					SUBDIR						
					PATHNAME	329 Peacon Ln. Service Location.pdf	329 Peacon Ln1.pdf	BLD20-1658 PERMIT ISSUED.pdf	BLD20-1658 Permit Details.pdf	BLD2020- BLD2020- 1658_PropertyCard.pdf 1658_PropertyCard.pdf	
Permit Details City of Key West	APPROVED	APPROVED	BOND INFORMATION	ATTACHMENTS	DESCRIPTION			BLD20-1658 PERMIT ISSUED.pdf	BLD20-1658 Permit Details.pdf	BLD2020- 1658_PropertyCard.pdf	
Permi City of	6/1/2020	6/1/2020	8		ER	tractor	ntractor	e Hill	e Hîlî		
	6/1/2020	6/1/2020			OWNER	Etrakit Contractor	Etrakit Contractor	Gerzale Hil	Gerzale Hil	Veronica Cleare	
	6/1/2020	6/1/2020				CREATED	6/1/2020	6/1/2020	6/11/2020	6/11/2020	6/1/2020
E	Veronica Cleare	Terry Richardson			CRE	6/1	6/1,	6/11	6/11	6/1,	
TRAK	01-PERMIT TECH	ELECTRICAL			Attachment Type	DOC	DOC	DOC	DOC	DOC	

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Exhibit E

Exhibit B

Sin = 5-66 Frant.

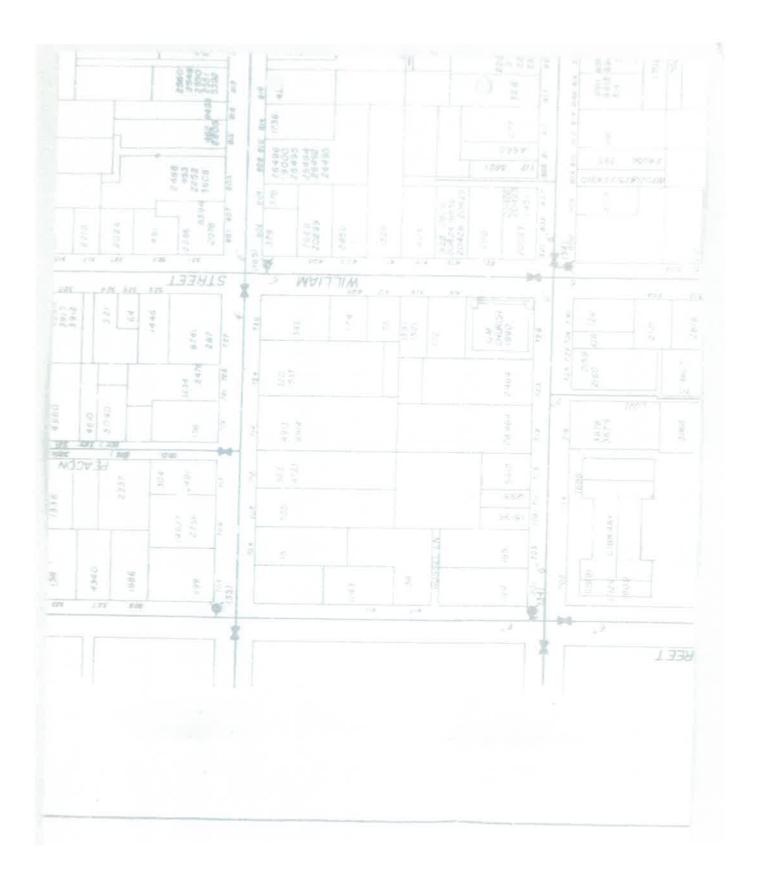


	Exhibit
	TOBRE HITE ANALY AMACDIANARY FACTS
	Clois Indentaure, . 617 m 318
	69046
	Made this 18th day of June, Return ALLENE, CURRY, a married man, d. D. 19 75.
	of the County of Monros, in the State of Florids, party of the first part, and WILLIAM W. WHITE and MARY H. WHITE, husband and wife, whose mailing address is 723 Eaton Street, Key West, Florida 33040,
	of the County of Monrow, in the State of Florida, party of the second part,
Panata an 141. Albury à Mongan Ett. Ployed 2 (240	Bitmanth that the said party of the first part, for and in consideration of the sum of Tan Dollars (\$10,00) is other good is valuable considerations. Interar is him in hand paid by the said party of the second part, the receipt whereaf is hereby acknowledged, has granted; bargained and sold to the said, party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Meance , State of Florida, to wit: On the Island of Key West and known or designated on a plat of Subdivision of Lot 1, in Square 22, which said plat is recorded in Book "D", at page 205, of the Public Records of Meance County, Florida, as a Part of Lot Number Six (6), described by motes and bounds as follows:
VAN OFFICE ALLERY ALLER AL	Commencing at a point on the Northwestern side of a certain fifthen-foot lane, which said point is distant Northwesterly 62 feet from the corner of said lane, and Eaton Street, running thence in a Northwesterly direction, along said lane, 33 feet to the corner of said Lot 6; thence at sight angles in a Northwasterly threating along the dividing line between Lot 6 and Lot 7, 46 feet, 6 inches; theidcaut right angles in a Southeasterly direction 33 feet; thence at right angles in a Southwesterly direction 46 feet, 6 inches to the point of beginning. (The land above described is not the homestead, or any part thereaffer of the grintor)
00 THM	And the said party of the first part does hereby fully marrant the tills to said land, and will defeat the same a fainst the langhal claims of all persons whomserser. The said party of the first part does hereby fully marrant the tills to said land, and and scal the day and year first above written. The said party of the first part has hereants one his hand and scal the day and year first above written. The said party of the first part has hereants one his hand and scal the day and year first above written. The said party of the first part has hereants one his hand and scal the day and year first above written. The said party of the first part has been written. The of carbon toon we convert cular mark of MONRCE, That of Filoribe. The said party of MONRCE, Aller E. CURRY, a married man. To me well, known to me to be the individual described in and who is a convelod first the same freely and tohen the fille day for the perpenses therein any the convelod first the same freely and tohen the same proves the first per the same the is a convelod first the same freely and tohen the same first perpenses therein any the convelod first the same freely and tohen the same first perpenses therein any the convelod first the same freely and tohen the same first per the perpenses therein any the convelod first the same freely and tohen the set of Florida, this 18th Amaran my hand and official set at Key West. And State of Florida, this 18th Amaran my hand and official set at Key West.

Steepers (Alexandress and a second second

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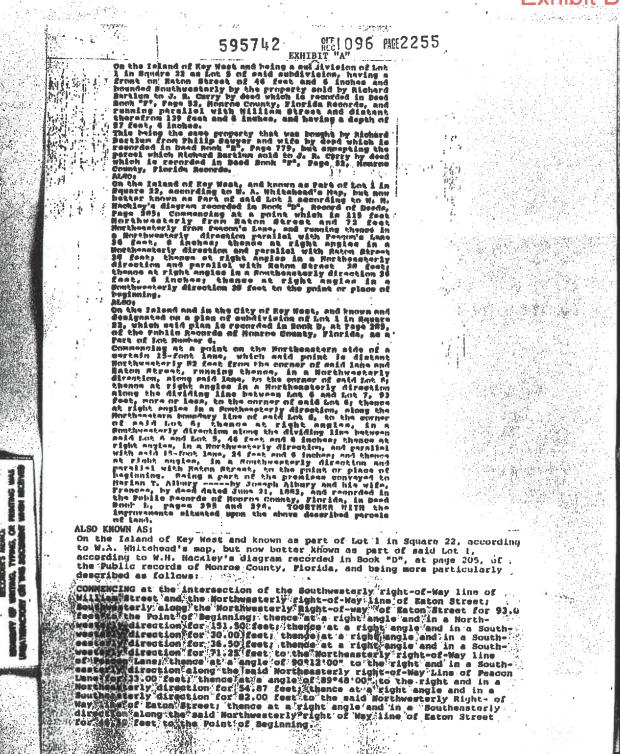
Landmark Web Official Records Search

Exhibit B Exhibit G ۰. 1096 ME2254 595742 1050 Satisfaction of Mortgage Know All Sten By Olyrse Records, Ohul MARY H. BENNETT, a/k/a Mary H. White, Surviving Spouse of William W. White, Deceased, a/k/a Mary White Bennett the owner' and holder of a certain mortgage deed executed by ALBERT J. OSTERMAN, a single man to MARY H. BENNETT, a/k/a Mary H. White, Surviving Spouse of William W. White, Deceased, recorded O.R. 897 Page 2410 a/k/a Mary White Bennett November . 1983/recearded in Official Records bearing date the 29th Book 903 , page 14: day of State of Phorida, scentring that certain note in the principal sum of Forty-Two Thousand Five Hundred----Dollars, and certain promises and obligations set forth in said mortgage deed, upon the property slutate in said State and County described as follows, to-wit: SEE ATTACHMENT EXHIBIT "A" FILED ENE RECORD JIN 28 P4 29 hareby acknowledges full payment and sufisfication of said note and mortgage deed, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record. Wherever used herein, the terms Owner-Holder zhall include singular and/or plural, masculing, feminine and/or neuter, heirs, successors, legal representatives and/or assigns wherever the context so requires or admits. 19 🖉 22 " BHILLERID my hand and sent this Sented and Delivered in Presonce of: Signed BENNETT STATE OF FLORIDA COUNTY OF MONROE 188 THEREBY CERTIFY that on this day, before non, an officer duly authorized in the State aforesaid and in the Count aforesaid, to take acknowledgements, personally appeared MARY H. BENNETT, surviving spouse of to me known to be the person — described in and who escented the foregoing instrument and ahe executed the same. before me that she WFENESS my hand and official scal in the County and State has aforesaid this This instrument prepared by: hile, Statujo ainsion expires TTLE GUARANTY OF SOUTH FLORIDA Notary Public, State of Florida dt Large My Commission Expires Oct. 13, 1990 KEY WEST FLORIDA 19040 Treese

or.monroe-clerk.com/LandmarkWeb/search/index?theme=.blue&section=searchCriteriaBookPage&guickSearchSelection=#

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### Exhibit B



н.   $\{p, s_k\}$ 

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or.monroe-clerk.com/LandmarkWeb/search/index?theme=.blue&section=searchCriteriaBookPage&quickSearchSelection=#

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#### Landmark Web Official Records Search

#### Exhibit H

Exhibit B

9.002.50

#### 594591 REL095 MI2435

WARRANTY DEED (STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, made this 🔁 day of June 1989, BETWEEN ALBERT J. OSTERMAN, A SINGLE MAN

of the County of SUFFOLIC, State of <u>Massachusetts</u>, grantor\*, and WILLIAM G. VERGE, A SINGLE MAN, and JAMES R. SEITZ, A SINGLE MAN, as joint tenants with right of survivorship,

whose post office address is <u>329 Reacon Lane & 723 Caton St</u> of the County of <u>Monroe</u>, State of <u>Florida</u>, grantee\*,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL IDENTIFICATION # Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever. \*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the say and year first above written. Signed, sealed and delivered in our

DÍ ence TERMAN WIT NESS H 5 WITNESS WITNESS

WITNESS

STATE OF MASSACHUSETTS COUNTY OF SUFFOLK

S

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ALBERT J. OSTERMAN, A SINGLE MAN

MONBOY COUNTY.

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS: my hand and official seal in the County and State last aforesaid this 15th day of June 1989.

DANNY

By

NOTARY SEAL

Massachusetts PUBLIC, STATE NOTARY MY COMMISSION EXPIRES:

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William & Bilges, Jr. Notary Public The Commission Expires. Oct. 6, 1995 \$

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### Exhibit B

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EXHIBIT "A"

EXHIBIT "A" On the Island of Key Meet and being a sui livision of int. I in Square 22 as Lot 5 of raid subdivision, having a front on Baton Street of 46 feet and 6 inches and bounded Southwesterly by the property sold by Richard Bartlum to 3. R. Curry by deed which is recorded in Deed Book "7". Page 52, Nonros County, Florida Records, and running parallel with Milliam Street and distant therefrom 139 feet and 6 inches, and having a depth of 37 feet, 6 inches. This being the same property that was bought by Richard Bartlum from Philip Savyer and wife by deed which is recorded in Deed Book "F", Page 52, Honroe County, Florida Records. Akmos

County, Florida Records. ALRO: On the Island of Key Meet, and known as Part of Lot 1 in Square 22, according to W. A. Whitehead's May, but now better known as Part of said Lot 1 according to W. H. Hackley's diagram recorded in Book "D", Record of Deeds. Page 265: Commencing at a point which is 115 fast Northwesterly from Recon Street and 72 feet Northwesterly from Recon Street and 72 feet Northwesterly direction and prailel with Records in a Northemeterly direction and praile with Records fin a Northemeterly direction and praile with Records fin a Northemeterly direction and praile with Records fin a Northemeterly direction and prails with respondent of the feet, 6 inches; thence at right angles in a Station and praelled with Raton Street 30 feet; thence at right angles in a Southemeterly direction 36 feet, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Stat, 6 inches; thence at right angles in a Southwesterly direction 35 feet to the point or place of beginning. 

thence at right angles in a Boutheasterly direction 36 feet, 6 inches, thence at right angles in a Bouthwesterly direction 3% feet to the point or place of beginning. MEOD On the Island and in the City of Key West, and known and designated on a plan of subdivision of Lot 1 in Aquare 32, which said plan is recorded in Book D, at rage 285, of the Fublic Records of Hunce County, Florida, as a Fact of Int Humber 6. Commencing at a point on the Mortheastern side of a Costension at a point on the Mortheastern side of a Costension at a point on the Mortheastern side of a Costension at a point on the Mortheastern side of a Costension at a point on the Mortheastern of said interned Nothwesterly 02 feet from the corner of said interned that and Atreet, running themas, in a Mortheasterly direction along the dividing line between Lot 6 and Lot 7, 93 feet, more on less, to the corner of said lot 6; thence at right angles in a Mortheasterly direction, along the Mortheastern boundary line of said Lot 6; the ness at right angles, in a Mortheasterly direction, along the Mortheaster boundary line of said Lot 6; thence at right angles, in a Mortheasterly direction, and parallel with end Lot 5, 46 feet and 6 inchear thence at right angles, in a Mortheasterly direction, and parallel with end 10 front lane, 24 feet and 6 inchear the shore at right angles, in a Mortheasterly direction, and parallel with said 15 front lane, 24 feet, and 6 inchear theo as right angles, in a Mortheasterly direction, and parallel with said 15 front lane, 24 feet, and 6 inchear theo of heginning. Poling a part of the print or place of heginning. Poling a part of the print or place of heginning. Poling a part of the print or place of heginning. Poling a part of the presses conveyed to heginning. Poling a part of the pression of hear and the free hear to be and atted June 21, 1003, and recorded in the Fublic Records of Monre County, Florida, in Deed Boot 1, page 255 and 256. TOGETHER WITH the improvements situated upon the almos described parcels of Land.

