

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

Via Hand Delivery

August 21, 2025

Keri O'Brien, MMC City Clerk City of Key West 1300 White Street Key West, FL 33040

Re: Notice of Appeal of the Growth Management Director's August 12, 2025, denial of the Lawful Unit Determination Application for 901 Fleming Street, Key West, Florida.

Dear Ms. O'Brien:

My firm represents 901 Fleming Street, LLC, which owns the property located at 901 Fleming Street, Key West, Florida. 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 Growth Management Director's August 12, 2025, denial of the Lawful Unit Determination ("LUD") Application for 901 Fleming Street. Pursuant to Section 90-431(1)(a), the appeal deadline is ten (10) days from the date of the decision by the Growth Management Director thereby making the appeal deadline August 22, 2025. This notice of appeal was timely submitted. A copy of the August 12, 2025, Growth Management Director's denial letter is attached as **Exhibit "A"**. A copy of the Lawful Unit Determination Application, received by the City on April 10, 2024, is attached as **Exhibit "B"**. A copy of the Planning Department's work product response to the Application is attached as

Exhibit "C". A Copy of an email communications regarding the Application is attached as **Exhibit "D"**. A check in the amount of \$2,552.56 is enclosed for payment of the fee for the appeal.

My client, 901 Fleming Street, LLC, the property owner of 901 Fleming Street, respectfully requests that the Board of Adjustment, pursuant to section 90-430, review the merits of this appeal and reverse the denial of the LUD Application. The Planning Department did not properly construe and apply the requirements of section 108-991(3), City of Key West Code of Ordinances.

A detailed legal brief will be timely submitted prior to the hearing before the Board of Adjustment which will more fully address the merits of this appeal.

It is respectfully requested that the hearing date for this appeal be coordinated with the City Attorney. Thank you for your consideration and assistance. Please do not hesitate to contact me with any questions.

Sincerely,

Van D. Fischer, Esq.

Exhibits (4)



Post Office Box 1409 Key West FL 33041-1409 (305) 809-3700

August 12th 2025

VIA EMAIL DELIVERY

Owen Trepanier 1421 First Street Unit 101 Key West, Florida 33040

RE: Lawful Unit Determination Application – 901 Fleming Street, Key West, FL 33040

Dear Mr. Trepanier,

The Planning Department received a Lawful Unit Determination application for an additional three (3) non-transient units for the real property located at 901 Fleming Street, Key West, FL 33040, identified by RE# 00005650-000000. 901 Fleming Street consists of a 4,108 square foot parcel, located in the Historic Neighborhood Commercial-2 (HNC-2) Zoning District. The property is improved with a 3-story structure consisting of commercial space on the first floor, two residential units on the second floor and a third residential unit on the third floor. The commercial space maintains a Business Tax Receipt (BTR) for a bar/lounge – commonly referred to as "Kava Culture Key West." The city currently recognizes zero (0) residential units on site.

This application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specifically, 108-991 (3) provides in part that:

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

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;



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- 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
- f. and types of rental units;
- g. 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); and
- Similar documentation as listed above.

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



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- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.
- d. As mentioned above, 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.

Criteria Analysis:

The 4,108 square foot parcel at 901 Fleming Street is commercial on the first floor with a BTR for a bar/lounge commonly known as Kava Culture Key West. There are two more floors above containing two units on the second floor and one unit on the third floor. These units are all currently occupied by tenants. These units are not recognized by the City.

- Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
 - There are two ariel photographs dated 2009, and 2015, as well as a 1950's HARC photo, and a 1899 Sanborn map.
- Building permits issued prior to April 1, 2010;
 - > 1997-00004096 Renovation Conversion: Commercial, "Remodel existing storage loft into a one bedroom living unit"
 - 1998-00000006 -Renovation Conversion: Commercial, "Remodel existing attic for additional bedroom, bath. Not to be used as an independent living unit.
- b. Copies of city directory entries on or about April 1, 2010:
 - 5 directory entries from prior to 2010 were provided.
- Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;



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- None provided by applicant, however an affidavit signed by Gary Burchfield was provided stating that he confirms three units at the property on or about 2010.
- d. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units:
 - One Non Transient Rental unit license for 901 Fleming in 2021.
- Documentation from 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;
 - None provided by applicant.
- Documentation from the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
 - 2010 Property Record Card
- g. Similar documentation as listed above
 - Tax Collector Business Tax Receipt
 - Property Card
 - Sunbiz Information
 - Commercial information with interior photos.

Planning Analysis:

The applicant's only evidence supporting the existence of more than one unit is the 1899 Sanborn Map, which shows two dwelling units, and a signed affidavit. However, later Sanborn Maps—specifically the 1962 edition—depict the property as a furniture store with no dwelling units. The 1926 Sanborn Map



indicates the presence of an office at the site. It appears that the residential units were likely abandoned sometime between 1899 and 1926.

By 1974, John B. Lind was listed as living at 901 Fleming Street according to entries in the Polk County Directory. However, by 1994, there were no residents listed at the property—only businesses. The 2008 Directory lists Thomas Sawyer as residing at the property. None of the entries reviewed show more than one resident.

On June 6, 2024, staff contacted Keys Energy. Sabrina Hall informed staff that there are two active meters at the location, with service start dates of May 1983 and May 1984, respectively. Both meters are under commercial service accounts.

On June 7, 2024, staff contacted the Florida Keys Aqueduct Authority (FKAA). Nathalie Meza stated that there is only one water meter and one unit at the property, and it is listed as non-residential. The service has been continuous since June 8, 1944.

According to Section 108-991(3) of the City Code of Key West, the Planning Department is tasked with reviewing available documents to determine whether a body of evidence exists to support the existence of units on or about April 1, 2010. Staff has reviewed this application based on the criteria in that section and has considered the materials submitted by the applicant.

The Planning Department conducted a site visit on June 10, 2024. Staff observed three separate units onsite, each with distinct areas for cooking, sleeping, and restroom facilities.

Per the Code, applications received after May 2, 2017, must demonstrate that the unit being recognized is or has been legally permissible under the current or any previous zoning regulations applicable to the property.



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The subject parcel lies within the Historic Neighborhood Commercial (HNC-2) zoning district, which permits multi-family residential dwellings. The 4,108-square-foot property allows for a residential density of 1.5 units. Recognizing three residential dwelling units would exceed the allowable density. Prior to being zoned HNC-2, the parcel was zoned HP-1, a Residential Historic Preservation District. Before 1985, this zoning district allowed for multi-family structures not exceeding four dwelling units. However, the 1962 Sanborn Map shows the property as a furniture store, suggesting no residential use at that time.

Ordinance 85-33 later permitted multi-family structures at a density of up to 22 dwelling units per acre, which would have allowed 2.07 units on-site. Ordinance 97-10 reduced the allowable density to 16 dwelling units per acre, limiting the site to 1.5 units. In 1997, a third-floor loft was converted into a residential unit, although it appears the permit was never finalized. At that time, three units on the site would have exceeded the allowable density.

Planning staff supports the recognition of one unit, based specifically on Building Permit No. 1997-0004096 for remodeling an existing storage loft into a one-bedroom residential unit. No substantial evidence has been provided by the applicant, nor found by staff, to support the existence of three residential units on or about 2010.

City directories have never shown more than one resident at the property. A 2017 MLS listing describes the property as containing four businesses and one one-bedroom apartment on the third floor, consistent with the 1997 building permit. A 2021 Code Compliance case documents a second-floor unit, listed as "Unit 2A, historic building with renovated upgrades... Modern kitchen... gloss new cabinets." A 2018 permit exists for one ADA-compliant toilet and one lavatory, suggesting this second-floor unit was constructed in 2018. Photos from the 2024 site visit match the description, including the gloss cabinets.

There is no documentation confirming that any accessory unit was occupied on or around 2010. Therefore, staff does not find sufficient evidence to support the existence of a second or third unit at that time. The strongest piece of supporting evidence—a signed affidavit—is not permitted as the sole basis for granting unit recognition.



The applicant submitted a 2010 Business Tax Receipt (BTR) from the Monroe County Tax Collector for 901 Fleming Street. The BTR lists the business type as "Apartments, Condos, Houses & Commercial Units (Commercial Rentals)," with the next line reading, "Rooms: 3." Staff contacted the Tax Collector's Office for clarification. They responded that "3 Units total on site" may include residential, commercial.

or office use and that "rooms" are only counted for hotels/motels.

The 2010 Polk County Directory lists the following businesses at the property: 901 Signs & Design. Solares Hill Design Group, and Tom Sawyer's Keyboard AD. It lists one residence: Thomas M. Sawyer & Kelly H. noted as residents for 8 years. Based on this, the BTR's reference to three "rooms" likely reflects two businesses and one residential unit.

Staff believes that once the attic was converted into a residence in 1998, it has consistently housed a tenant. However, there is no conclusive evidence supporting the existence of three legal residential units. At some point, an office may have been illegally converted into a residence without proper permitting or documentation.

Conclusion:

The two (2) building permits, Monroe County Property Appraiser Card, and single non-transient rental license support the existence of one (1) non-transient rental unit associated with the subject premises located at 901 Fleming Street.

The City Planner's decision shall be rendered to the Department of Commerce for a determination of consistency with the principals for guiding development pursuant to Section 108-991 (3)(h) of the City Code of Ordinances.

Sincerely,

Exhibit A

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Patrick T. Wright

Growth Management Director

Dated:

Attachments:

 Planning Package with applicant submittals, additional Staff research, and 6/10/24 site visit photos



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

Address: 1 to 6 Whote Street • Key West Florida (3056)

Phone Mis-physical

Websin www.cityofkeywest-fl.gov

Application Fee Schedule



Lawful Unit Determination Application

\$ 2,315.25

For each additional unit on the same parcel there is an additional fee of \$578.81

Ordinance 17-03, Effective May 5, 2017 Ordinance 19-10, Files for 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: 901 Fle Real Estate (RE) #: 00	005650-000000							
Zoning District: HNC	5-2		Tota	I Land Area (so	(ft):_	4,108	sq fl	resistant relati
Property located within	the Historic Distri	ct?	DO Y	es 🗆 No				
	Owner			Representative				
Name: Trepanier & /	Associates, Inc. (The	mas Frai	ncis-Sibur	9)		m)-u/		
	1421 First Street, Ur	nit 101						
City: Key West				State:	FL		Zip: 33040	51000A.A
Home/Mobile Phone:	V		_Office:_	(305) 293-8983		_Fax:_	(305) 293-8748	
Email: thomas@o	wentrepanier.com		W	ander .				
Name: 901 Fleming	Street LLC NW 21st Street	delectrication and articles						
Mailing Address: 45 City: Miami				State:	FL		Zip: 33127	740
MINIMAS CHAMICAN			_Office:	State: c/o (305) 293-6		_Fax	I TOREL BAS D	748
City: Miami Home/Mobile Phone:	owentrepanier.com			c/o (305) 293-6 TATEMENT IN WR	3983	ND WITH	c/o (305) 293-8	748
City: Miami Home/Mobile Phone: Co thomas@ FLORIDA STATUTE 837 06: Owen Trepanier & Associate	owentrepanier.com			c/o (305) 293-6 TATEMENT IN WR	3983	ND WITH	THE INTENT TO	A
City: Miami Home/Mobile Phone: Email: c/o thomas@	owentrepanier.com			c/o (305) 293-6 TATEMENT IN WR	3983	ND WITH	c/o (305) 293-8	001263
City: Miami Home/Mobile Phone: Email: c/o thomas@ FLORIDA STATUTE 837 06: Owen Trepanier & Associate 421 1st Street, Ste 101 (ey West, FL 33040-3648 805-293-8983	owentrepanier.com whoever knowing	Y MAKES	A FALSE S	c/o (305) 293-8	17ING A	ND WITH	THE INTENT TO	A
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City: Miami Home/Mobile Phone: Clo thomas@ FLORIDA STATUTE 837 06: Owen Trepanier & Associate 421 1st Street, Ste 101 (ey West, FL 33040-3648 805-293-8983	owentrepanier.com whoever knowing	Y MAKES	A FALSE S	c/o (305) 293-8	17ING A	ND WITH	THE INTENT TO COUNTY OF A PEZ-Sheld** Check Fraud Protection 63-913929531	001263 94.06



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.citvolkeywest-fl.gov

Application Fee Schedule

Lawful Unit Determination Application

\$ 2,315.25

For each additional unit on the same parcel there is an additional fee of \$578.81

Ordinance 17-02, Effective May 3, 2017 Ordinance 19-10, Effective May 7, 2019

Please complete this application and attach all required and obtain necessary information without d	uired documents. This will elay. If you have any questi	help staff process your request ons, please call 305-809-3764.
PROPERTY DESCRIPTION: Site Address: 901 Fleming Street Real Estate (RE) #: 00005650-000000		
Real Estate (RE) #: HNC 3	Total Land Area (sq ft):	4 108 sq ft
Zoning District: HNC-2	Total Land Area (sq rt): _	Alter and as
Property located within the Historic District?	E IES LI NO	
	orized Representative	
Name: Trepanier & Associates, Inc. (Thomas France)	cis-Siburg)	
Mailing Address: 1421 First Street, Unit 101 City: Key West	State: FL	Zip: 33040
	Office: (305) 293-8983	Fax: (305) 293-8748
Home/Mobile Phone:	OHICE: (202) Eas-2002	Fax.
PROPERTY OWNER: (if different than above) Name: 901 Fleming Street LLC Mailing Address: 45 NW 21st Street	C 51	P2 22427
City: Miami	State: FL	Zip; 33127 Fax: c/o (305) 293-8748
Home/Mobile Phone:	Office: c/o (305) 293-8983	Pax: Go (oso) Ess of to
Email: c/o thomas@owentrepanier.com		
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER	HIS OR HER OFFICIAL DUTY	
Print Name of property owner or agent or licensed	contractor Signature	
Trepanier & Associates, Inc. (Thomas Francis-Siburg	Men	Jel -
Notary Signature as to applicant. State of Florida,	County of Monroe. Sworn	to and subscribed before me.
Personally known or produced	JEFFREY A. BURGESS Commission # HH 140042 Expires June 9, 2025 Bonded Thru Tray Selp Insurance 200-355-7019	as identification.
Official Use Only:		

Is this request based on a code case?

Yes
No Case Number: CC2023-00401

	NUMBI	ER OF UNITS
UNIT' TYPE	EXISTING	LICENSED 1/ RECOGNIZED
Market-Rate Residential Dwelling Units	3	BTR 2021-000797 (1 Non-Transient Rental Unit)
Affordable Residential Dwelling Units ²	0	200500
Transient Units	0	2410
Commercial Units	1	BTR 2022-000475 Retail Kava Culture Key West Co

1. Flease provide City Ucensing Records from the Building Department

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

Ashabat Diggs	they arroade a time serior) are aprendent at the arrest two of the following records.
X	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;
X	Copies of city directory entries on or about April 1, 2010;
X	Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
	Site visits which indication that the age of the structure and associated improvements likely pre-date 2010 PENDING
X	Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
XX	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 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.

² All units effocuted 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 tox credit housing are not subject to 322-1467(c).

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).
- 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;
- Inspection reports on company letterhead; and/or
- Similar documentation.

The review process for lawful unit determination is as follows:

- 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;
- 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:
- 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

COVER LETTER

Date: April 10, 2024

To: Ms. Katie Halloran, Planning Director

From: Thomas Francis-Siburg

CC: Mr. Owen Trepanier

901 Fleming Street, LLC

Re: Lawful Unit Determination

901 Fleming Street (RE #00005650-000000)



Attached is an Application for Lawful Unit Determination ("LUD") to recognize a total of 3 units (City currently recognizes 1 unit) at the property known as 901 Fleming Street, pursuant to Sec. 108-991(3).

Historic Summary of existing units at 901 Fleming Street.

Unit	Existing	Historic Summary
#1	1899 – Present	The 1899 Sanborn Fire Insurance map indicates the presence of a dwelling unit in the main house. In addition, a photo circa the 1950s indicates an existing historic residential balcony, providing outdoor access to the second floor.
#2	1899 – Present	The 1899 Sanborn Fire Insurance map indicates the presence of a second unit in an accessory dwelling structure onsite.
#3	1997 – Present	The loft / attic area was converted into a residential unit in 1997, and subsequently in 1998 was expanded in size.

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:

(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:

These units were 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, 2010. The first is a 2009 FDOT aerial and the second is a 2015 FDOT aerial. A third photo is included circa the 1950s, from HARC records, showing the second floor of the building had a residential balcony. And an 1899 Sanborn Fire Insurance Map indicates the

presence of 2 dwellings onsite in addition to an onsite grocery store.

Year	Source	Units	Note(s)	Exhibit
1899	Sanborn Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	Α
1950s	HARC Record	-	Depicting historical residential balcony.	В
2009	FDOT APLUS	_	Reflects existing situation	С
2015	FDOT APLUS	-	Reflects existing situation	D

b. Building permits issued prior to April 1, 2010

The City of Key West Building Department issued in 1997 permit #1997-4096 to remodel the storage loft space into a one-bedroom dwelling unit. Subsequently, in 1998, the City issued a second permit #1998-0006 which expanded the 1997 dwelling unit to include the remainder of the attic area, adding an additional bedroom and bathroom in the attic.

Year	No.	Agency	Units	Note(s)	Exhibit
1997	1997-4096	City Building	+1 = #3	Remodel existing storage loft into	Е
		,		one bedroom living unit	
				Remodel existing attic for additional	
1998	1998-0006	City Building	#3	bedroom, bath. Not to be used as an	F
				independent living unit.	

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

The 1974 City of Key West Phone Directory indicates 1 residential resident at 901 Fleming Street. In fact, this directory includes a star asterisk before the name, indicating either an African American resident or a new resident at this address.