ALSO KNOWN AS:

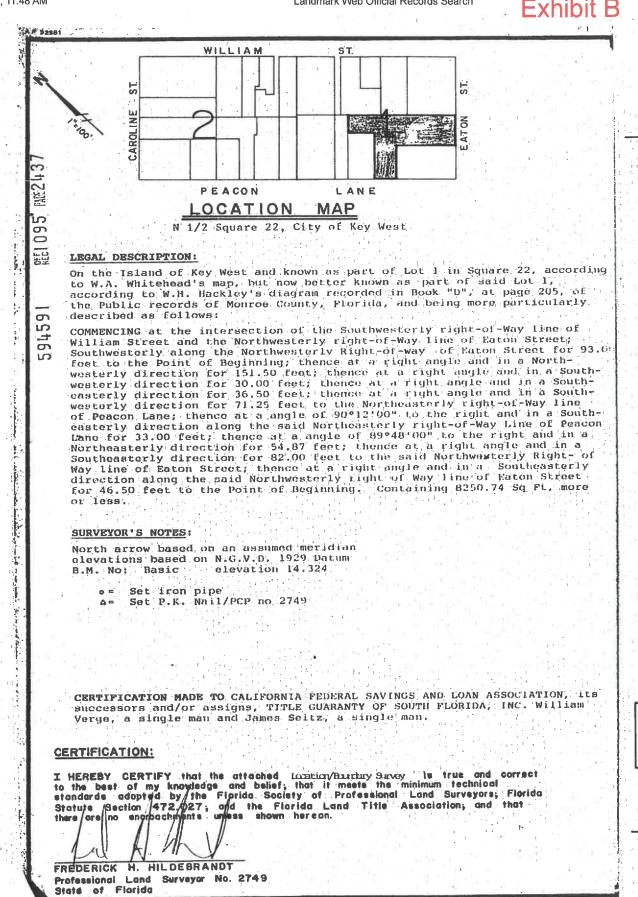
On the Taland of Key West and known as part of Lot 1 in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded in Book "D", at page 205, of the Public records of Monroe County, Florida, and being more particularly described as follows:

described as follows: COMMENCING at the intersection of the Southwestarly right-of-Way line of William Street and the Northwesterly right-of-Way line of Eaton Street; Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.6 feet to the Point of Beginning; thence at a right angle and in a South-westerly direction for 151.50.feet; thence at a right angle and in a South-westerly direction for 36.50.feet; thence at a right angle and in a South-westerly direction for 71.25.feet; thence at a right angle and in a South-westerly direction for 71.25.feet; thence at a right angle and in a South-westerly direction for 71.25.feet; thence at a right angle and in a South-westerly direction for 71.25.feet; thence at a right of Way line of Pescon Lane; thence at a angle of 90°12'00° to the right and in a South-Easterly direction along the said Northwesterly right-of-Way line of Pescon Lane; thence 74.8 angle of 89°46'00°, to the right and in a Northwesterly direction for 32.00 feet; thence at a fight angle and in a Northwesterly direction for 34.87 feet; thence at a right angle and in a Northwesterly direction for 32.00 feet; thence at a right angle and in a Northwesterly direction for 32.00 feet; thence at a right angle and in a Northwesterly direction for 32.00 feet; thence at a stright angle and in a Northwesterly direction for 34.87 feet; thence at a right angle and in a Northwesterly direction for 32.00 feet; to the sold Northwesterly Right of May line of Eaton Street; thence at a right angle and in a Southeaterly direction for 32.00 feet; to fine angle and in a Southeaterly direction for 32.00 feet; thence at a right angle and in a Northwesterly direction for 32.00 feet; to fine angle and in a Southeaterly direction for 32.00 feet; to fine angle and in a Southeaterly direction for 32.00 feet; to fine angle and in a Southeaterly direction for 32.00 feet; to fine angle and in a Southeaterly direction for 32.00 feet; to fine angle and in a Southeaterly dincection for 32

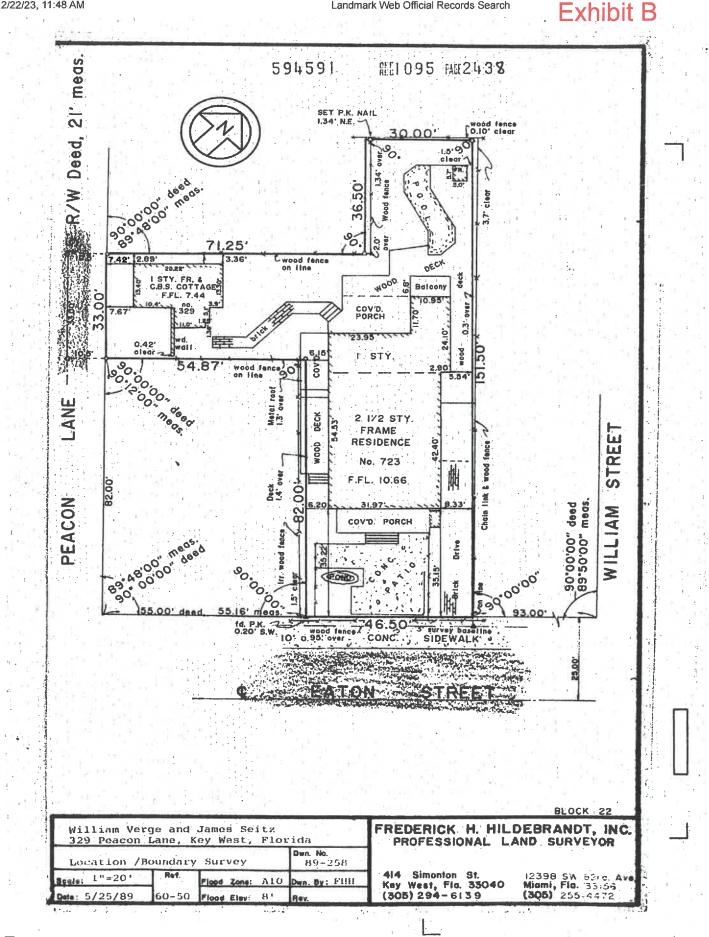
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T, Frederick H. III Hobrandt, P.R. P.L.S, a Regist of Surveyor in the State of Ptorida, do hereby even attached logal down in the is given to mo by Hy-is the shad as the property described by mo on ay draving no-25a 89-258. Fields

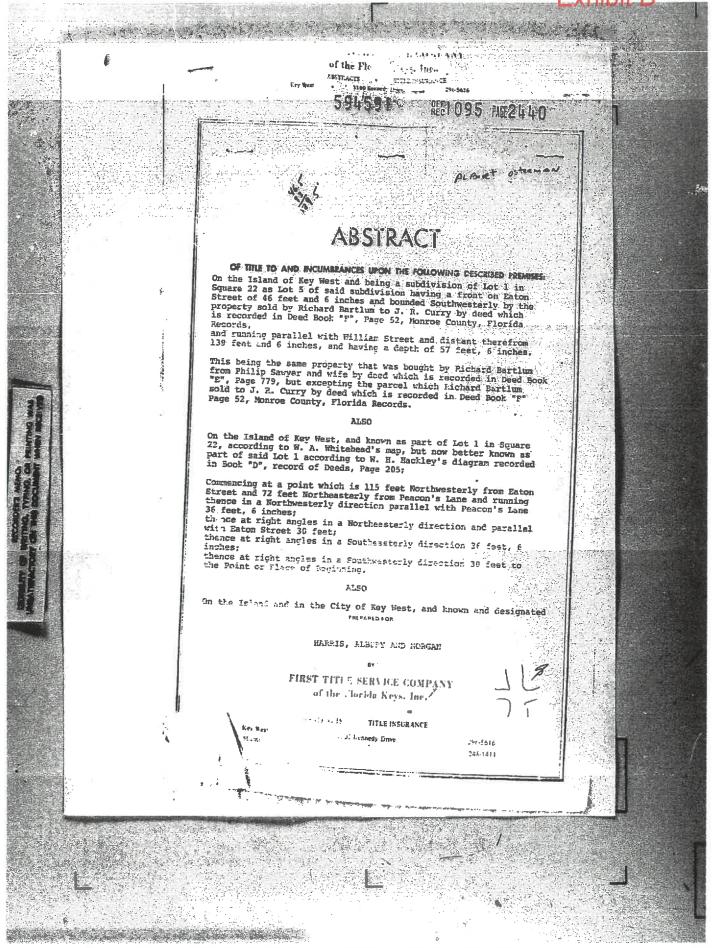
I also used adjoining deeds to establishing measurements.

湖 rederick H. Hildebrandt, P.L.S.

of/Florida tace 3. Dicasional Land Surveyor K of aslonal angineer No.368 749 44 E (M 

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County, Florida, a part of lot 6. The ending at a whint on the Berthehaters side of a pertain 15 foot-that, we chassid out is closent without it. If the from the ouper of which along rai, here, it is convertible a Borthwest-dray direction along rai, here, it is convertible at 6. the restion along rai, lot 6. the restion from the is a Southerstoring firstion along the North-eastern beyondry line of said Lot 6 ro the corner of said Lot 6: thence at right angles in a Southerstoring firstion along the dividing line between said Lot 6 ro the corner of said Lot 6: thence at right angles in a Southerstoring firstion along the dividing line between said Lot 6 and Lot 5, 46 feet and 6 inches; dividing line between said Lot 6 and Lot 5, 46 feet and 6 inches; thence at right angles in a Southwesterly direction, and perallel with said 15 foot lane, 2: feet and 6 inches; and thence at right angles in a Southwesterly direction for and parallel with faton Streit, to the Point or Place of Beginning.

Seine a part of the creating conveyed to the said party of the first. Surt by Joseph Allary and his wife, Francis, an our dated June 21, 1982, and received in the Public Forms of the per County, Florida, In Dated Book L. Farts 295-296.

bees and enceptione following described parts of last above tascribed, to with

Commencing at a point on the Northeastern side of said certain 15 foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Saton Street, running thence in a North-vesterly direction along said lane, 33 feet to the corner of said

Sestorly direction along ball third sterly direction along the dividin thence at right angles in a Northeasterly direction along the dividin line between Lot 6 and Lot 7, 46 feet, 6 inches; thence at right angles in a Southeasterly direction 13 feet; thence at fight angles in a Southeasterly direction 46 feet, 6 inches to the Point of Beginning.

On the Island of Key Mest and Dnown or designated on a plat of Subdivision of Lot 1. In Square 22, which simplify that is recorded in Lock "D", at Days 205, of the Sublid France on Sounds as follows Florida, as a part of Lot 6, issering by the sub-

ALSO

Fighting, is a just to be first start of a certain 15 foot the which said point is format lostly story 22 feet from the perment of maid lane and Fatom Street, running thence in a North-veiterly direction, along said lane, 33 foot to the corner of said

Lot 6: Lines at right argues in a Martheasterly Aircorion along the dividi-thanks at right and but 7 of feet, 6 inclusi thanks at right and a final a Southeasterly division 33 feet; thanks at right and which i reach coverly division 40 feet, 6 inclusion to the Foint of Ferinning.

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Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3;40 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK ElectronicallyREC: \$18,50 Deed Doc Stamp \$0.70

### Exhibit I

Exhibit B

PREPARED BY AND RETURN TO: RICHARD M. KLITENICK, ESQ. RICHARD M. KLITENICK, P.A. 1009 SIMONTON STREET KEY WEST, FL 33040 305-322-4101 FILE NUMBER: RE19-063 RECORDING FEE: 518.50 DOCUMENTARY STAMPS PADD: 50.70

[space above this line for recording data]

#### WARRANTY DEED

THIS WARRANTY DEED is made on this \_\_\_\_\_\_ day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "Grantee").

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN c 00/100<sup>th</sup> DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT I, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY & FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE I OF 2

warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Witness #1 Print name:

21 y Joniero Ry Letitia Erdman, Manager & Authorized Member

STATE OF WISCONSIN COUNTY OF WAIWOCT IS

Witness ?? Print name:

I HEREBY CERTIFY that on this  $2^{2}$  day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of M physical presence or  $\Box$  online notarization, by LETHIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers hears as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.



Notary Public, State of Wisconsin My Commission Expires: 5-08-2020

WARRAMTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 2 OF 2

Exhibit J

Exhibit B



### LAWFUL UNIT DETERMINATION APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address, 1300 White Street & Key West, Elorida 33040 Phone: 305-809-3764

Weisste www.cityofkeywest-il.gov

**Application Fee Schedule** 

Lawful Unit Determination Application\$ 2,205.00Advertising and Noticing Fee\$ 325.50Fire Department Review Fee\$ 115.76Total Application Fee\$ 2,646.26 For First UnitFor each additional unit on the same parcel there is an additional fee of



For each additional unit on the same parcel there is an additional fee of \$552.25 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: <u>329 Peacon Lane, Key West, FL 33040</u> Real Estate (RE) #: <u>00003400-000100</u>				
Zoning District: HMDR Total Land Area (sq ft): 1,534.5 sq ft				
Property located within the Historic District?				
APPLICANT: Owner Authorized Representative				
Name: Trepanier and Associates, Inc.				
Mailing Address: 1421 First St. #101				
City: Key West State: FL Zip: 33040				
Home/Mobile Phone:         Office: 305-293-8983         Fax:				
Email: Thomas@OwenTrepanier.com				
PROPERTY OWNER: (if different than above) Name: Peacon Lane Realty LLC Mailing Address: c/o 1421 First St. #101				
City: Key West State: FL Zip: 33040				
Home/Mobile Phone:Office: c/o 305-293-8983 Fax:				
Email: c/o Thomas@OwenTrepanier.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 Signature				
Thomas Francis-Siburg				
Notary Signature as to applicant. State of Florida, County of Monroe. Sworn to and subscribed before me.				
nikita L Stange Nikita L. Stange Notary Public				

Personally known or produced Official Use Only:

State of Florida Comm# HH149093 Expires 7/5/2025

Lawful Unit Determination Application, Revised 09.20.22 by JLM

as identification.