Subsequent phone directories from 2003-2008 indicate 1-2 residents listed in the phone book residing at 901 Fleming Street.

Year	Address	Phones	Note(s)	Exhibit
1974	901 Fleming Street	1	★Lind John B (★ in front of name means either an African American resident or a new resident at address)	G
2003	901 Fleming Street	4	Solares Hill Design Group Spooner Jana [3] (3-year residency) Tom Sawyer's Keyboard AD Towboat US	Н
2004	901 Fleming Street	4	901 Signs & Design [N] Carr Anne K (new resident) Solares Hill Design Group Tom Sawyer's Keyboard AD	I
2006	901 Fleming Street	5	901 Signs & Design Monarch Realty of Key West PL Sawyer Thomas [2] (2-year residency) Solares Hill Design Group Tom Sawyer's Keyboard AD	J
2008	901 Fleming Street	5	901 Signs & Design Key West Wedding Group Sawyer Thomas M [4] (4-year residency) Solares Hill Design Group Tom Sawyer's Keyboard AD	К

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

The property has had 3 dwelling units prior to, during, and after April 1, 2010.

Occupancy Summary – At least two (2) units have existed since at least 1899, where one was in the main building and a second unit was in an onsite accessory structure. A 1950s photo indicates a historical residential balcony for the second floor. And, a 1997 building permit converted the loft area of the top half ($\frac{1}{2}$) story into a residential unit, and then an additional bedroom was added to this unit as part of a 1998 building permit. Finally, Mr. Gary Burchfield has prepared an affidavit stating that he is familiar with the property and that the property had an occupancy of 3 units prior to, during, and after April 1, 2010.

Date(s)	Record	No. of Rental Units	Note	Exhibit
1899	Sanborn Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	А
1950s	HARC Record	_	Reflects existing situation	В
1997	City Building Permit #1997- 4096	+1 = #3	Remodel existing storage loft into one bedroom living unit	E
1998	City Building Permit #1998- 0006	-	Remodel existing attic area for additional bedroom, bath. Not to be used as an independent living unit.	F

Occupancy Affidavit -

Date	Date(s) Regarding	No. of Units	Affiant	Note	Exhibit
2024	Prior to, during, and after 4/01/2010	3	Gary Burchfield	Familiar with property, location and number of units	L

e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No residential licenses are known to have existed on or about April 1, 2010.

Year	No.	Agency	Units	Note(s)	Exhibit
2010- 2011	25230-104857 Account #104857	County Tax Collector	3	3 Apartment Units	M
2021- 2022	LIC2021-000797	City Licensing	1	One Non-Transient Rental Unit	N
2023- 2024	25230-123940 Account #132940	County Tax Collector	3	3 Apartment Units	0

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

-4- April 9, 2024

No utilities for residential service are known to have existed 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):

The Monroe County Property Appraiser (MCPA) identifies on its 2010 property card the property includes residential apartments "APTS-A" and area was renovated into residential use in 1998.

Year	Source	Units	Note(s)	Exhibit
2010	MCPA	+1	"APTS-A" (residential apartments) 1998 building permit renovated area into residential use	Р

h. Similar documentation as listed above

Year	Source	Units	Note(s)	Exhibit
1899	Sanborn Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	Α
1950s	HARC Record	-	Reflects existing situation	В
2021	City Code Compliance: CC2021-01554	1	City issued a code case against property for 1 unlicensed unit. BTR was award for 1 nontransient unit.	Q
2023	City Code Compliance: CC2023-00401	3	City issued a code case for 2 unrecognized units on the property. Code officer determined 3 units exist on site.	R

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 units are 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 units are 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 units are 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.

These units are permissible under current and former zoning requirements.

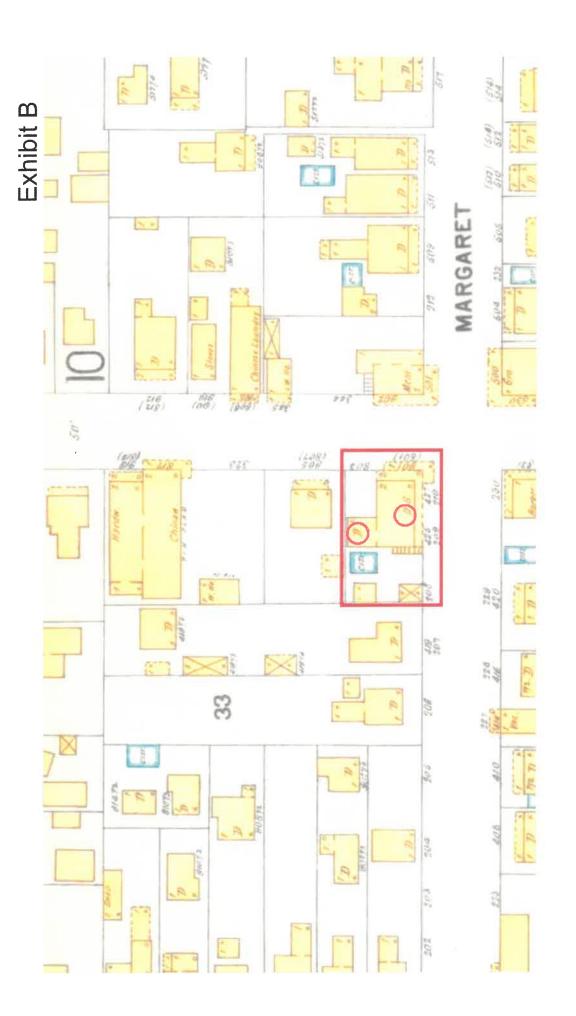
The property has a density of 2.1 dwelling units and, per sec. 108-998, is allowed a density bonus of an additional 1 dwelling unit, for a total permitted density of 3 dwelling units.

Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that three (3) dwelling units existed on the subject property on, or about, April 1, 2010, and was a permissible use under current or former zoning requirements.

Exhibit A







Circa 1950's

Exhibit C



Exhibit D

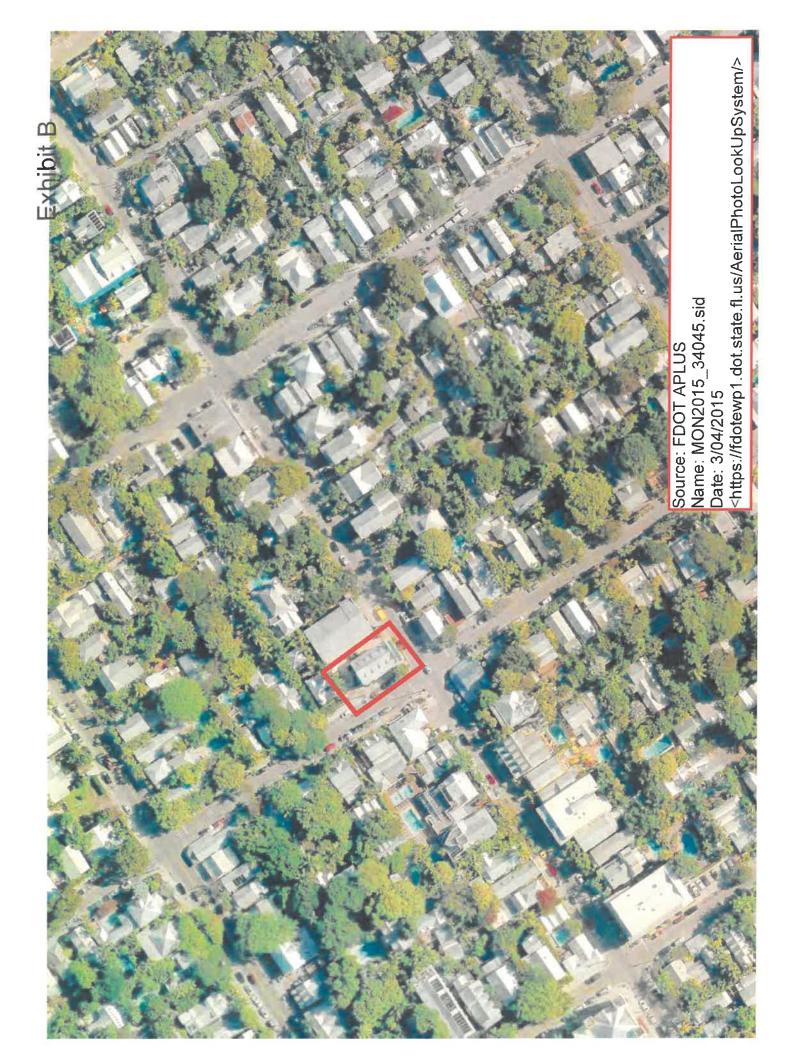


Exhibit E



ermit Detaills

PERMIT NUMBER 1997-00004096

Description:			
Type: RENOVATION, CONVERSION: COMMERCIAL	Subtype:	Status: FINALED	Applied: 12/4/1997
Parcel No: 00005650-000000	Site Address: 901 FLEMING ST DN/UP KEY WEST,FL 33040	N/UP KEY WEST, FL 33040	Approved:
Subdivision:	Block: HHDR	Lot:	Issued:
Lot Sq Ft:	Building Sq Ft:	Zoning:	Finaled: 5/15/1998
Valuation: \$40,000.00	Occupancy Type:	Construction Type:	Expired:
No. Buildings:	No. Stories:	No. Unites:	
Details: REMODEL EXISTING STO	Details: REMODEL EXISTING STORAGE LOFT INTO A ONE BEDROOM LIVING UNIT	LIVING UNIT TM	

Process Summary			
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CONDITIONS

	EMAIL		
	FAX		
	PHONE		
	diZ	33040	
CONTACTS	STATE	낸	
	СПУ	KEY WEST	
	ADDRESS1	PERKINS MARK T &	MARY L
	NAME	LUCAS LEONARD J &	
	NAME TYPE	OWNER	

FINANCIAL INFORMATION

INSPECTIONS

PARENT PROJECTS

	NOTES
	REMARKS
REVIEWS	STATUS
	RETURNED DATE
	DUE DATE
	SENT DATE DUE DATE
	REVIEWER
	REVIEW TYPE



Permit Details

PERMIT NUMBER

-				
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				266
				2/24/1
				1 1
				12/4/1997 12/24/1997
BLDR		PLNR	Æ	HARC
		/5		
09-BUILDING	BLDG OFFICIAL APPROVAL	02-PLANNING	06-FIRE	08-HARC
09-BU	BLDG C APP	02-PL	-90	1-80

ATTACHMENTS

BOND INFORMATION

Exhibit F





Description:			
Type: RENOVATION, CONVERSION: RESIDENTIAL	Subtype:	Status: FINALED	Applied: 1/5/1998
Parcel No: 00005650-000000	Site Address: 901 FLEMING ST DN/UP KEY WEST,FL 33040	/UP KEY WEST, FL 33040	Approved:
Subdivision:	Block: HHDR	Lot:	Issued:
Lot Sq Ft:	Building Sq Ft:	Zoning:	Finaled: 8/22/2017
Valuation: \$30,000.00	Occupancy Type:	Construction Type:	Expired:
No. Buildings:	No. Stories:	No. Unites:	

Process Summary ADD 8 DORMER WINDOWS/REMODEL EXISTING ATTIC FOR ADDITIONAL BEDROOM, BATH. NOT TO BE USED AS AN INDEPENDENT

ADDITIONAL SITES

KENNEDY ELECTRIC REMODEL OF EXISTING ATTIC LIVING AREA "NO COOKING FACILITIES ALLOWED"

LIVING UNIT. NO COOKING FACILITIES ALLOWED HARC H-1-98-6

Details: PUMAR'S PLUMBING INSTALL FIVE (5) NEW FIXTURES INCLUDING KITCHEN SINK

MIKE N IKE'S COOLING & amp; HEATING INSTALL CENTRAL AC SYSTEM FOR THE ATTIC

CHRONOLOGY CONDITIONS

		1	1		
	EMAIL				
	FAX				
	PHONE	33042 (305)872-2100			33042 (305)872-4869
	dI2	33042	33040	33042	33042
	STATE	료	Œ	ď	료
CONTACTS	CITY	SUMMERLAND KEY	KEY WEST	SUMMERLAND KEY	SUMMERLAND
	ADDRESS1	26351 OLD STATE RD SUMMERLAND 4A KEY	PERKINS MARK T & MARY L	POST OFFICE BOX 407 SUMMERLAND KEY	POB 872
	NAME	RUDY KRAUSE CONSTRUCTION	LUCAS LEONARD J &	KENNEDY ELECTRIC COMPANY	MIKE-N-IKE COOLING & HEATING
	NAME TYPE	CONTRACTOR	OWNER	SUB CONTRACTOR	SUB CONTRACTOR2



	EMAIL		
	FAX		
	PHONE		
	ZIP	33040	
	STATE	귶	
CONTACTS	CITY	KEY WEST	
	ADDRESS1	1605 CATHERINE	STREET
	NAME	PUMAR'S PLUMBING	
	NAME TYPE	SUB	CONTRACTOR3

			CLTD BY									
EMAIL			PAID BY									
FAX			Q				J					
			METHOD	CHECK		СНЕСК	CHECK	CHECK	CHECK		СНЕСК	
PHONE			CHECK #									
diZ	33040		RECEIPT #	199800000 006006226 4		199800000 006008074 4	199800000 006008424 5	199800000 006007579 8	199800000 006006226 4		199800000 006006226 4	
STATE	H	NOIL	PAID DATE	4/7/98		6/4/98	6/12/98	5/15/98	4/7/98		4/7/98	
CITY	KEY WEST	FINANCIAL INFORMATION	PAID	\$8.00	\$8.00	\$53.00	\$89.00	\$90.00	\$720.00	\$952.00	\$300.00	\$300.00
ADDRESS1	1605 CATHERINE STREET	FINA	AMOUNT	\$8.00	\$8.00	\$53.00	\$89.00	\$90.00	\$720.00	\$952.00	\$300.00	\$300.00
			QTY		68.631:					IT FEES:		CT FEE:
NAME	PUMAR'S PLUMBING		ACCOUNT	0010000 2080200	Total Paid for DBPR SURCHARGE: FS468.631:	0010000 3220000	0010000 3220000	0010000 3220000	0010000 3220000	Total Paid for PERMIT FEES:	4010000 2230300	Total Paid for SEWER IMPACT FEE:
NAME TYPE	SUB CONTRACTOR3		DESCRIPTION	DBPR SURCHARGE: FS468.631	Total Paid	PERMIT FEES	PERMIT FEES	PERMIT FEES	PERMIT FEES		SEWER IMPACT FEE	



Permit Details

PERMIT NUMBER

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
SOLID WASTE IMPACT	4030000 2230400		\$43.00	\$43.00	4/1/98	199800000 006006226 4		СНЕСК		
Tot	Total Paid for SOLID WASTE IMPACT:	MPACT:	\$43.00	\$43.00						
		TOTALS:	TOTALS: \$1,303.00	\$1,303.00						

			INSP	INSPECTIONS		
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED	RESULT	REMARKS	NOTES
BUILDING OTHER 1		5/20/1998	5/22/1998	APPROVED		PLYWOOD SHEETING AND FRAMING INSPECTION ON DORMER WINDOWS CH EXTERIOR SHEATHING DORMER DRY-IN
SCREW 1		5/27/1998	5/27/1998	APPROVED		SCREW FOR METAL ROOFING ONLY MC V-CRIMP
ELECTRICAL ROUGH 1	SVEN CHRIS	6/12/1998	6/12/1998	APPROVED		
MECHANICAL ROUGH 1		6/15/1998	6/15/1998	APPROVED		MC
PLUMBING ROUGH 1		6/19/1998	6/19/1998	APPROVED		REAR, GO UP STAIRS TO 3RD FLOOR.
FRAMING 1		6/19/1998	6/19/1998	APPROVED		FRAMING INSPECTION TM
INSULATION 1		6/23/1998	6/23/1998	APPROVED		UPSTAIRS MC
DRYWALL 1		6/29/1998	7/1/1998	APPROVED		DRYWALL SCREW INSPECTION/LATE AFTERNOON IF POSSIBLE TM
PLUMBING FINAL 1		7/30/1998	7/30/1998	APPROVED		UPSTAIRS
ELECTRICAL FINAL 1	SVEN CHRIS	7/30/1998	7/30/1998	APPROVED		FINAL ELECTRIC INSPECTION CH
MECHANICAL FINAL 1		7/30/1998	7/30/1998	APPROVED		MECHANICAL FINAL INSPECTION ALL THE WAY UPSTAIRS CH
BUILDING FINAL 1		7/31/1998	8/4/1998	APPROVED		FINAL BUILDING INSPECTION - LATE AFTERNOON IF POSSIBLE. CH



Perrmit Details City of Key West

1998,00000006

PARENT PROJECTS

					REVIEWS		
REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
09-BUILDING		1/30/1998	1/30/1998	1/30/1998	APPROVED		

BOND INFORMATION

ATTACHMENTS

DAVID ELECTRICAL CONTRACTOR

and ST and 2nd AV. STOCK ISLAND (33040)

TEL 296.8302 RES TEL 294 6361

FLEMING ST-Contd

532 Trembiay Rosalind C Mrs 294-2931

534 White's Book Shop 296-9089

536 Spottswood Florence M Mrs 296-5552

SIMONTON ST INTERSECTS

600 Furniture Store The 296-8200 601 Florida Keys Wholesalers furn

& sewing center 296-6265 Florida Keys Wholesalers postcards & souveniers 296-6265

602 Q-Rooms 296-8090 Cruz Miguel @ 296-8090

611 Vacant

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612 Mc Clintock John L 296-2881