	NUMBER OF UNITS	
UNIT TYPE	EXISTING	LICENSED 1/ RECOGNIZED
Market-Rate Residential Dwelling Units	1	0
Affordable Residential Dwelling Units <sup>2</sup>	0	0
Transient Units	0	0
Commercial Units	0	0

#### Is this request based on a code case? Yes No Case Number.

1 Please provide City Licensing Records from the Building Department

2 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 <u>at least two</u> 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 <u>under the current or any former zoning requirements of the applicable district in which the unit is located.</u>
- 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 <u>but cannot be the sole record upon which a</u> <u>decision is based</u>. 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.

Additional information that <u>may</u> 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

### MEMORANDUM

Date:	December 14, 2022	
To:	Ms. Jordan Mannix-Lachner, Planner I	
From:	Thomas Francis-Siburg	
CC:	Mr. Owen Trepanier Mr. Doug Erdman, Authorized Member of Peacon Lane Realty, L Mr. Van Fischer, Esq.	&ASSOCIATES INC LAND USE PLANNING LCDEVELOPMENT CONSULTANTS
Re:	329 Peacon Lane – Tax Assessed Parcels Separation, I	Not A Subdivision

**Planning comment** – The City doesn't have any records of approving a subdivision. Did your office initiate a parcel split for the properties in question?

**Response** – The real property of 329 Peacon Lane is a lot of record, and has been in its same size and shape since at least 1975, as described legally by metes and bounds in OR 617-318 (attached as "Exhibit A").

Per the Monroe County Property Appraiser ("MCPA") (attached as "Exhibit B"), 329 Peacon Lane was combined for tax assessment purposes with 723 Eaton Street in 1989 and then separated for tax assessment purposes in 723 Eaton Street in 2019. Such combinations and separations are for tax assessment purposes only, and do not alter the metes and bounds as described be deed.

A parcel assessed by the MCPA is a separate thing from subdivisions defined by the LDRs.

The city established the subdivision process for lots on July 3, 1997, per ord. no. 97-10. This is the process by which lots of record can lawfully be altered. However, this does not apply to 329 Peacon Lane as this lot of record predates the subdivision ordinance. Per sec. 118-8, the subdivision chapter "shall not apply to any land forming a part of a subdivision created and recorded prior to the effective date of the ordinance from which this chapter derives, but it shall apply to any resubdividing of each prior subdivision and any new subdivision."

The real property of 329 Peacon Lane consists of land that was subdivided and recorded prior to the effective date of ord. no. 97-10 and has been in its current shape and size since at least 1975. No subdivision took place with the assessed parcel separation in 2019, which was done for tax assessment purposes only.

# Exhibit B TREPANIER



hihit R and the second second second second second second EXHIBIT The second secon 203.51 1174 Indemiure. ms 617 not 318 69046 Made this 18th avy - Harried man, 4. D. 19 75. of the County of Monroe, in the State of Florida, party of the first part, and WILLIAM W. WHITE and MARY H. WHITE, busband and wife, whose mailing address is 723 Eaton Street, Key West, Florida 33040, in the State of Florida, of the County of Monroe. party of the second part. Minsenth that the said party of the first part, for and in consideration of the sum of Tan Dollars (510, 60) & other good & valuable considerations, fritness to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monros . State of Florida, to wit: On the Island of Key West and known or designated on a plat of Subdivision of Lot 1, in Square 22, which said plat is recorded in Book "D", at page 205, of the MONON Public Records of Monroe County, Florida, as a Part of Let Number Six (6). described by metes and bounds as follows: 83 ŝ Commencing at a point on the Northeastern side of a certain fifteen-foot lane, INDER HEY WERE PLOTO which said point is distant Northwesterly 62 feet from the corner of said lane, and CARPANE VI Eaton Street, running thence in a Northwesterly direction, along said lane, 33 feet Eaton Street, remaining works; thence at right angles in a Northeastern; unteresting to the corner of said Lot 5; thence at right angles in a Northeastern; the dividing line between Lot 6 and Lot 7, 46 fest, 6 inches; there at right angles in a Southeasterly direction 33 fest; thence at right angles in a Southeasterly direction 33 fest; thence at right angles in a Southeasterly direction at the point of beginning. 122 to the corner of said Lot o; thence at right angles in a Northeasterly Urestion glong 9). CURRY direction 46 feet, 6 inches to the point of beginning. OFFICES V FLED W. JU. Į -And the said party of the first part does hereby fully warrant the tills to said land, and will defend the same a sainst the lawful claims of all persons whomseever. In Blarm Marret, the said party of the first part has hereunto set his N.A. 8 hand and seal the day and year first above writte Brujed und Beitperge in Gur Pressute. Glond Elier 60 las unt -Gurty 100 Allen E. O ally LO IN OFFICILL ACCORD COL 9 RECO THE OF CHICUT COURT **BOCUMENTARY** 3-2-8 **ADDA** Lotale L SURTAL FLORIDA 5.4 111:111 08.80 22 State of Marida. 218.00 241275 sha Genty of MONROE. 3 Received Gentles That on this way personality appeared before me, an officer duly authorized to edminister oaths and take acknowledgments, ALLEN E. CURRY, a matried man, me well known and known to me to be the individual described in and who 20 executed the forefolng deed, and he acknowledged before me that the creewied the same freely and voluntarily for the purposes therein appressed. The same ing hand and official seal at Key Wast, and State of Florida, this 1845 County of June lay of June Scall . A. D. 19 75. aller K. Place My Committeen Expires June 10, 1977. Notary Public. State of Floride at Large. 5. 3



#### **Thomas Francis-Siburg**

From: Sent: To: Subject: Robbie Shaw, CFE <rshaw@mcpafl.org> Wednesday, December 14, 2022 11:42 AM Thomas Francis-Siburg RE: 329 Peacon Lane

Yes, I like that version. 🧐

Rob Shaw 305/292-3503 Monroe County Property Appraiser Office

From: Thomas Francis-Siburg <thomas@owentrepanier.com> Sent: Tuesday, December 13, 2022 2:21 PM To: Robbie Shaw, CFE <rshaw@mcpafl.org> Subject: RE: 329 Peacon Lane

Hi Rob,

Thank you for your notes. I have edited it to as follows:

329 Peacon Lane has been a legally described lot of record since at least 1975 (per OR 617-318, attached). 329 Peacon Lane was combined for tax assessment purposes with 723 Eaton Street in 1989 and then separated for tax assessment purposes from 723 Eaton Street in 2019. Such combinations and separations are for tax assessment purposes only, and do not alter the metes and bounds as described by deed.

May you confirm if this is correct? Please let me know if I make any misstatements.

Best regards, Thomas

Thomas Francis-Siburg, MSW, MURP, AICP Planning Manager

Trepanier & Associates, Inc. Land Planners & Development Consultants 1421 First Street Key West, FL 33040-3648 Ph. 305-293-8983 / Fx. 305-293-8748 www.owentrepanier.com

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phone or in writing. F.S. 668.6076.

This message was sent from the Monroe County Property Appraiser's Office, PO Box 1176, Key West, Florida 33041-1176. Telephone - (305) 292-3420



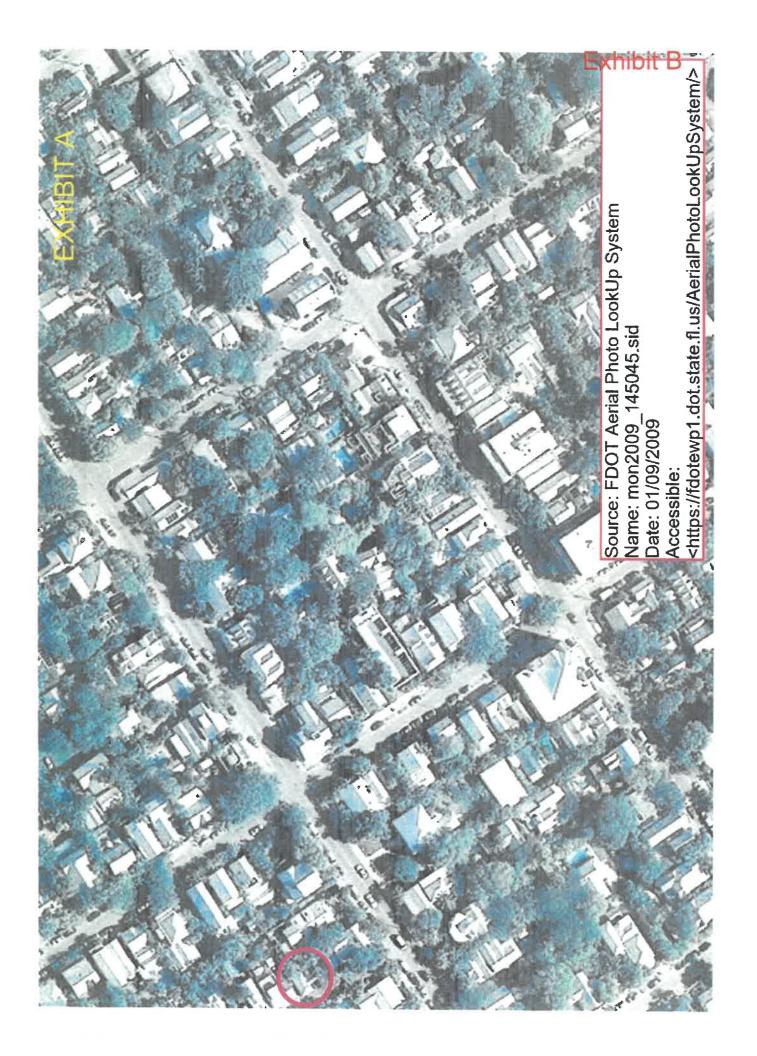


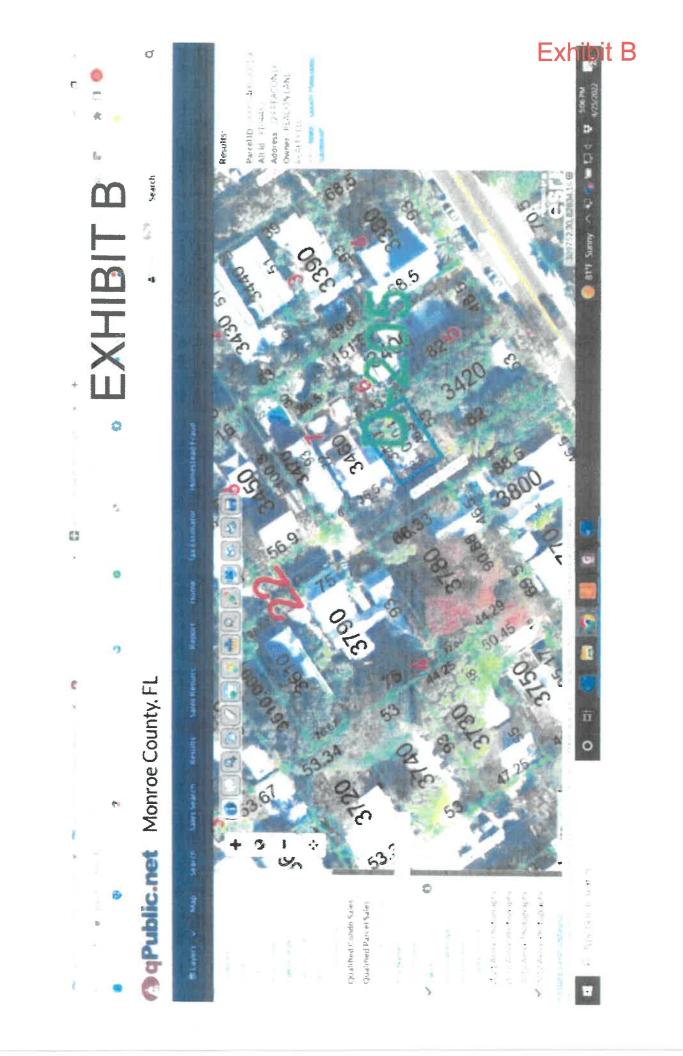
City of Key West Planning Department

#### 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, Douglas Erdman as
Please Print Name of person with authority to execute documents on behalf of entity
Authorized Member of Peacon Lane Realty, LLC
Name of office (President, Managing Member) Name of owner from deed
authorize Trepanier and Associates, Inc.
Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the City of Key West.
Signature of person with authority to execute documents on behalf of entity owner
Subscribed and sworn to (or affirmed) before me on this
by Douglas Erdman
Name of person with authority to execute documents on behalf of entity owner
He/She is personally known to me or has presented A FLDL. F63S-iHE-53-173- D A Culture and Seal Notary's Signature and Seal Mame of Acknowledger typed, printed or stamped Name of Acknowledger typed, printed or stamped
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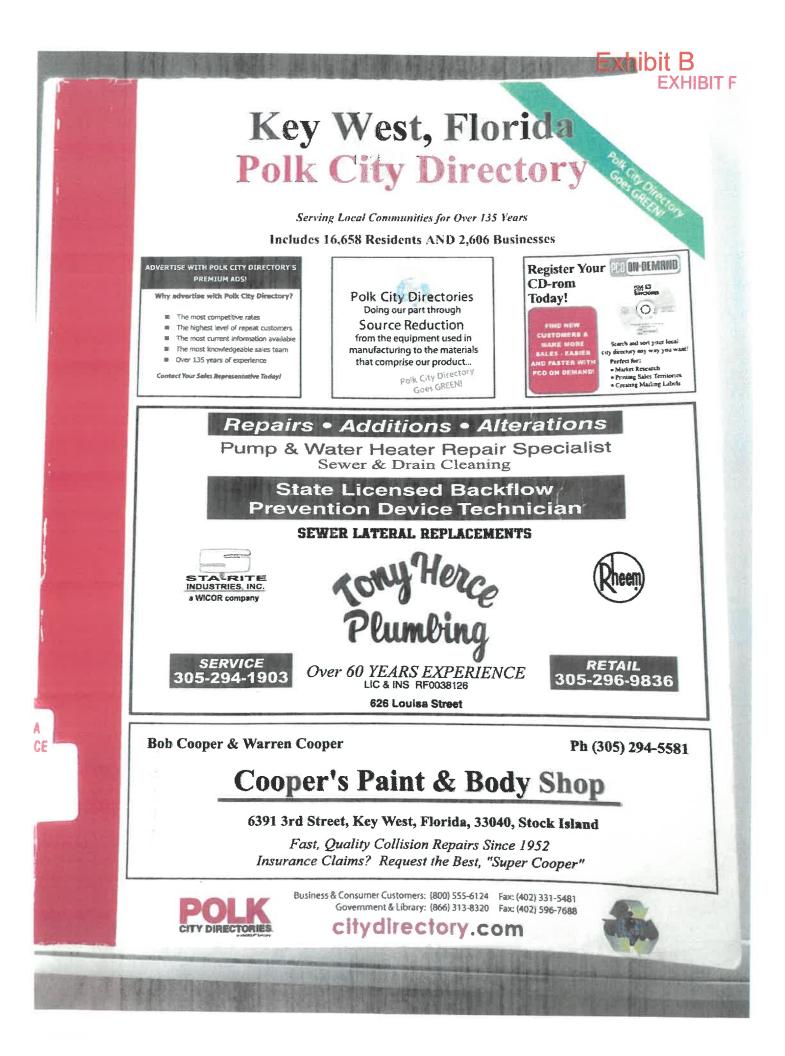




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2010 Sweeting Aloger V & Shidey N III     2010 Sweeting Aloger V & Shidey N III     2011 Strength J & Shidey N IIII     2011 Strength J & Shidey N IIIII     2011 Strength J & Shidey N IIII     2011 Strength J & Shid	<ul> <li>305 294 59</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 296 13</li> <li>HOUSEHOLDS</li> <li>1024 18TH S1</li> <li>305 296 43</li> <li>305 294 5</li> <li>305 294 5</li> <li>305 294 5</li> <li>305 295 7</li> <li>305 295 7</li> <li>305 295 7</li> <li>305 294 5</li> </ul>
2710 Sweeting Roager V & Shidey N ∰     2710 Sweeting Roager V & Shidey N ∰     27110 Steeting Roager V & Shidey N ∰     27110 Steeting Roager A & Robin I ⊕ A     2713 Stagetcki Edward N ⊕ A     2715 Stagetcki Edward N ⊕ A     2710 Stagetcki Edward N ⊕ A     2711 Stagetcki Edward N ⊕ A     2711 Staget Value 1 & Borne N ⊕ D     2711 Staget Value 1 & Borne N ⊕ B     2714 Staget Value 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B     2714 Staget Ahm 1 & Dorne N ⊕ B	<ul> <li></li></ul>
2710 Sweeting Roager V & Shidey N ∰     2710 Sweeting Roager V & Shidey N ∰     27110 Steeting Roager V & Shidey N ∰     27110 Steeting Roager V & Shidey N ∰     2712 Crassical Statements (III) & A     2715 Crassical Statements (III) & A     270 CODE 30449 CAR-RT C014     3701 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Harmon M 70 & A     3705 Relicer Scott E & Mastron R 105 & A     3714 States Volton A & Doman M 70 & A     3714 States Volton A & Doman M 70 & A     3714 States Volton A & Doman M 70 & A     3714 States Volton A & Doman M 70 & A     3715 Long Harmon B	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 77</li> <li>305 298 71</li> <li>4003EH0LDS</li> <li>1024 18TH S1</li> <li>305 298 45</li> <li>305 298 57</li> <li>305 294 75</li> <li>305 295 77</li> </ul>
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2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     27115 Craptical Education     2712 Scraptical Education     2715 Craptical	<ul> <li>305 294 59</li> <li>305 298 72</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 74</li> <li>305 298 75</li> <li>305 295 75</li> <li>305 295 95</li> </ul>
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2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     27115 Craptical Control of the Aloger V IIII     27115 Craptical Control of Aloger     4715 Craptical Control of Control     4715 Craptical Control     47	<ul> <li>305 294 59</li> <li>305 298 72</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 74</li> <li>305 298 75</li> <li>305 295 75</li> <li>305 295 95</li> </ul>
2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     2710 Sweeting Aloger V & Shidey N III     27115 Czapticki Edward Ali & Arotsin IIII     27115 Czapticki Edward Ali IIII     2715 Czapticki Edward Ali IIII     270 Peter IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	<ul> <li></li></ul>
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2710 Sweeting Alogen V & Shidey N W     2710 Sweeting Alogen V & Shidey N W     2711 Strangen Jomes L & A Flazberh I III &     2712 Strangen Jomes L & A Rottin I &     2712 Strangen Jomes L & A Rottin I &     2715 Czapticki Edward N III &     2715 Czapticki Edward N III &     2715 Czapticki Edward N III &     270 PCODE 33040 CAR-RT C014     3701 Policies Scott E & Tillion M III &     2701 Policies Scott E & Tillion M III &     3705 Beino Russ M IIII &     3714 Britzie Adhus J & Bonne M IIII &     3714 Britzie Adhus J &     3715 Lono Russ Beino Russ M IIII &     3715 Lono Russ Beino Russ M IIII &     3716 Beino Russ M IIII &     3716 Beino Russ M IIII &     3718 Britzie Adhus J &     3718 Bonne M IIII &     3718 Britzie Adhus J &     3718 Bonne M IIII &     3718 Bonne M IIII &     3718 Britzie Annue A & Ange Bill     400000000000000000000000000000000	<ul> <li>305 294 59</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 294 13</li> <li>HOUSEHOLDS</li> <li>1924 18TH S1</li> <li>305 296 43</li> <li>305 294 5</li> <li>305 295 7</li> <li>305 294 5</li> </ul>
2710 Sweeting Alogen V & Shidey N W     2710 Sweeting Alogen V & Shidey N W     2711 Strangen Jomes L & A Flazberh I III &     2712 Strangen Jomes L & A Rottin I &     2712 Strangen Jomes L & A Rottin I &     2715 Czapticki Edward N III &     2715 Czapticki Edward N III &     2715 Czapticki Edward N III &     270 PCODE 33040 CAR-RT C014     3701 Policies Scott E & Tillion M III &     2701 Policies Scott E & Tillion M III &     3705 Beino Russ M IIII &     3714 Britzie Adhus J & Bonne M IIII &     3714 Britzie Adhus J &     3715 Lono Russ Beino Russ M IIII &     3715 Lono Russ Beino Russ M IIII &     3716 Beino Russ M IIII &     3716 Beino Russ M IIII &     3718 Britzie Adhus J &     3718 Bonne M IIII &     3718 Britzie Adhus J &     3718 Bonne M IIII &     3718 Bonne M IIII &     3718 Britzie Annue A & Ange Bill     400000000000000000000000000000000	<ul> <li>305 294 59</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 294 13</li> <li>HOUSEHOLDS</li> <li>1924 18TH S1</li> <li>305 296 43</li> <li>305 294 5</li> <li>305 295 7</li> <li>305 294 5</li> </ul>
2710 Sweeting Alogen V & Shidey N W     2710 Sweeting Alogen V & Shidey N W     2711 Strength J & Andrew N W     2711 Strength J & Andrew N W     2712 Annual Strength I III & Andrew N IIII & Andrew N I	<ul> <li>305 294 59</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 294 13</li> <li>HOUSEHOLDS</li> <li>1924 18TH S1</li> <li>305 296 43</li> <li>305 294 5</li> <li>305 295 7</li> <li>305 294 5</li> <li>305 293 4</li> <li>HOUSEHOLDE</li> </ul>
2710 Sweeting Roger V & Shidey N III     2711 Straphics L & A Elizabeth I IIII &     4711 Straphics Roger I & Kimberly H IIII &     4711 Straphics Roger I & Kimberly H IIII &     4711 Straphics I Constant I IIII &     4711 Straphics I Constant I IIII &     4711 Straphics Roger I & IIIII &     4711 Straphics Roger I & IIIII &     4711 Straphics Roger I & IIIIIII &     4711 Straphics Roger I & IIIIIII &     4711 Straphics Roger I & IIIIIII &     4711 Straphics Roger I & IIIIIIII     4711 Straphics Roger I & IIIIIII     4711 Straphics Roger I & IIIIIII     4711 Straphics Roger I & IIIIIII     4711 Straphics Roger I & IIIIII     4712 Straphics Roger I & IIIIII     4713 Straphics Roger I & Martine R IIIII     4713 Straphics Roger I & Martine R IIIII     4714 Straphics Roger I & Martine R IIIII     4714 Straphics Roger I & Martine R IIIII     4714 Straphics Roger I & Martine R IIII     4714 Straphics Roger I & Martine R IIIII     4714 Straphics Roger I & Martine R IIII     4714 Straphics Roger I & Martine R IIIII     4714 Straphics R I III     4714 Straphics R I III     4714 Straphics R I IIII     4714 Straphics R I IIIII     4714 Straphics R I IIIIII     4714 Straphics R I IIII     4714 Straphics R I IIIIIIIII     4714 Straphics R I IIIII     4714 Straphics R I IIIII     4714 Straphics R I IIII     4714 Straphics R I IIIII     4714 Straphics R I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 75</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 77</li> <li>305 295 78</li> <li>40035 EHOL 05</li> </ul>
2710 Sweeting Roger W & Shidey N III     2710 Sweeting Roger W & Shidey N III     2710 Sweeting Roger W & Shidey N III     2711 Straphcki Edward R Roter I & A     2713 Czaptski Edward N IIII & A     4714 TZR WTERSECTS      PEARLMAN TER (KEY WEST)-FROM     EAST     270 Zobe Stock CAR-RT C014     701 Ro Current Listing     701 Rolice Scott E & Hilany M III &      500 Roter R IIII &      4715     270 Zobe Stock E &      4715     270 Zobe Stock E &      4715     270 Zobe Stock E &      471     70 Carent Listing     701 Rolice Scott E & Hilany M III &      506 Belio Rose M IIII &      707 Carentok Carl S J IIII AN     707 Carentok Carl S J IIII AN     707 Carentok Carl S J IIII AN     714 Unit Robert F III     715 Land Robert F III     715 Land Robert F III     714 Unit S Context A Listing     714 Carl S Co	<ul> <li>305 294 59</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 295 72</li> <li>305 294 13</li> <li>HOUSEHOLDS</li> <li>1924 18TH S1</li> <li>305 296 43</li> <li>305 294 5</li> <li>305 295 7</li> <li>305 294 5</li> <li>305 293 4</li> <li>HOUSEHOLDE</li> </ul>
2710 Sweeting Roager V & Shidey N III     2711 Straphcki Edward N IIII & A     2701 Pelkeire Scott E & Hilany M III & A     2701 Pelkeire Scott E & Hilany M III & A     2705 Strain Strate E IIII & A     2705 Strain Strate E IIII & A     2705 Strain Strate E IIII & A     2715 Lans Strate E III & A     2715 Lans Strate IIII & A     2715 Lans Strate III & A     2715 Lans Strate IIII & A     2715 Lans Strate IIII     2715 Lans Strate IIIII     2715 Lans Strate IIII     2715 Lans Strate IIIII     2715 Lans Strate IIII     2715 Lans Strate IIII     2715 Lans     2715 Lans Strate IIII     2715 Lans Strate IIII     2715 Lans	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 75</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 76</li> <li>305 295 77</li> <li>305 295 78</li> <li>40035 EHOL 05</li> </ul>
2710 Sweeting Alogen V & Shidey N W     2710 Sweeting Alogen V & Shidey N W     2711 Strangen Jomes L & A Flazberk I III &     2712 Strangen Jomes L & A Rottin I &     2712 Strangen Jomes L & A Rottin I &     2715 Carptocki Edward N III &     2715 Carptocki Edward N III &     2715 Carptocki Edward N III &     270 PCODE \$3040 CAR-RT C014     3701 Policies Scott E & Tillion M III &     2701 Policies Scott E & Tillion M III &     2705 Carptocki Edward N III &     2705 Policies Scott E & Tillion M III &     3705 Belino Russ M IIII &     2705 Policies Scott E & Tillion M III &     3705 Belino Russ M IIII &     3705 Caentock Carl S J IIII     3704 Policies Scott E & Tillion M III &     3705 Caentock Carl S J IIII     3705 Caentock Carl S J IIII &     3715 Laon Russ M IIII &     3715 Laon Russ M IIII &     3715 Laon Russen Atom A E &     3716 Gant Socepit A     3718 Caentock Carl S J     3719 CODE Sode Carl A     470 Vitre Racter     470 Carl Carl Carl Carl Carl Carl Carl Carl	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 77</li> <li>305 294 59</li> <li>305 295 93</li> <li>HOUSEHOLDE</li> <li>305 517 6</li> <li>305 517 6</li> </ul>
2710 Sweeting Roager V & Shidey N III     2711 Straphcki Edward N IIII & A Rottin I & A     2710 Straphcki Edward N IIII & A     4711 Straphcki Edward N IIIII & A     4711 Straphcki Edward N IIII & A     4715 traphcki Edward N IIII & A     4715 traphcki Edward N IIII & A     5705 Belin House N IIII & A     4715 traphchi & Sont E & Hillion N IIII & A     5705 Belin House N IIII & A     4715 transf Sont E & B     4715 transf Sont A     4715 transf S	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 77</li> <li>305 294 59</li> <li>305 295 93</li> <li>HOUSEHOLDE</li> <li>305 517 6</li> <li>305 517 6</li> </ul>
2710 Sweeting Alogen V & Shidey N W     2710 Sweeting Alogen V & Shidey N W     2711 Strangen Jomes L & A Flazberh I III &     2712 Strangen Jomes L & A Rottin I &     2712 Strangen Jomes L & A Rottin I &     2715 Czapticki Edward N IIII &     2715 Czapticki Edward N IIII &     2715 Czapticki Edward N IIII &     2717 Strangen Jomes L & Infany M III &     2717 Strangen Jomes L & Infany M III &     2707 Peter N IIII &     2707 Strangen Jomes L & Infany M III &     2707 Peter N IIII &     2708 Peter N IIII &     2708 Peter N IIII &     2709 Weekley Alton L & Brown M III &     3705 Belin House M IIII &     3706 Belin House M IIII &     3708 Weekley Alton L & Brown M III &     3708 Weekley Alton L & Brown M IIII &     3715 Carender E M     3714 Grazele Adhur J & Donne M IIII &     3715 Lano Hadley (D &     114 Johnson John Alg &     3714 Grazele Adhur J & Donne M IIII &     3715 Lano Hadley (D &     114 Johnson John Alg &     3714 Grazele Adhur J & Donne M IIII &     3715 Lano Hadley (D &     114 Johnson John Alg &     3716 Gans Josefi A     3718 Gans Josefi A     4718 Johnson John Alg	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 77</li> <li>305 294 59</li> <li>305 295 93</li> <li>HOUSEHOLDE</li> <li>305 517 6</li> <li>305 517 6</li> </ul>
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2710 Steeding Roger V & Shidey N III     27115 Czapticki Edward N IIII & Anthematic V IIII     2715 Czapticki Edward N IIII & Anthematic V IIII     2715 Czapticki Edward N IIII & Anthematic V IIII     2715 Czapticki Edward N IIIII & Anthematic V IIIII     2715 Czapticki Edward N IIIII     270 PEARLARAN TER (KEY WEBT)-FROM     EAST     270 PEARLARAN TER (KEY WEBT)-     700 PEARLARAN TER (KEY WEBT)     270 PEARLARAN TER (KEY WEBT)     2714 Citzzie Adhus J & Domes M IIII &     715 Cache Landes G &     2714 Citzzie Adhus J & Domes M IIII &     1715 Cache France B     3716 Cache France B     3717 Cache France B     3718 Cache France B     3718 Cache France B     3719 Cache France B     3719 Cache France B     3719 CT (KEY WEST)     2700 COCE SJOOC CAR-AT COd2     101 © Scoles Dan     G Whee Roden France B     3716 Cache France B     3717 CT (KEY WEST)     2700 COCE SJOOC CAR-AT COd2     101 © Scoles Dan     G Whee Roden A     4 © Whee Lines S     1 © Standard Cache France B     3718 Cachee France B     3718 Cachee France B     3718 Cachee France B	<ul> <li>305 294 59</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 75</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 76</li> <li>305 298 77</li> <li>305 298 77</li> <li>305 294 75</li> <li>305 295 77</li> <li>305 517 6</li> <li>305 517 6</li> </ul>
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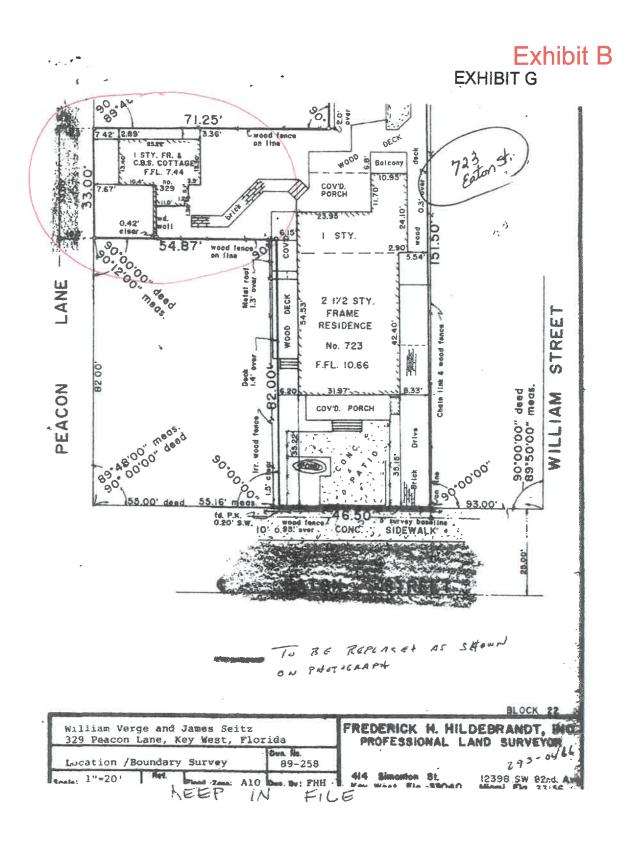