6121/2 Warren Leonard B (S) 296-2709

613 No Return

614 Haskins Marie P Mrs 🗇 296-9771

615 Apartments

1 Vacant

2 Baldwin Chuck

3 Johnson David

617 Cross Animal Clinic 294-9551

617% Vacant

618 No Return

Rear Albury Joseph

619 Transients (619-6231/4)

624 Vacant

628 La Plaza Super Market 296-9300

ELIZABETH ST INTERSECTS

700 County Public Library 294-4641

701 Brogdon's Photography 296-2797

Brogdon James C 296-2583 * Lewin Lyle H @ 296-2583

703 Pinder Gladys E @ 296-3495 Mac Fadden Chris

709 Llano Frank M 294-0452

711 Machin Armando @

715 Brye Arnold C Jr @ 294-4369

716 Vacant

719 Lowe Charles R @

723 Connor Margt G Mrs @ 296-9898

724 Rendueles Armando Jr 296-5375

LOVE LA BEGINS

726 No Return

729 Fleming Street United Methodist Church 296-2812

730 Elwood Etta M Mrs @ 296-9614

WILLIAM INTERSECTS

800 Long's Furniture Store 296-5843

801 Trubey Lane @

806 Curry's Rooms furnished rms Curry Pearl C Mrs @

807 Trubey Ambrose E ⊚ 294-3257

808 Murphy Richd O 294-2113

809 Casey Arth J Jr @ 294-3276

810 Romo Jesus

811 Bina's Grocery

812 Apartments

1 Transient (Apts 1-4)

814 Transient

815 Pinder Nellie S Mrs ® 296-8661

816 Vacant

817 Apartments

1 Transient (Apts 1-5)

818 * Guynn Harold J

822 B & B Shop locksmith 296-3943

Daniels Robt M 296-3943

Apartments

1 Transient

SHIPPENS LA BEGINS

823 Hagadorn Geo

824 Apartments

A Segal Abner E @ 294-5179

B Transient (Apts B-C)

D Vacant

827 Brito Michl

829 Kleen-Wash coin Indry

830 Brito Boat Repair boat reprs (office) 294-5768

MARGARET ST INTERSECTS

900 Key West Cigar Mfg 294-4236

901 * Lind John B

McKILLIP COI

RESIDENTIA

BUILDINGS-SWIMMING POOLS-LAND CLEARING

3rd Ave. Stock Island (33040)

Tel. 296-6545



Porter-



Insurance

Agents



513 Southard St.

> P.O. Box 1490 (33040)

DIAL 294-2542



GENERAL INSURANCE

Asterisks In Front of Names In City Directories



Martha Carter

Hello,

I use City Directories quite frequently in my genealogy research. I have noticed in many of the Directories that there is an asterisk in front of an individual person's name. After checking the abbreviation section in each City Directory I am at a loss as to what the asterisk might designate. I do not see it every time I have seen an ancestor's name. I am sure that someone here must know what this is used for. Thanks in advance for any assistance on this.

M. Carter



I should imagine that there is no single answer to that, as city directories would have been produced at the local level and there would have been no nationwide standard.



Martha Carter manufacture and the Carter manufac

Most of the city directories I am referring to are produced by R.L. Polk City Directories, a company that has been in business since 1870. In any given year, they published directories for multiple cities. I highly recommend this source to all of my genealogy friends. I finally found the answer to my question and I am posting it here in case someone else needs this information.

In a 1911 Directory, after the Abbreviation section, it states, "An asterisk (*) before a name denotes colored."

As I stated previously, sometimes the asterisk is there and sometimes it is not so I assume that it was subjective and up to the enumerator. I do come across that from time to time.

Happy Researching!



Becca Simons

Dear Ms. Carter,

Thank you for posting your request on History Hub!

The date and location often determines what the asterisks meant. In a number of locations, asterisks usually was used to denote race of African American residents. In other cases, it was used to denote a new resident at a given address. Unfortunately, the directories did not include a key to the symbols used

We hope this information is helpful.

[Information provided by Elizabeth Burnes, Subject Matter Expert]

Exhibit H

901 Fleming LUD Application

	36	FLORAL AVE COME EXHIBIT B Aniers Yvonne M EXHIBIT B Ordene Alson M 22 Sandday Alexander V III 2 Sandday Alexander V III 2 Sandday Alexander V III 2 Sanddo Onaria R III
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	PLEASING ST SUBLICITION SOS 294-8137	20 Greene Timothy D(T) a Greene Alladn M 22 Sandisky Alexander V (T)
	PLEASING ST CONFY 937 PRIBRAMSKY & ZUELCH accountants 305-294-8137 60 Zuech Christian M & Sibba M 505-295-7601 60 ZUECH MIC CARRON OMO dentats 505-295-7601 60 SIRJE M MIC CARRON OMO dentats 60 SIRJE M M M M M M M M M M M M M M M M M M M	20 Greene Alvon M 22 Sandisky Mexander VIII 24 O Veach Chairle a Zabatko Dazna R III 28 Hisker Dancis M & Bartara J III 30 Murray William D III Marray Country S Country S III
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SE Dickerman Sidney El	CONTRACTOR	St Variete Patty R & Roger Hill
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Philips Broths	TUTY CART F PARTY	2D CODE 33040 CAR RY COM 701 Dunn Lee H III
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# HELIDGRAPHICS GALLERY STORE or gulleries & drs	1103 Coye Elaina 3 Na 305-293-967 1103 Coye Elaina 3 Na 305-293-967 1108 Appending Gibert O IIII a 305-203-957 Appending Class	ppe & Guerara L Wheten Jay
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I SMM DRVID INTA	1107 Garnott Robert E Bla	MAR ST OUTERSECTS
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3 Boyle Alice C III a	1108 Not Verified 305-292-8138 1109 Coppets Michael C III # 305-292-8138 MKE COPPECA BUILDING CONTA concrete 305-294-9649	Graviera Bartiara
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6 Not Ventled	00/9/2015 305-296-5029 1110 CGOA Philip III 305-296-3996	
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Klapper Meir L (#	1117 Shemon Claireon v = *	1102 Caceres Amelia in
EQUATOR RESORT quest bounes305-284-7775	1118 ALEXANDER'S GUESTHOUSE GIREST TOWERS	1103 Not Verified
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OASIS GURST HOUSE bad & prasklast	1129 ISLAND HOUSE guest houses	1119 MOTHER HUBBARD'S GROCERY DUM BOST GREVERY BOTH BOST STATE BOST
accommodations	WHITE STINTERSECTO	TALTED A SULLING TO COLL #
6 Bready Darrier (1)	BUSINESSES 92 HOUSEHOLDS 100	1120 Reid Cason M St
Cattle Jaimes C.D.	FLETCHER LN (KEY WEST)-FROM 925 EATON ST	1 Mines Alan J (I)
BULLY'S ROAST BEEF VESTALISHIS _305-294-2800	SOUTHEAST	+ CATHERINE ST INTERSECTS
FLAMING MAGGIE'S BOOKS ART book des retail	* ZIP CODE 33040 DAR-RT G020	1200 Frusher Kareri E (Ta
305-294-3931	1 Kraine Deve 0 (1) 2 Williams Terry D (3)	Fhisher Don's W
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© Ciceri Paul	*ZIP CODE 33040 CAR-RT C017	A SAN CANADA SAN CANAD
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© Barcia Angel	17 Kurtannio usiko 1534	1221 Vranovsky Stater (I) 35/Wei 1222 Harrell Mary B (I) 35/Wei 35/Wei 1222 Harrell Mary B (I) 4 35/Wei 1222 Harrell Mary B (I) 4 35/Wei 1222 Harrell Mary B (II) 4 35/Wei 1222 Harrell Mary B (III) 4 35/Wei 1222 Harrell Mary B (IIII) 4 35/Wei 1222 Harrell Mary B (IIIII) 4 35/Wei 1222 Harrell Mary B (IIIII) 4 35/Wei 1222 Harrell M
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	PAL TREE INN bed & breakfast accombodations	4 Suttor Nancy W (s) 1512 No Current Listing	+ OLIVIA ST INTERSECTS
Ş	Kosk John	1114 Semich J.W [[4 175 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	* ZIP CODE 33040 CAR-RT CB32
	SIS QUEST HOUSE gunet houses	1115 @ Arythwes Kevin E.	902 Cardenas Susan M [III e 906 Bleke Busan J [II e
2	Tritle Gerry	Johnson Eric 30 305-992-3193	
ČΝ	PPENS LN BEGINS	Sawyer John RE 305-294-7138 1117 Shelton Catedon J & Sharen L (III) 305-292-1568	TRUMAN AVE INTERSECTS VIRGINIA ST CONTINUES
CL	mr Cifford 6 (1) 4	TYTH ALEXANDER'S GLIESTHOUSE guest froutes	* ZIP CODE \$3040 CAR-BY COST
	Set K.p. C	1129 (SLAND NOUSE guest traines	1.1941 NP PHYTIORES MICHIETE A
	Mayes Kelston BMA'S CHICKEN FISH & BLUES restaurants.	Newman Chad R III	1.10% Calculate Ministry [1]
	505-292-0456	* WHITE ST INTERSECTS	Wilson John 阻 + ELIZA ST ENDS
мо	KSOON CAYE restaurants 300/28/4200	BUSINESSES III HOUSENOLDS 172	1640 Tittariu Etnislau (167) a
	is deput A Jr [54] PARET ST BEGINS	PLETCHER LNIKEY WESTLEBOW MIE CATON ST	1120 Ф Tropes Abert
Ø	Alacity Robert		+ CATHERINE ST INTERSECTS 1200 Diskinson L III
æ	CATHOLOGICAL CONTRACTOR CONTRACTO	2008	Frusher Domes Willia
21	SIGNS & DESIGN SIGNS	O COO C	Franker Karen E
90	WEST WEDDING GROUP weeding supl & silv 305-212-2210		1204 Holmen Ritis L. [ii] a
w	w Thomas M []	3 Kylinpoulov Commitmir = D.207	1205 No Current Listing
œ	ADER MAY PROCESS OF STATE OF ACTIVATION OF	Techniq W D 55 305 298 4208 4 Enksetz Erk B 554 305 298 754	1207 Grob Barbara S 🗵
ü	305 736 3000	Entren Claude	1 @ Conningham Amy E
	SAWYER'S KEYBOARD AD WILLIAMS 305-237-9315		
		6 Disabiliting Many E. 4	1211 Murphy Runnell G 🗒 a
ä	(BS LAurty) TEI	HOUSEHOLDS	1212 Fleits Ruth P M * DUNGAN ST INTERSECTS
	SUN VALLETA LODGE 84 fratematory	FLIPPEH RO (KEY WEST)	1215 Clamphs Joseph D
n	SLOCVARIETA CODIGE 84 Hatemar ony	FLIPPER RO (KEY WEST) • ZIP CODE 13040 CAR-RT C017	1219 Na Current Listing
į,	NG STREET FIVNESS reach cube studies	70 Parallella Due RCE & 305-294-0315	1221 Manori Lisa M 3
	A COLUMN TO THE PARTY OF THE PA	12.0 h. Marine Sharines	A CONTRACTOR OF THE PARTY OF TH
f)	VEST AWARDS INC hopries awards & medals	The Court of Eastern Co.	A side from the date of the common of the same
27	Attributed the control of the contro		
		on Linguist Role H & Broth N	* * ZIP CODE 33040 CAR-RT CO43
		21 © House Starie C 22 Governier Storie S ISS •	1501 Qube Little E & Ane G [3] 4
	FI PER PORTE I THE CONTRACTOR OF THE PERSON		
Į۵	Edition John F	of Amiski William 5 6 Milly J 22 September 201	+ JOHNSON ST CONTINUES
M	TERIORS in decits design/consultants 205-292-1777	Increasing Marrier D 251	
200	Richert L. ② 915 ≥ 96 3904	on all Transfer Section D	1519 Anapol Anthrea C III a
60	WHITE 3-201	OZ 46 Traillott E-Driet C. M.	1526 Jackson Estate III a
w.e.		on No Current Literal	Jackson Admirst
1	LUCIANO A A ORA DANCE	The state of the s	
1	Olomica P 1 905-990-9804	29 Coyol Rogar A & Berry Till a 30 Lamberson Valerie L III	HOUSEHOLD