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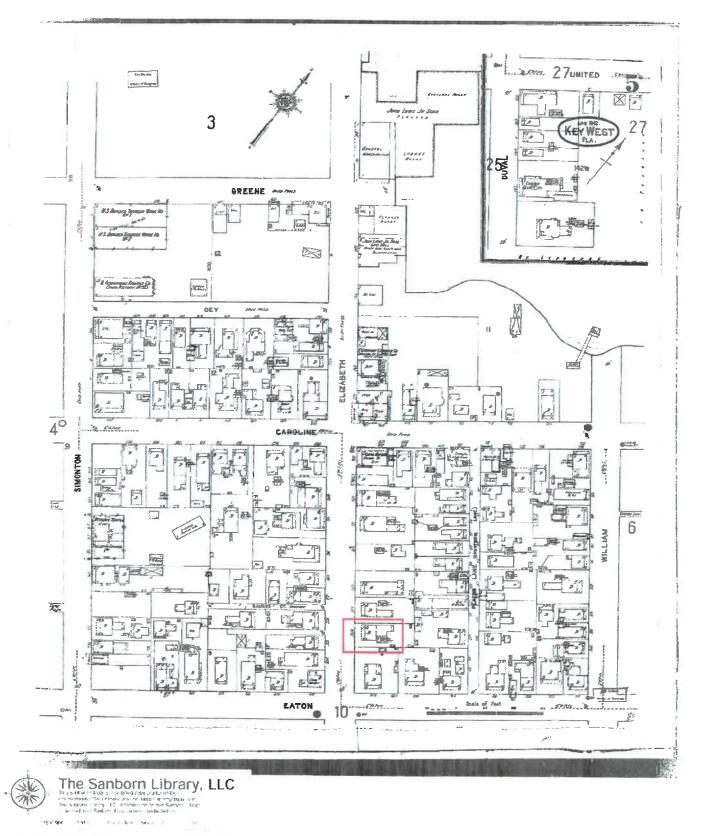
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### Exhibit B EXHIBIT H





#### **Thomas Francis-Siburg**

From: Sent: To: Subject:

Elka Garcia <egarcia@fkaa.com> Thursday, July 30, 2020 2:25 PM Thomas Francis-Siburg RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45 Residental 1 meter Continue service

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



From: noreply@civicplus.com <noreply@civicplus.com> Sent: Thursday, July 30, 2020 2:08 PM To: Elka Garcia <egarcia@fkaa.com> Subject: Online Form Submittal: Public Records Request Form



### Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property.
	I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010.
	Can you provide me these records and let me know if anything else is needed in order to make this record?
	Thank you, Thomas

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KEYS ENERGY	SERVICES	ha11\$a	OLSD D	MERDET	TALLED LLSTL	N G	EXHIBIT J 08/04/2020 10:01:08 Page:1
Account	: 2103646 19	WILLIAM	VERGE		723 El	F'RUT'	KEY WEST
Cycle Route Walk	40800		Ten/Own : O	Addres City/S Zip Co	cess 1 : 1901 S ROOSEVELT 2 : UNIT 204W /State : KEY WEST Code : 33040	T.A	
		<u>್ಟರ್ ರಾಗ್ ನಾಜರಾದರಾದ ಕಾರಿಕಾರಿಗಳುಗಳುಗಳುಗಳುಗಳುಗಳು ಕಾರ್ಮಕ್ಷತ್ ತ್ರತ್ವ ತ್ರವ ಕಾರ್ಮಗಳುಗಳು ಗ್ರಾಗ್ಟಿಕ ಕಾರ್ಮಕ್ಷ ತ್ರತ್ವ ತ್ರ ಗ್ರಾಗ್ಟ್ ಗ್ರಾಗ್ಟ್ ಕಾರ್ದರಾದ ಕಾರ್ಗಿಕ್ಷಿಗಳು ಗ್ರಾಗ್ಟ್ ಕಾರ್ಗಿಕ್ಷ ಕ್ಷೇತ್ರ ಕ್ಷಣ್ಣ ಗ್ರಾಗ್ಟ್ ಗ್ರಾಗ್ಟ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ ಗ್ರಾಗ್ಟ್ ಗ್ರಾಗ್ಟ್ ಕಾರ್ದರಾದ ಕಾರ್ಗಿಕ್ಷಿಗಳು ಗ್ರಾಗ್ಟ್ ಕಾರ್ಗ್ಟ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ್ ಕಾರ</u>		BillType Final Final Fogular Regular	RIC USACE US	A A A A A A A A A A A A A A	Amount Billed
	5/02/201 4/02/201 3/04/201	າດຕຸດ	NO O K	requiar Regular Regular	407.0	46.900 49.414 51.469	500

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Monroe County Property Record Card (185)	perty Record Ca	Ird (185)			Alterr Effec	Alternate Key: 1003531 Effective Date: 10/26/20	Alternate Key: 1003531 Effective Date: 10/26/2009 11:59:59 PM	9 11:59:5		Roll Year 2009 Run: 05/16/2017	Roll Year 2009 Run: 05/16/2017 09:45 AM
VERGE, WILLIAM G 329 PEACON LN KEY WEST FL 33040				A A B E E B F	Parcel 00003400-00000-06-68-25 Alt Key 1003531 Affordable Housing No FEMA Injunction Inspect Date Aug 12, 2004 Business Name Physical Addr 329 PEACON LN, 723 EATON ST, KI	1 1 sing No n 12, 2004 12, 2004 3 329 PEAC	D-000000-06-68-25 Nbhd Mill G Mill G PC ( PC ( PC ( PC 32 PEACON LN, KEY WEST 723 EATON ST, KEY WEST	Nbhd 6051 Mill Group 1 PC 0800 Next Review Y WEST	Nbhd 6051 Mill Group 10KW PC 0800 Next Review VEST SST		
Associated Names         DBA         Role         % Own           Name         SETZ. JAMES R R/S         0 mer         50.0000           SETZ. JAMES R R/S         Cwner         50.0000           VERGE, WILLIAM G         0 mer         50.0000           Legal Description         0 mer         50.0000           RV PT_LOT 1 SQR 22 G7-17 OR108-226/29 OR617-318 OR750-591DC OR897-1065/67 OR903-1434/35 OR928-436/39 OR928-436/39 OR1453-2397/98C/IC         0 1455-245/39R/S OR1453-2397/98C/IC           RV PT_LOT 1 SQR 22 G7-17 OR108-226/29 OR617-318 OR750-591DC OR897-1065/67 OR903-1434/35 OR928-436/39 OR1056-2435/39R/S OR1453-2397/98C/IC         0 1455-245/30R/S OR1453-2397/98C/IC           RV PT_LOT 1 SQR 22 G7-17 OR108-226/29 OR617-318 OR750-591DC OR897-1065/67 OR903-1434/35 OR928-436/39 OR1096-2435/39R/S OR1453-2395/98C/IC         0 1455-245/30R/S OR1453-2395/98C/IC           OR1453-246/100/C         0 No         8,421.50 SF         61.00         65.00         1.00         0.74         N         0           Une ID         Use         0 No         8,421.50 SF         61.00         65.00         1.00         0.74         N         0	BBA Depth Notes 8 D No 8	t OR750-591DC ( # Units Type 8,421.50 SF	SR897-1066/67 SOH % 61.00	COR903-143 Rate 85.00	Role Owner Depth L 1.00 1	9 50. 50. 50. 1.00 1.00	% Own 50.00000 60.00000 7928-440/43 O 8928-440/43 O 74	DR1095-2435/38 Class ROGO Total Just	35-2435/38R/S OR s ROGO Class N Total Just Value	S OR1453-2397/6 Class Velue atue	BQ/C Just Value 527,923 527,923

Page: 1 of 6

Monroe C	ounty Pro	Monroe County Property Record Card (185)	Card (185)		Effec	Effective Date: 10/26/20	09 11:59:59 PM	Run: 05/16/201	Run: 05/16/2017 09:45 AM	:45 AM
Building Sketch	185		TUR DATE			- 19				
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				Echi (Acroso (Acroso (Fee 1/2)		(an east)				
				the contract of the contract o	Ĩ	an (197				
				1						
Building Characteristics Building Nbr 1 Effective Age 16 Grnd Front Area 2.282	steristics 1 16 2 282	Building Type Condition Quality Grade	R3 650	Perimeter Depreciation % Year Built	286 0.19 1933	Functional Obs Economic Obs Special Arch	0.00 0.00 0			
Inclusions: R3 Roof Type 4	includes 3 3-flxtu Roof Cover 2	re bath F	ls. Heat 2 0	Heat Src 1 4	Heat Src 2 0	Foundation 2	Bedrooms 5			
Extra Features:		4 FIX Bath 5 FIX Bath	ath	Extra Fix 0 Dishwasher 0	Vacuum 0 Intercom 0	Security 1 Fireplaces 0	Garbage Disposal 0 Compactor 0		ng ar a para ang sana di panahang jini kang sa di ang sana ang sa di an	- ster + s + estimated
Sections Tune N	Nimhar	Fytarior Wall Tvoe		# Stories Year Built	Attic A/C	Basement % Finished Bsmt %	ished Bsmt %	Area	Sketch ID	% HOS
	1	12:ABOVE AVERAGE WOOD			z	0.00	0.00		000	100.00
	10 1	12:ABOVE AVERAGE WOOD	aoo	1 1988	z	0.00	0.00	286	600	100,00
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# EXHIBIT K

100.00 100.00 61.00 0.00 0,00 2,184 1,099 100.00 200 160 635 1,067 538 1.367 100.00 0.00 172 Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM Depr Value 60 002 003 800 005 006 200 008 Roll Year 2009 1,586 4,550 2,542 672 2,618 1,470 RCN 500 400 431 1,470 363 126 175 136 93 960 384 0.00 0.00 0.00 0.00 0.00 0.00 0,00 00.00 Life 30 20 20 40 40 50 50 30 Grade 2 N <sup>N</sup> N Alternate Key: 1003531 1980 1980 0.00 0.00 0,00 0.00 0.00 0.00 0.00 0.00 1965 1984 1984 1982 1988 2003 2007 Roll Year Year Built Z Z Z z  $\mathbb{Z}$ Z Z Z 2002 1979 1964 1983 1983 1979 2008 1981 1987 Z Z Z Z Z Z  $\mathbf{Z}$ Z Width 0 0 0 0 0 0 4 0 G 1988 1988 1988 1988 1988 1988 1988 1988 0 0 0 0 48 0 20 C 0 Length SOH % 61.00 61.00 61,00 61.00 61.00 61.00 61.00 61.00 61.00 Monroe County Property Record Card (185) Type 5 ŝ 5 4S 5 LS S SF 40 ŝ 12: ABOVE AVERAGE WOOD 12: ABOVE AVERAGE WOOD 12:ABOVE AVERAGE WOOD # Units 246 350 391 192 349 235 AC2:WALL AIR COND AC2:WALL AIR COND **CL2:CH LINK FENCE WD2:WOOD DECK** WD2:WOOD DECK PT2:BRICK PATIO Miscellaneous Improvements PT5:TILE PATIO FN2:FENCES Impr Type 0 4 ŝ Ø 5 00 G OPU OPU EPB SHE OUF XdO X40 FLA Nbr ð 80 1 0 ŝ 4 3 0

Appraiser Notes

723 EATON STREET RE00003400-000000.BLD ON RE0000341-00000 WHICH IS LOCATED AT 329 PEACON LANE NOW ON PARCEL ACC #340. OR1453-2408/10 4/97 SALE \$1,000 IS FOR A 2' X 82' STRIP. 

1,400 12,215

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Total Depreciated Value

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Exhibit B

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9 Permits       Date Completed         9 Formits       Date Issued       Date Completed         9601645       Apr 1 1996 12:00AM       Aug 1 1996 12:00A         9601645       Apr 1 1996 12:00AM       Aug 1 1996 12:00A         02-0884       Apr 19 2002 12:00AM       Jun 16 2004 12:00A         04-2254       Jul 7 2004 12:00AM       Jun 16 2004 12:00A         03-3588       Oct 9 2003 12:00AM       Jun 16 2004 12:00A         03-355       Feb 5 2002 12:00AM       Jun 16 2004 12:00A         04-325       Feb 5 2002 12:00AM       Jun 16 2004 12:00A         04-325       Feb 5 2005 12:00AM       Jul 24 2005 12:00AM         05-5126       Nov 16 2005 12:00AM       Jul 24 2005 12:00AM         05-5126       Nov 16 2005 12:00AM       Jul 24 2005 12:00AM	leted Amount 12:00AM 13,927 212:00AM 530 600 312:00AM 426		
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04-325 Feb 5 2004 12:00AM Jun 16 2004 12:00A 05-5127 Nov 16 2005 12:00AM Jul 24 2006 12:00AN 05-5126 Nov 16 2005 12:00AM Jul 24 2006 12:00AN		Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
05-5127 Nov 16 2005 12:00AM Jul 24 2006 12:00AN 05-5126 Nov 16 2005 12:00AM Jul 24 2006 12:00AM	112:00AM 450	Residential	SECURITY/FIRE ALARM
05-5126 Nov 16 2005 12:00AM Jul 24 2006 12:00AM	12:00AM 385	Residential	**************************************
Dura (	12:00AM 465	Residential	**************************************
Laitu	527,923		
185 417,471 Bldg 41	417,471		
Misc	21,037		
Just 96	966,431		
Vatue			
Visitio Mathod - Market Oriented Cost			
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Page: 4 of 6

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009 Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Value History	itory									
Tax Year	Vat Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	SrEx	Tax Value
2009F		527,923	0	417,471	21,037	966,431	838,907	25,000	Ż	813,907
2008F	0	842,150	0	388,890	21,732	1,252,772	1,033,437	25,000	z	1,008,437
2007F	0	1,389,548	0	469,969	19,061	1,878,578	1,042,094	25,000	z	1,017,094
2006F	0	680,036	0	506,905	18,495	1,205,436	816,231	25,000	z	791,231
2005F	0	715,828	0	453,539	19,127	1,188,494	799,543	25,000	z	774,543
2004	0	505,290		381,646	19,708	906,644	624,275	25,000	Z	599,275
2003F	U	294,753		367,511	20,341	682,605	531,853	25,000		506,853
2002F	U	294,753		367,955	20.420	683,128	524,765	25,000		499,765
2001F	0	294,753		320,476	21,018	636,248	502,413	25,000		477,413
2000	O	178,957		320,476	24,095	523,528	451,046	25,000		426,046
1999F	O	178,957		300,892	23,335	503,184	436,621	25,000		411.621
1998F	O	178,957		259,970	18,918	457,845	415,153	25,000		390,153
1997F	0	162,114		198,752	15,817	376,683	366,313	25,000		341,313
1996F	0	158,947		141,966	12,142	313,055	310,444	25,000		285,444
1995F	0	158,947		129,347	11,284	299,578	298,199	25,000		273,199
1994F	0	158,947		115,676	10,370	284,993	284,993	25,000		259,993
1993F	U	158,947		115,676	10,690	285,313	285,313	25,000		260,313
1992F	0	158,947		141,125	10,992	311,064	311,064	25,000		286,064
1991F	0	158,947		141,125	11,312	311,384	311,384	25,000		286,384
1990F	U	158,947		161,787	11,611	332,344	332,344	0		332,344
1989F	0	156,883		147,079	10,850	314,812	314,812	25,000		289,812
1988F	U	84,038		89,278	162	173,478	173,478	25,000		148,478
1987F	O	58,100		88,145	167	146,412	146,412	25,000		121,412
1986F	0	56,150		88,630	175	144,955	144,955	25,000		119,955
1985F	0	31,549		43,928	439	75,916	75,916	25,000		50,916
1984F	U	31,549		40,685	0	72,234	72,234	25,000		47,234
1983F	O	31,549		29,304	0	60,853	60,853	0		60,853
1982F	C	31,549		29,990	0	61,539	61,539	0		61,539

# Exhibit B

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Monroe County Property Record Card		and have				A 3.4	Alternate Key: 1003531		Roll Year 2009	
	Property Re		d (185)			Effecti	Effective Date: 10/26/2009 11:59:59 PM	4 ACCACILL	M Run: 05/16/2017 09:45 AM	09:45 AM
Sales History										
Book Page	Sale Date	Instrument	rent	Transfer Code	o n	Vacant	Sale Price			
	11/1/1983	Warran	Warranty Deed	0	¥		*			
10	6/1/1989	Warran	Warranty Deed	4	N	_	375,000			
	4/1/1997	Quit Claim	aim Deed	0	0	>	1,000			
Total Values							(Classified Value + Non-Ag Land Just Value)			<
Bidg Value	417,471 Misc Value	alue	21,037	7 Land Value			63		New Const Value	c
Total Just Value	966,431 Total E	Total Expt Value	25,000	0 Taxable Value		813,907	Prev Tax Value 1	1.008,437	Previous Just	1,252,772
Exemptions							-			
Code Description		Value	e Year	Renewal	*	% Amount Applied	Applied			
	D R/S	25,000	0 1994	ę	50.00					
	ESTEAD	25,000	0 2008	-	100.00					
Amendment 10	Outvorshin 60.00 Ella	Elinihla Hea 64.00		Pravious lust 1 959 779	Curre	Current Just 966.431	5.431			
						č		5		
SOH Base	Additions %	% Max S	SOH Difference	son Limit	"Imit	20	IIAX T		SOH laxable	
SOH Base			SOH Difference		1imi-	0	Inexa	or ooo	SOH Taxable	

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EXHIBIT K

EXHIBIT L

Exhibit B



#### 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 Account# Property ID Millage Group	D0003400-000100 9104453 9104453 10KW	
Location	329 PEACON Ln, KEY WEST	1000
Address		_
Legal	KW PTLOT 1 SQR 22 G7-17 OR 108-426/29 OR 617-318 OR 750-591 OR 897-1066/67	Constant State
Description	OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents)	H
Neighborhood	6108	Sec. 1
Property	SINGLE FAMILY RESID (0100)	ALC: N
Class Subdivision		(Lana
Sec/Twp/Rng	06/68/25	1000
Affordable	No	1000
Housing		the state



#### Owner

PEACON LANE REALTY LLC 43 S Water St E Fort Atkinson WI 53538

#### Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
<ul> <li>Market Improvement Value</li> </ul>	\$190,498	\$165,800	\$185,025	\$161,013
<ul> <li>Market Misc Value</li> </ul>	\$3,868	\$3,958	\$0	\$0
<ul> <li>Market Land Value</li> </ul>	\$455,273	\$340,782	\$349,312	\$188,805
<ul> <li>Just Market Value</li> </ul>	\$649,639	\$510,540	\$534,337	\$349,818
<ul> <li>Total Assessed Value</li> </ul>	\$561,594	\$510,540	\$384,800	\$349,818
<ul> <li>School Exempt Value</li> </ul>	\$0	\$0	\$0	\$0
<ul> <li>School Taxable Value</li> </ul>	\$649,639	\$510,540	\$534,337	\$349,818

#### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

#### **Buildings**

Building tD Style Building Type Gross Sq Ft Finished Sq Ft Stories Condition Perimeter Functional Obs Economic Obs Depreciation % Interior Walls	0	ATION		Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Haif Bathrooms Grade Number of Fire Pi	ABOVE AVERAGE WOOD with 11% C.B.S. 1933 2015 WD CONC PADS IRR/CUSTOM METAL SFT/HD WD FCD/AIR DUCTED 1 1 0 450 0
Code De	escription	Sketch Area	Finished Area	Perimeter	•
OPX EX	(C OPEN PORCH	48	0	28	
FLA FL	OOR LIV AREA	469	469	94	
OPU OF	P PR UNFINILL	80	0	36	
TOTAL		597	469	158	

https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=1184287373&KeyValue=0000340... 1/4

EXHIBIT L

#### Yard Items

14	and mentis					
	Description	Year Built	Roll Year	Quantity	Units	Grade
	FIN DET UTILIT	2015	2016	1	12	2
	BRICK PATIO	2015	2016	1	474 SF	2
	-					

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	\$100	Warranty Deed	2251047	3002	1722	11 - Ungualified	Improved

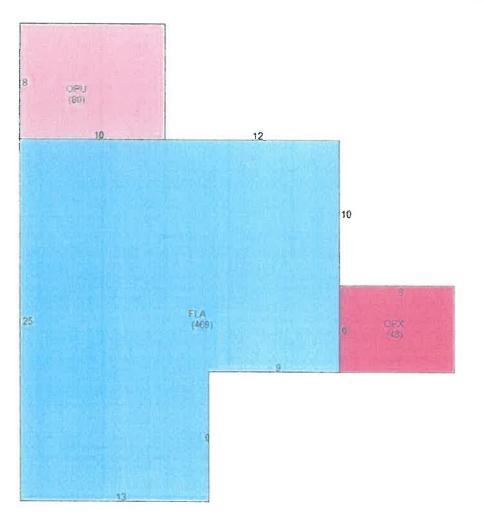
#### Permits

		Date			
Number ¢	Date Issued \$	Completed \$	Amount ©	Permit Type 🕈	Notes 🗢
18-0872	6/20/2019		\$0	Residential	ELECTRICAL REMODEL OF RESUNIT PER PLANS
18-0954	6/20/2019		\$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		\$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		\$0		
18-2509	6/20/2019		\$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		\$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		\$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	\$465	Residential	**************************************
05-5127	11/16/2005	7/24/2006	\$385	Residential	**************************************
04-2254	7/7/2004	6/16/2004	\$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	\$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	\$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	\$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	\$1,000	Residential	RENOVATION OF 2 OUT OF 4 RESUNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	\$13,927	Residential	ROOF

#### View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

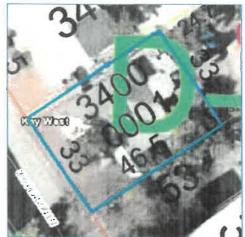


#### Photos



https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=1184287373&KeyValue=0000340... 3/4

#### Map



#### **TRIM Notice**



2021 Notices Only

Schneider

Exhibit **B** 

EXHIBIT L

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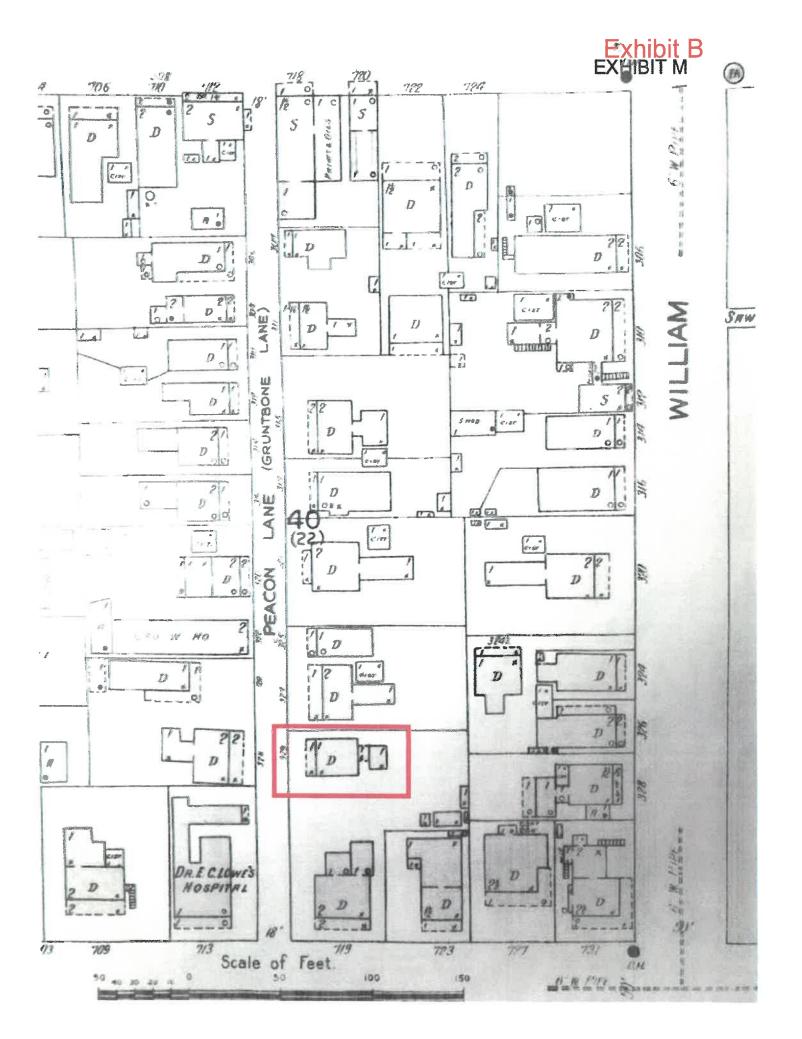


Exhibit N

#### Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units.

The City desires to retain in perpetulty the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

(Supp. No. 2)

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# Disclaimer: This Information is belowed to be correct but is subject to change and is not warranteed.



#### **Thomas Francis-Siburg**

From: Sent: To: Subject: Elka Garcia <egarcia@fkaa.com> Thursday, July 30, 2020 2:25 PM Thomas Francis-Siburg RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45 Residental 1 meter Continue service

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



From: noreply@civicplus.com <noreply@civicplus.com> Sent: Thursday, July 30, 2020 2:08 PM To: Elka Garcia <egarcia@fkaa.com> Subject: Online Form Submittal: Public Records Request Form



#### Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property.
	I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010.
	Can you provide me these records and let me know if anything else is needed in order to make this record?
	Thank you, Thomas

Email not displaying correctly? View it in your browser.