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35/10/10 高5/20/35 35/35/35 35/35/35 35/35/35 35/35/35

MING TONI

AFFIDAVIT

I. Gray Burch Swear/affirm the following to be true and correct to the best of my knowledge:

- 1 I am personally familiar with the property of 901 Fleming Street.
- I am personally familiar with the number and location of dwelling units on the property prior to, during, and after April 1, 2010
- The property has had three residential dwellings units prior, during, and after April 1, 2010.

Signature	Date
Subscribed and sworn to (or affirmed) before me on April 9 1000 (date) by (name of affiant), he/she is personally known to me or
has presented	as identification

Notary's Signature and Seal

ALYMANA NIWL Alam Name of Acknowledger printed or stamped

HH 230800 Commission Number, if any

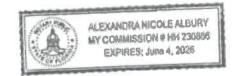


Exhibit M

901 Fleming LUD Application















Exhibit B



























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	3
3	- Marian
4857	
Business Tax Account #104857	Curent territoria
Business Tax	Cherrent convent

1,5254	and a second	
STATE OF	į	
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	The Part of Married Street	42.7 VEST 9. 1944	4145340519	AST WHIST PL JOHN	COMPANIONS	
	Manier shire		Omiterists			
	Common Co	10,00	STANFORM	21.44.5mm	COLUMN STREET, STATE OF STATE	10 (5 Te 178 (10 A X A X A X A X A X A X A X A X A X A
2011 Details	Acmen't number:	Separately of others.	Musicals warm dates	Bestrees close date:	Physical benefit in for other	Merutola un fección unito:

2010 / 2011 MONROE COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2011**

RECEIPT# 25230-104857

Business Name: 901 FLEMING INC

TOM SAWYER, DEAN MULLANEY Owner Name:

Mailing Address:

901 FLEMING ST KEY WEST, FL 33040

901 FLEMING ST Business Location: KEY WEST, FL 33040

Business Phone: 305-294-0411 Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (COMMERCIAL RENTALS)

Rooms 3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

Paid 114-10-00000192 11/04/2010 60.00

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector PO Box 1129, Key West, FL 33041 THIS IS ONLY A TAX. YOU MUST MEET ALL COUNTY AND/OR MUNICIPALITY

PLANNING, ZONING AND

LICENSING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129 EXPIRES SEPTEMBER 30, 2011

Business Name: 901 FLEMING INC

RECEIPT# 25230-104857

901 FLEMING ST

Owner Name: TOM SAWYER, DEAN MULLANEY

Mailing Address:

901 FLEMING ST

KEY WEST, FL 33040

Business Location: KEY WEST, FL 33040

Business Phone: 305-294-0411

Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (COMMERCIAL RENTALS)

Rooms 3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

CITY OF KEY WEST, FLORIDA Hibit B

Business Tax Receipt

This Document is a business tax receipt Holder must meet all City zoning and use provisions. P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name

901 FLEMING STREET LLC

Location Addr

901 FLEMING ST

Lic NBR/Class

LIC2021-000797

PROPERTY RENTAL

Issued Date

9/27/2021

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments:

ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

901 FLEMING STREET LLC C/O JOSEPH COHEN 45 NW 21ST MIAMI, FL 33127 This document must be prominently displayed.

901 FLEMING STREET LLC





Season of services are title

9 8

Exhibit B







Science of Programmer Suppliers of Bill Stephen.

Business Tax Account #132940

Contract designs: Carrant basisses addenses

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2024 Details

905 6429 605 37 1.1.C 85 696 2157 57 60480 75 4817.1 JOSEPHICOSTIN es inecutat et Number A. 11122 Maleng address Ownto [s]: NO WEST O DOLD DATE OF STREET 1127411 Physical Insulator tocathers Baciness start date: Meniners address: Асказия папрает.

99216-196491502515

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Print they recently felling

2023 / 2024 MONROE COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2024**

RECEIPT# 25230-132940

Business Name: 901 FLEMING ST LLC

901 FLEMING ST

Business Location: KEY WEST, FL 33040

JOSEPH COHEN Owner Name: Mailing Address:

45 NW 21ST ST

MIAMI, FL 33127

Business Phone: Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (NON TRANSIENT)

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

Paid 114-22-00006438 08/03/2023 60.00

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector PO Box 1129, Key West, FL 33041 THIS IS ONLY A TAX. YOU MUST MEET ALL COUNTY AND/OR MUNICIPALITY PLANNING, ZONING AND **LICENSING**

REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129 EXPIRES SEPTEMBER 30, 2024

Business Name: 901 FLEMING ST LLC

RECEIPT# 25230-132940

901 FLEMING ST

Business Location: KEY WEST, FL 33040

Owner Name: JOSEPH COHEN Mailing Address:

45 NW 21ST ST

MIAMI, FL 33127

Business Phone:

Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (NON TRANSIENT)

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

Monroe County Property Record Card (185)

Alternate Key: 1005843

Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM Exhibit B Roll Year 2010

901 FLEMING INC	Parcel 00005650-000000-06-68-25	Nbhd 32090
901 FLEMING ST	Alt Key 1005843	Mill Group 10KW
KEY WEST FL 33040	Affordable Housing No	PC 1200
	FEMA Injunction	
	Inspect Date Aug 20, 2004	Next Review
	Business Name	
	Physical Addr 901 FLEMING ST, KEY WEST	WEST

Associated Names			
Name	DBA	Role	% Own
901 FLEMING INC.		Owner	100.00000
Legal Description			

KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 CO JUDGES DOCKET 79-61-(OR784-412) OR766-59D/C OR857-2359Q/C OR880-339 OR1059-111 OR1086-2048/50F/J OR1383-1575Q/C OR1502-2248/ 2249Q/C OR1502-2250/52 OR1752-1525 OR1752-1526(LG)