## MEMORANDUM

Re:	Lawful Unit Determination
CC:	Mr. Raj Ramsingh, KW Building Official Mr. Owen Trepanier Ms. Sandy Mayer
From:	Thomas Francis-Siburg Harry Just
To:	Ms. Katie Halloran, Planning Director
Date:	October 21, 2022





EAND USE PLANNING DEVELOPMENT CONSULTAINTS

Attached is an Application for Lawful Unit Determination ("LUD") for 329 Peacon Lane, pursuant to Sec. 108-99.

Sec. 108-99. Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

(1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.

A determination of a lawful unit, in this case, will <u>not</u> result in a net addition to the number of residential dwelling unit stock.

(2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

A determination of a lawful unit, in this case, does <u>not</u> increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

(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:

This unit was in existence at the time the April 1, 2010, Census was prepared as demonstrated by the following:

a. Aerial Photograph showing that the structure existed on or about April 1, 2010

Attached are two aerial photographs bracketing the required date of on or about April 1,

-2-

October 21, 2022

2010. The first is a 2009 FDOT aerial<sup>1</sup> and the second is a 2012 Monroe County Property Appraiser aerial<sup>2</sup>. Both show the existing structure in its current configuration.

b. Building permits issued prior to April 1, 2010

Attached are 3 permits issued prior to April 1, 2010:

- 2001-00000409 Plumbing<sup>3</sup>
- 2003-00003588 Renovation, Conversion: Residential<sup>4</sup>
- 2005-00005126 Hurricane Repair<sup>5</sup>
- c. Copies of city directory entries on or about April 1, 2010;

Attached is the 2010 Polk City Directory showing 329 Peacon Lane is a home owned by the listed person and listed in the Directory for 16 years prior<sup>6</sup>.

d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;

Occupancy of the structure is demonstrated by the following:

- 1989 survey depicting the structure as residential "1 STY. FR. & C.B.S. Cottage"
- 1912 Sanborn Map depicting 329 Peacon as a residential dwelling<sup>8</sup>
- e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No licenses are known to exist.

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

According to FKAA one residential meter was established on 01/23/1945 with current continuous service<sup>9</sup>. Keys Energy Services identified a continuous meter for the front property since September 2001<sup>10</sup>.

g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card):

Documentation from the Monroe County Property Appraiser's Office on 5/16/2009 shows<sup>11</sup>:

<sup>&</sup>lt;sup>1</sup> Exhibit A. - 2009 FDOT aerial

<sup>&</sup>lt;sup>2</sup> Exhibit B. - 2012 Monroe County Property Appraiser aerial

<sup>&</sup>lt;sup>3</sup> Exhibit C. - Building Permit No. 2001-00000409 - Plumbing

<sup>&</sup>lt;sup>4</sup> Exhibit D. - Building Permit No. 2003-00003588 - Renovation, Conversion: Residential

<sup>&</sup>lt;sup>5</sup> Exhibit E. - Building Permit No. 2005-00005126 - Hurricane Repair

<sup>&</sup>lt;sup>6</sup> Exhibit F. - 2010 Polk City Directory

<sup>&</sup>lt;sup>7</sup> Exhibit G. - 1989 Survey

<sup>&</sup>lt;sup>8</sup> Exhibit H. - 1912 Sanborn Map

<sup>&</sup>lt;sup>9</sup> Exhibit I. - 1945 FKAA Service Record

<sup>10</sup> Exhibit J. - 2001 Keys Energy Service Record

<sup>&</sup>lt;sup>11</sup> Exhibit K. - 2009 Mo Co Property Appraiser Card



October 21, 2022

-3-

- The concrete block structure was built in 1933.
- According to the Property appraiser record as of 7/29/2022<sup>12</sup>:
  - The structure is recognized as a single-family residential unit owned by Peacon Lane Realty LLC.
- h. Similar documentation as listed above

The 1926 Sanborn Map<sup>13</sup> shows a 329 Peacon Lane as a dwelling unit.

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; and

An as-built certification will be prepared following determination by the Planning Department that the unit is not affected by the building permit allocation system.

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).

All back fee payments shall be paid current and in full following determination by the Planning Department that the unit is not affected by the building permit allocation system.

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Occupational license with the city will be updated following determination by the Planning Department that the unit is not affected by the building permit allocation system.

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

This unit is permissible under current and former zoning requirements:

 The property is in the historic district and the comprehensive plan, policy 1-1.10.3<sup>14</sup>, protects residential density of all historic sites within the city's historic district.

<sup>&</sup>lt;sup>12</sup> Exhibit L. - 2022 Mo Co Property Appraiser Card

<sup>13</sup> Exhibit M. - 1926 Sanborne Map

<sup>&</sup>lt;sup>14</sup> Exhibit N. - Policy 1-1.10.3. Retention of Historic Character and All Permanent Single Family Housing Units.

October 21, 2022

 The previous zoning, HP-3, allowed single-family detached residential units and at that time code stipulated that where existing density exceeds that permitted by code, the existing density would be used to calculate development potential.

#### Lot of Record

329 Peacon Lane is an historic lot of record. 329 Peacon Lane has gone through periods in recent history with the Monroe County Property Appraiser's Office of either receiving a separate property tax bill from or billed together with adjacent property 723 Eaton Avenue.<sup>15</sup> No subdivisions or unifications have occurred which has altered the legal description of the historic lot of record per chapter 118 of the land development regulations.

#### Summary of Evidence:

Date	Units	Document / Evidence	Compliance	Exhibit
01/09/2009	NA	FDOT Aerial	Sec. 108-991(3)a	A
2012	1	Mo Co Property Appraiser Aerial	Sec. 108-991(3)a	В
01/24/2001	N/A	Permit No. 2001-00000409	Sec. 108-992(3)b	C
10/09/2003	1	Permit No. 2003-00003588	Sec. 108-991(3)b	D
11/16/2005	NA	Permit No. 2005-00005126	Sec. 108-991(3)b	E
2010	1	2010 Key West Phone Directory	Sec. 108-991(3)c	F
1989	1	1989 Survey	Sec. 108-991(3)d	G
1912	1	1912 Sanborn Map	Sec. 108-991(3)d	Н
1945-Present	1	FKAA Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	I
2001-Present	1	Keys Energy Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	J
2009	1	Mo Co Property Appraiser's Property Record Card, Permit 02-0924: renovated 2 of 4 residential units	Sec. 108-991(3)g	к
2022	1	Mo Co Property Appraiser's Property Record Card	Sec. 108-991(3)g	L
1926	1	1926 Sanborn Insurance Map	Sec. 108-991(3)h	M
2013	N/A	Municipal Code, City of Key West	Policy 1-1.10.3	N

#### Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that one dwelling unit existed on the subject property on, or about, April 1, 2010, and was a permissible use under former zoning requirements.

<sup>&</sup>lt;sup>15</sup> Exhibit O. - 1989 Mo Co Property Appraiser Card Exhibit P. - 2019 Mo Co Property Appraiser Card

	Exhibit B
PEACON LANE REALTY LLC 43 S WATER ST E FORT ATKINSON, WI 53538	10/12 20 22 79-612/759
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#### 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 Account# Property ID Millage Group Location Address Legal Description	00003400-000100 9104453 9104453 10KW 329 PEACON Ln, KEY WEST KW PT LOT 1 SQR 22 G7-17 OR106-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722	
Neighborhood Property Class Subdivision Sec/Twp/Rng Affordable Housing	(Note: Not to be used on legal documents) 6108 SINGLE FAMILY RESID (0100) 06/68/25 No	TOP



#### Owner

PEACON LANE REALTY LLC 43 S Water St E Fort Atkinson WI 53538

#### Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	\$190,498	\$165.800	\$185,025	\$161,013
+	Market Misc Value	\$3,868	\$3.958	\$C	\$0
+	Market Land Value	\$455,273	\$340,782	\$349,312	\$188.805
-	Just Market Value	\$649,639	\$510,540	\$534,337	\$349,818
-	Total Assessed Value	\$561,594	\$510,540	\$384,800	\$349,818
-	School Exempt Value	\$0	\$0	\$0	\$0
-	School Taxable Value	\$649,639	\$510,540	\$534,337	\$349,818

#### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

Buildings

Building ID Style Building Type Gross Sq Ft Finished Sq Ft Stories Condition Perimeter Functional Obs Economic Obs Deprectation % Interior Walks	0	NATION		Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire Pl	ABOVE AVERAGE WOOD with 11% C.B.S. 1933 2015 WD CONC PADS IRR/CUSTOM METAL SFT/HD WD FCD/AIR DUCTED 1 1 0 450 0
Code D	escription	Sketch Area	Finished Area	Perimeter	0
OPX E	XC OPEN PORCH	48	0	28	
FLA F	LOOR LIVAREA	469	469	94	
OPU C	PPR UNFINILL	80	0	36	
TOTAL		597	469	158	

https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&KeyValue=00003400-000100

qPublic.net - Monroe County, FL - Report: 00003400-000100

Yard Items

Description	Year Buik	Roā Year	Quantity	Linits	Grade		
FIN DET UTILIT	2015	2016	1	12	2		
BRICK PATIO	2015	2016	1	474 SF	2		
Sales							

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or improved
1/2/2020	\$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

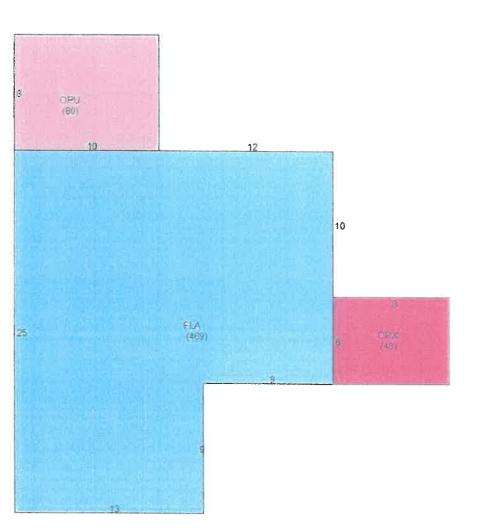
Permits

		Date			
Number \$	Date Issued ≑	Completed \$	Amount ‡	Permit Type \$	Notes 🗢
18-0872	6/20/2019		\$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		\$0	Residential	ROUGH IN INSTALL I TOUET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		\$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		\$0		
18-2509	6/20/2019		\$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		\$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		\$55,000	Residential	PARTIAL HOUSE RENOVATION. 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA.NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	\$465	Residential	""""""HURRICANE WILMA DAMAGE""""" REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	\$385	Residential	"""" HURRICANE WILMA DAMAGE""" REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	\$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	\$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	\$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	\$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	\$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	\$13,927	Residential	ROOF

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



#### Photos



#### qPublic.net - Monroe County, FL - Report: 00003400-000100

#### Map



#### **TRIM Notice**



2022 Notices Only

Schneider

Exhibit B

Lio, Privacy Pully CDPR Privacy Netice Last Data Upicad, 9/20/2022, - 12/11444



# **Cash Register Receipt**



**City of Key West** 

DESCRIPTION		ACCOUNT	QTY	PAID
ProjectTRAK				\$126.01
LUD2022-0007	Address: 329 PEACON Ln	APN: 00003400-000100	S.S. Shares	\$126.01
LAWFUL UNI	T DETERMINATION			\$126.01
LAWFUL UNIT DETERMINATIONAPPLICATION FEE		Advertising, noticing, fire review fee	0	\$126.01
TOTAL FEES PAID B	Y RECEIPT: R63528			\$126.01

Date Paid: Tuesday, November 01, 2022 Paid By: Treoanier Cashier: JM Pay Method: CHECK 6566



# **Cash Register Receipt**

## Exhibit B Receipt Number R63529

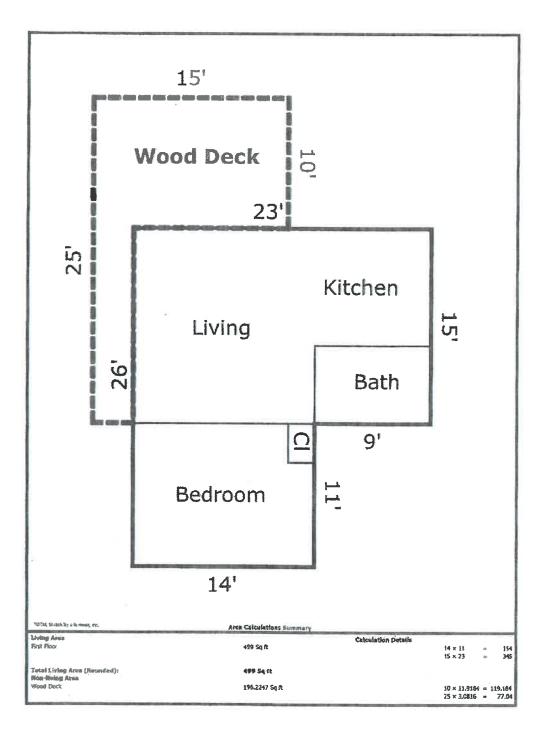
City	of	Key	West
------	----	-----	------

DESCRIPTION		ACCOUNT	QTY	PAID
ProjectTRAK				\$2,520.25
LUD2022-0007	Address: 329 PEACON Ln	APN: 00003400-000100	To de las	\$2,520.25
LAWFUL UNIT	DETERMINATION			\$2,520.25
	LAWFUL UNIT DETERMINATIONAPPLICATION FEE		0	\$315.25
LAWFUL UNIT DETERMINATIONAPPLICATION FEE			0	\$2,205.00
TOTAL FEES PAID B	Y RECEIPT: R63529	EN ISRE HILLS	Action of the West	\$2,520.25

Date Paid: Tuesday, November 01, 2022 Paid By: PEACON LANE REALTY LLC Cashier: JM Pay Method: CHECK 1009

Lander Gasa Ido, 249258

		Build	ling Sketch				
Bonower	DEKD Properties LLC						
<b>Property Address</b>	329 Peacon Ln				_		
Gilly	Key West	County	Monroe	State	FI	Zin Code	33040
Lender/Client	Greenwoods State Bank						