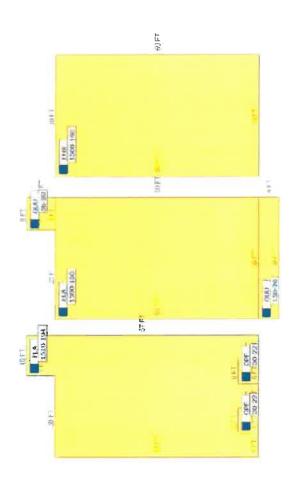
and Data	<u></u>															
O eu		Front	Depth			Type	% HOS	Rate	Depth	Loc		Phys	Class	ROGO	Ciasa Value	Just Value
643	1000	20		No	4,108.00	S	0.00	129.25	1,00	1.00	1.80	0.99		z	Q	524,216
													ř	otal Just Valu	Vaite	524,216

Monroe County Property Record Card (185)

Alternate Key: 1005843

Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM Exhibit B Roll Year 2010

Building Sketch 39360



	Functional Obs 0.00	Economic Obs 0.00					Sketch ID SOH %	000	100	200	003	0.00	
							Area	012	25	1,500	150	55	
	354	0.20	1918										
	Perimeter	Depraciation %	Year Bullt	0	ෆ		% Finished						
		I		7 Fix Bath	Extra Fix		Year Built	1992	1992	1992	1992	1992	
	0	ш	450	0	0 .		8.0	-	-	***		gan.	
	Building Type	lon	Quality Grade 450	5 Fix Bath	6 Fix Bath		# Stori						
	Buildin	Condition	Quality	467	**		Wall Height # Stories	12	0	E.	0	0	
				- 40	4		Wal						
rristics	-	16	3010	3 Fix Bath	4 Fix Bath		Number						
aracte	1	96	Area	0	Ann		#4	·	S	ረርን	4	ιď	
Building Characteristics	Building Nbr	Effective Age	Grnd Floor Area 3010	Fireplaces	2 Fix Bath	Sections	Type	FF	OPF	F	nno	OUU	

524,216 407,499 3,452 935,167

> Bidg Nisc Just

Building Value

Just Value Bido ID 39360

Land

Monroe County Property Record Card (185)

Alternate Key: 1005843 Roll Year 2010
Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

Interior Finish													
	-inish						Ext	Exterior Finish					
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	F ALC	Total RCN		Ext Nbr Wall Type	Туре		Area %	Area % Wall Rate	RCN
1	1476	OFF BLDG MULT STY-A	100.00	Z	>-		417		AB AVE WOOD SIDING	ING	100.00	12	0
PL2	1477		100.00	z	Z								
לייז	1478	OFF BLDG MULT STY-A	100.00	Z	>-								
*	1479		100.00	Z	z								
ŭ	1480		100.00	Z	Z								
10	1481	APTS-A	100.00	z	z								
Miscellar	neous Imp	Miscellaneous Improvements									and the second second second		RELEASE CONTRACTOR OF THE PROPERTY OF THE PROP
Mbr	fmpr Type	ype	# Units Type	Type SOH %		Length W	lidth Y	Width Year Built	Roll Year	Grade	Life	RCN	Depr Value
ന	AC3:A	AC3:AIR COND	400 400	UT 0.00	th.	0	0	1997	1998	Ser.	20	2,500	1,000
Pri .	WDZ:	WD2:WOOD DECK	460	SF 0.00	0	0	0	1985	1986	April 1	40	3,105	1,242
_	FN2:F	FN2:FENCES	864	SF 0,00	0	0	0	1985	1986	Ċ	30	3,024	1,210
											Total D	Total Depreciated Value	3,452
Appraiser Notes	or Notes												
SPLIT OI	UT A POR	SPLIT OUT A PORTION OF THIS PARCEL 314 SOFT FROM THIS	SOFT FRO	M THIS P	ARCEL PE	PARCEL PER OR2365-824/25	1,25						
Building Permits	Permits												
Bldg	Number	er Date issued	Date	Date Completed	P	Amo	unt De	Amount Description		Z	Notes	Handille die belehre der Lebberge.	eganya inchessora
	B933189	189 Nov 1 1993 12:00AM	Nov	Nov 1 1994 12:00AM	DOAM	. g -W	700			œ	EPLACE	REPLACE 6 WDW CASING	
	98-0006	06 Apr 7 1998 12:00AM	Nov	Nov 4 1998 12:	12:00AM	30'(30,000 Ca	Commercial		A	BDD DOR	ADD DORMER/RENO ATTIC/BED	
	03-0250	50 Jan 27 2003 12:00AM	Nov ?	Nov 24 2003 12	12:00AM	iń.	5,500			0	HANGE 4	CHANGE 4-TON A/C	
	02-3296	96 Feb 5 2003 12:00AM	Nov	Nov 24 2003 12	12:00AM	Sic	2,900				PGRADE	UPGRADE PERMIT-PLUMBING	
	02-3258	58 Nov 5 2003 12:00AM	Nov .	Nov 24 2003 12	12:00AM	13	13,100			œ	RENOVATIONS	LONS	
	03-2831	31 Aug 19 2003 12:00AM	Nov	Nov 24 2003 12	12:00AM	2.2	2,400			OC.	EPLACE	REPLACE WINDOWS	

Monroe County Property Record Card (185)

Alternate Key: 1005843 Roll Year 2010 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

Exhibit B Roll Year 2010

Value

Value Method Market Oriented Cost

Special Use Code

the strength of the strength o	Val Meth Just Land	Class Land	Building	201	Just	Assessed Value	Exempt	SrEx	Tax Value
2010F C	524,216	9	407,499	3,452	935,167	935,167	O	Z	935.187
2009F C	540,941	0	407,499	3,670	952,110	876,989	0	ız	952,110
2008F O	616,200	G	417,686	3,857	797,263	797,263	O	Z	797,263
2007F O	610,500	0	418,298	4.075	797,263	797,263	Ó	z	797,263
2006F O	386,650	Q	418,298	4,263	797,263	797,263	0	z	797,263
2005F O	325,600	C	428,140	4,481	850,000	650,000	0	Z	650,000
2004F O	244,200		444,861	4,668	650,000	650,000	Ö	Z	650,000
2003F C	142,450		326,980	4.976	474,406	474,406	0		474,406
2002F C	142,450		326,980	5,284	474,714	474,714	0		474,734
2001F C	81,400		220,652	5,593	307,645	307,645	Ó		307,645
2000F C	81,400		208,291	3,143	292,834	292.834	0		292,834
1999F C	81,400		152.052	3,322	236,774	236,774	a		236,774
1998F C	81,400		83,511	1,479	166,390	166,390	0		166,390
1997F C	73,260		83,511	1,547	158,318	158,318	0		158,318
1996F	73,260		75,919	1,615	150,794	150,794	0		150,794
1995F C	73,260		75.919	1,683	150,862	150,862	0		150,862
1994F C	73,260		75,919	1,740	150,919	150,919	Ö		150,919
1993F C	73,260		75,919	1,820	150,899	150,999	0		150,999
1992F C	73,260		71,550	868	145,708	145,708	0		145,708
1991F C	73,260		74,550	932	145,742	145,742	Ö		145,742
1990F C	66,138		75,697	716	142,812	142,812	Ö		142,812
1989F	65,120		69.388	1,011	135,520	135,520	Ò		135,520
1988F C	57,486		63,439	724	121,649	121,649	Ó		121,649
1987F C	32,944		62,086	755	95,785	95.785	0		95,785
1986F C	31,838		62,512	0	94,350	94,350	Ó		94,350
1985F C	17,908		990'09	0	77,974	77,974	0		77,974
1984F C	17,908		59,193	O	77,101	77,101	Ò		77,101
1983F C	17,908		49,389	0	67,297	67,297	Ó		67,297
1982F C	17,908		29,950	0	47,858	47.858	0		47,858

Monroe County Property Record Card (185)

Alternate Key: 1005843 Roll Year 2010
Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

Sales History	tory								The state of the s
800k	Page	Sale Date	Instrument	Transfer Code O/U Vacant	20	Vacant	Sale Price		
980	338	5/1/1983	Warranty Deed	0	ø	-	81,000		
1502	2250	3/1/1998	Quit Claim Deed	0	۵.	-	259,500		
1752	1526	1/10/2002	Warranty Deed	0	O	_	745,000		
Total Values Bidg Value Total Just Value	ues re t Value	407,499 Misc Value 935,167 Total Expt Value	Value Expt Value	3.452 Land Value 0 Taxable Value		524,216 935,167	(Classified Value + Non-Ag Lans Just Value) 524,216 Classified Value 524,216 935,167 Prev Tax Value 952,116	524,216 New Const Value 952,110 Previous Just	952,110