Form SKT.BLOSKI - "TOTAL" appraisal software by a la mode, inc. - 1-860-ALAMODE

Detail by Entity Name

# Exhibit B

STOLEN IN CONTRACT IS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

#### **Detail by Entity Name**

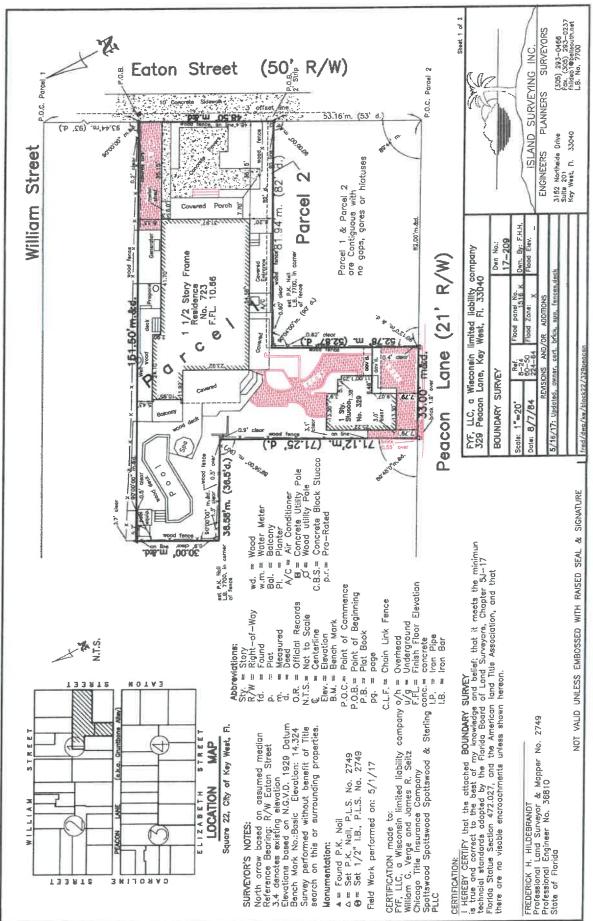
Florida Limited Liability Company PEACON LANE REALTY, LLC

Filing Information

X-many - many services services				
Document Numbe	r L19000274011			
FEI/EIN Number	38-8601726			
Date Filed	11/04/2019			
State	FL			
Status	ACTIVE			
Last Event	REINSTATEMENT			
Event Date Filed	03/02/2022			
Principal Address				
43 SOUTH WATER FORT ATKINSON,				
Mailing Address				
43 SOUTH WATER FORT ATKINSON,				
Registered Agent N	ame & Address			
Klitenick, Richard, 1009 Simonton Str Key West, FL 3304	eet			
Name Changed: 12	2/16/2020			
Address Changed:	03/02/2022			
Authorized Person(	s) Detail			
Name & Address				
Title AMBR				
ERDMAN, DOUGL	AS			
43 S WATER ST EAST				
FORT ATKINSON,	WI 53538			
Annual Reports				
Report Year	Filed Date			
2020	12/16/2020			

https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=PEACON... 1/2

# 8/23/22, 11:09 AM Detail by Entity Name 2021 03/02/2022 2022 03/02/2022 Document Images 03/02/2022 -- REINSTATEMENT View Image in PDF format 12/16/2020 -- REINSTATEMENT View Image in PDF format 11/04/2019 -- Flonda Limited Liability View Image in PDF format



LEGAL DESCRIPTION:

Parcel 1:

On the island of Key West and known as part of Lot 1, in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackiey's diagram recorded Book "D", at page 205, of the Public Records of Monroe County, Florida, and being more particularly described as follows: COMMENCING at the intersection of the Southwesterly right-of-way line of William Street and the Northwesterly right-of-way line of Eaton Street; thence Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.00 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southwesterly direction for 36.50 feet; thence at a right ongle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-way line of Peacon Lane; thence at a angle of 9012'00" to the right and in a Southeasterly direction for 54.87 feet; thence at a angle of 89'48'00" to the right and in a Northwesterly direction for 54.87 feet; thence at a right angle and in a Southwesterly direction for 82.00 feet to the soid Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly Right-of-way line of Beaton Street; thence at a right angle and in a Southeasterly Right-of-way line of Beaton Street; thence at a right angle and in a Southeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the soid Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly (should say Northwesterly) direction olong the said Northwesterly right-of-way line of Eaton Street for 46.50 feet to the Point of Beginning.

#### AND Parcel 2

A parcel of land in the City of Key West and know and designated on a Plan of a Subdivision by W.R. Hackley, recorded in Deed Book "D", Page 205. Monroe County, Florida, Public Records as part of Subdivisions 5 and 6 of Part of Lat 1, in Square22, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right-of-way line Peacon Lone and the Northwesterly right-of-way line of Eaton Street and run Northeasterly and along the Northwesterly right-of-way line of said Eaton Street for a distance of 53 feet to the Point of Beginning of the parcel of land being described herein; thence Northwesterly and at right angles for a distance of 82 feet; thence Southeasterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 82 feet; thence Southwesterly and at right ang

					Sheel 2 of 2	
FYF, LLC, a Wisconsin limited liability company 329 Peacon Lane, Key West, Fl. 33040				~~<	R.C.	
BOUNDARY SURVEY			Dwn No.: 17-209			
Scale: 1"=20'	Ref. 8-24	Flood panel Na. 1515 K	Den. By: F.H.H.			
	60-50	Flood Zone: X	Flood Elev	ISLAND SU	RVEYING INC.	
REVISIONS AND/OR ADDITIONS				ENGINEERS PLANI	VERS SURVEYORS	
5/16/17: Updated, owner, cert, brick, spc, fences,deck				3152 Northside Drive Suite 201 Key West, Fl. 33040	(305) 293-0466 Fax. (305) 293-0237 fhildeb1@beilsouth.net L.B. No. 7700	
Ired/dwg/kw/block22	/329peacon			1	C.p. (10. 7700	

# Fxhibit B



**City of Key West Planning Department** Verification Form (Where Applicant is an entity)

I. Thomas Francis-Siburg, in my capacity as Planning Manager (print name)

(print position: president, managing member)

Owen Trepanier & Associates, Inc. of

(print name of entity)

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:

723 Eaton St. / 329 Peacon Lane, Key West, FL 33040 Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application: that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 23rd, August 2022 by

date

**Thomas Francis-Siburg** Name of Applicant

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

Votary's Signature and S

Nikita L. Stange Name of Acknowledger typed, printed or stamped

HH149093

Commission Number, if any



Nikita L. Stange Notary Public State of Florida Comm# HH149093 Expires 7/5/2025

Page 1 of 1

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

> PREPARED BY AND RETU<u>RN TO</u> RICHARD M. KLITENICK, ESO. RICHARD M. KLITENICK, P.A. 1009 SIMONTON STREEY KEY WEST, FL 33040 305-202-4101 FILE NUMBER: RE19-063 RECORDING FEE: \$18.50 DOCUMENTARY STAMPS PAID: \$0.70

> > [space above this line for recording data]

#### WARRANTY DEED

THIS WARRANTY DEED is made on this \_\_\_\_\_ day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538. (hereinafter "Grantee").

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN C<sup>o</sup>00/100<sup>th</sup> DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully setzed of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 1 OF 2 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Witness #1 sk Print name:

Letitia Erdman, Manager & Authorized Member By

Wirness Print name:

STATE OF WISCONSIN COUNTY OF WA/Worth

I HEREBY CERTIFY that on this 2nd day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of **K** physical presence or  $\Box$  online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers have as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.



Notary Public, State of Wisconsin My Commission Expires: 5-08-2020

WARRANTY DEED FYF, LLC TO PEACON LANE REALTY, LLC 329 PEACON LANE, KEY WEST, FL PAGE 2 OF 2

From:	Jordan Mannix-Lachner		
To:	Nathalia Mellies; Katie P.Halloran		
Cc:	Ronald Ramsingh		
Subject:	RE: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane		
Date:	Thursday, February 16, 2023 10:38:28 AM		
Attachments:	ímage003.png		
	image004.png		
	image005.png		
	image006.png		

Good morning!

I got your email on Friday about Eaton having three units, I just haven't had the time to finalize the draft letter yet.

Thank you,

### Jordan Mannix-Lachner

Planner I Planning Department City of Key West Josephine Parker City Hall 1300 White Street Key West, FL 33040 (305) 809-3884 I jordan.lachner@cityofkeywest-fl.gov



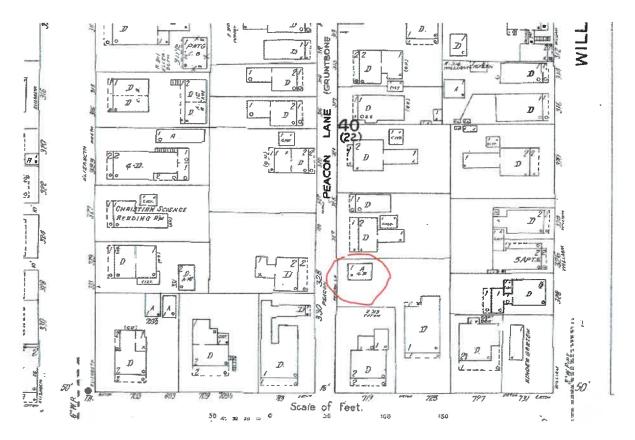
From: Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>
Sent: Thursday, February 16, 2023 10:32 AM
To: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>; Katie P. Halloran
<katie.halloran@cityofkeywest-fl.gov>
Cc: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane

#### Good morning,

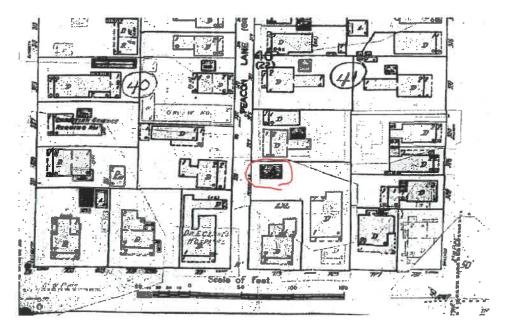
This is no longer with legal, although it was at the time the below email was sent (1/31). Are you waiting on anything from me?

I have researched the parcel. There are three recognized units on Eaton. I am not sure though that a LUD is appropriate for the Peacon parcel; a build-back might make more sense as it appears there was previously a unit on the parcel.

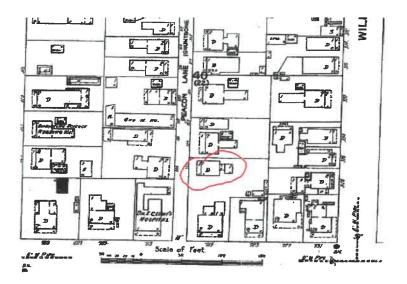
1961 Sanborn map:



#### 1948 Sanborn map:



1926 Sanborn map:



#### Respectfully,

#### Nathalia A. Mellies

Assistant City Attorney City of Key West P.O. Box 1409 Key West, FL 33041-1409 (305) 809-3872 | nathalia.mellies@cityofkeywest-fl.gov



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.

From: Nikita Stange <<u>Nikita@owentrepanier.com</u>>

Sent: Thursday, February 16, 2023 10:21 AM

**To:** Jordan Mannix-Lachner <<u>iordan.lachner@cityofkeywest-fl.gov</u>>; Licensing@cityofkeywestfl.gov>; Amanda Brady <<u>abrady@cityofkeywest-fl.gov</u>>; Katie P. Halloran <<u>katie.halloran@cityofkeywest-</u> fl.gov>; Nathalia Mellies <<u>nathalia.mellies@cityofkeywest-fl.gov</u>>

**Cc:** Owen Trepanier <<u>owen@owentrepanier.com</u>>; Thomas Francis-Siburg <<u>thomas@owentrepanier.com</u>>; Donna Phillips <<u>donna.phillips@cityofkeywest-fl.gov</u>>

Subject: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Yesterday we submitted a BTR request for 329 Peacon Lane. I was informed by Joseph that the LUD is still in progress. There seems to be some confusion as to the status of the LUD- Licensing believes it (the LUD) is with Planning and Planning (see below) has said it is with Legal. Can we please have a quick update on where this stands?



Thank you, Nikita

Nikita Stange, MA

Project Management Associate

Trepanier & Associates, Inc. Land Planners & Development Consultants 1421 First Street Key West, FL 33040-3648 Ph. 305-293-8983 / Fx. 305-293-8748 www.owentrepanier.com

JOIN OUR TEAM!

http://owentrepanier.com/jobopenings.html

From: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>
Sent: Tuesday, January 31, 2023 8:39 AM
To: Nikita Stange <<u>Nikita@owentrepanier.com</u>>
Cc: Thomas Francis-Siburg <<u>thomas@owentrepanier.com</u>>; Donna Phillips <<u>donna.phillips@cityofkeywest-fl.gov</u>>
fl.gov>
Subject: RE: [EXTERNAL] LUD application - 329 Peacon Lane

Hi Nikita,

Our Legal department reached out to Owen about issues with this application. I have been directed to hold off on finalizing the letter until Owen follows up.

Thank you!

#### Jordan Mannix-Lachner

Planner I Planning Department City of Key West Josephine Parker City Hall 1300 White Street Key West, FL 33040 (305) 809-3884 I jordan.lachner@cityofkeywest-fl.gov



From: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Sent: Monday, January 30, 2023 4:57 PM
To: Nikita Stange <<u>Nikita@owentrepanier.com</u>>
Cc: Thomas Francis-Siburg <<u>thomas@owentrepanier.com</u>>; Jordan Mannix-Lachner

<<u>iordan.lachner@cityofkeywest-fl.gov</u>> Subject: RE: [EXTERNAL] LUD application - 329 Peacon Lane

Hello ---

The application and draft of the determination letter have been referred to Katie for review.

Regards,

Donna

From: Nikita Stange <<u>Nikita@owentrepanier.com</u>>
Sent: Monday, January 30, 2023 4:54 PM
To: Donna Phillips <<u>donna.phillips@cityofkeywest-fl.gov</u>>
Cc: Thomas Francis-Siburg <<u>thomas@owentrepanier.com</u>>
Subject: [EXTERNAL] LUD application - 329 Peacon Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Donna-

I am requesting an update on the status of our Lawful Determination Application for the property at 329 Peacon Lane.

Thank you, Nikita

Nikita Stange, MA Project Management Associate

Trepanier & Associates, Inc. Land Planners & Development Consultants 1421 First Street Key West, FL 33040-3648 Ph. 305-293-8983 / Fx. 305-293-8748 www.owentrepanier.com

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