Case Details - No Attachments City of Key West

CC2021-01554 Case Number

Descriptio	n: 901 Flem	Description: 901 Fleming Street LLC Unlicensed non-transient		Status: CC	Status: COMP AFTER NOTICE
Type: UNE	Type: UNLICENSED BUSINESS	JSINESS	Subtype:		
Opened: 5	1/14/2021	Opened: 9/14/2021 Closed: 9/22/2021	Last Action: 9/22/2021		Filw Up: 9/22/2021
Site Addre	ss: 901 FLEI	Site Address: 901 FLEMING ST KEY WEST, FL 33040	40		
Site APN:	Site APN: 00005650-000000		Officer: Sophia Doctoche	ctoche	
Details:	During ro property	During routine inspection of Key West Cribs, Hocated the upstairs of the subject property advertised as a monthly rental. The unit is hosted by Keith Bonefrog and is listed as a 1/1 with a 12 monthly lease. The unit is advertised for \$2.400 monthly.	st Cribs, Hocated Intal. The unit is ho	he upstai sted by Ke	rs of the subject sith Bonefrog and is 2 400 monthly



ADDITIONAL SITES

LINKED CASES

			CHRONOLOGY		
CHRONOLOGY TYPE	E STAFF NAME	E ACTION DATE	COMPLETION DATE		NOTES
CERTIFICATE OF COMPLIANCE	Sophia Doctoche	the 9/22/2021	9/22/2021		
CERTIFIED MAIL RECEIPT	IPT Sophia Doctoche	the 9/20/2021	9/20/2021	good sen	good service on 9/20/2021
EMAIL	Sophia Doctoche	the 9/21/2021	9/21/2021	Emailed appli	Emailed application to Charles Perry
NOTICE OF VIOLATION	ON Sophia Doctoche	the 9/14/2021	9/14/2021		
PHONE CALL	Sophia Doctoche	the 9/21/2021	9/21/2021	Charles Perry contacted I	Charles Perry contacted me saying he is working on a code violation for the subject property and emailing me some info.
			CONTACTS		
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT PERSON	Charles Perry	`			



Case Details - No Attachments City of Key West

CC2021-01554 Case Number



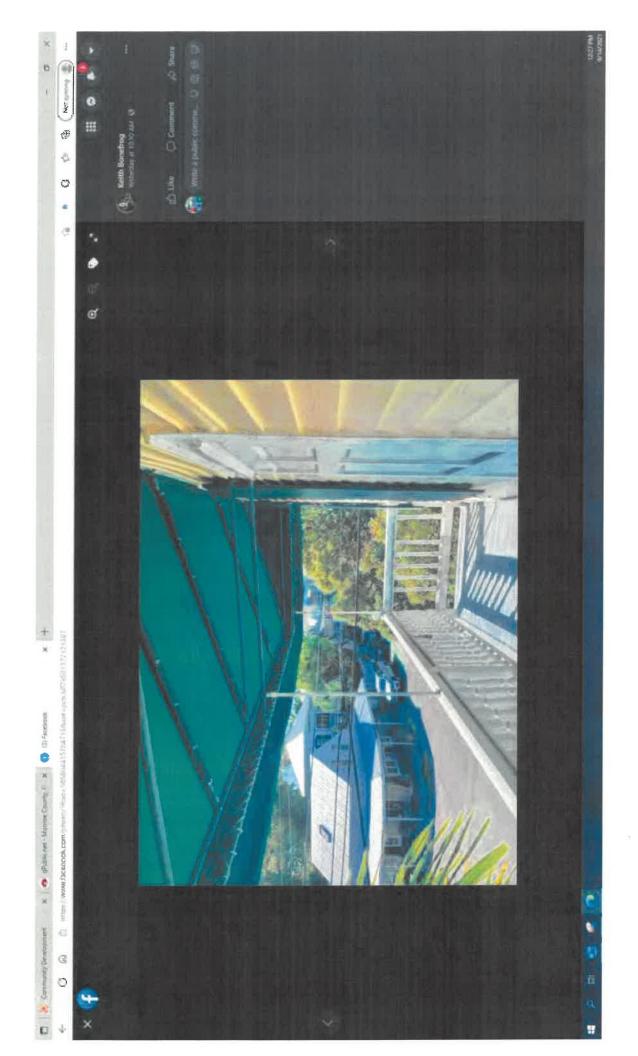


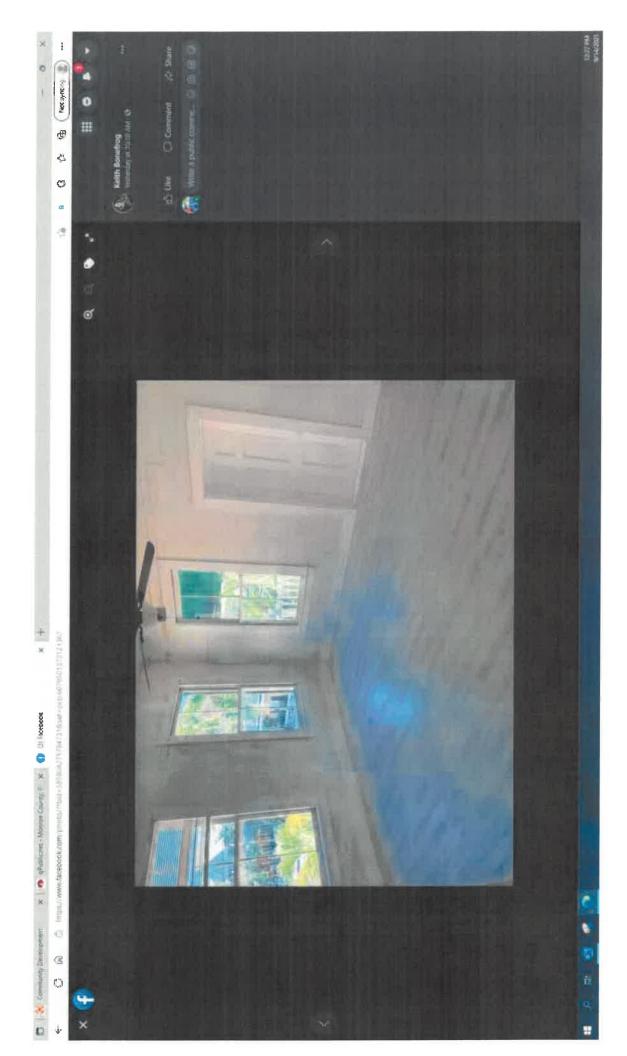
Case Details - No Attachments City of Key West

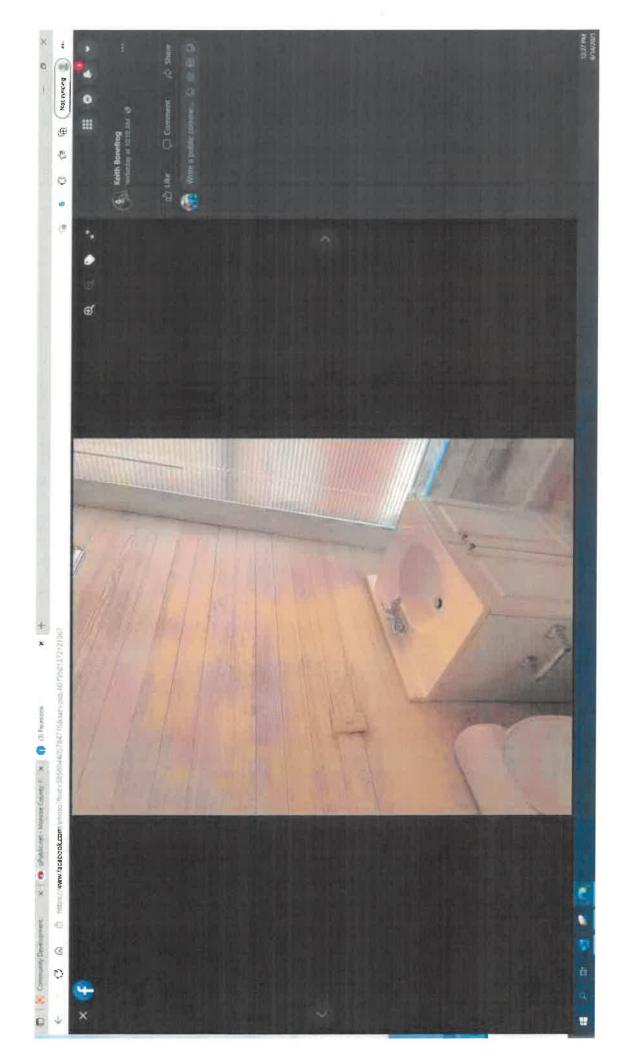
CC2021-01554 Case Number

To Wit: During routine inspection of Key West Cribs, I located the upstairs of the subject property advertised as a monthly rental. The unit is hosted by Keith Bonefrog and is listed as a 1/1 with a 12 month lease. The unit is advertised for \$2,400 monthly. The property does not hold a nontransient license with the City of Key West. Corrective Action: Apply for and obtain a nontransient license with the City of Key West 305-809 -3971.
unlicensed non-transient
ENTIRE PROPERTY
9/22/2021
9/14/2021
Sophia Doctoche
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business











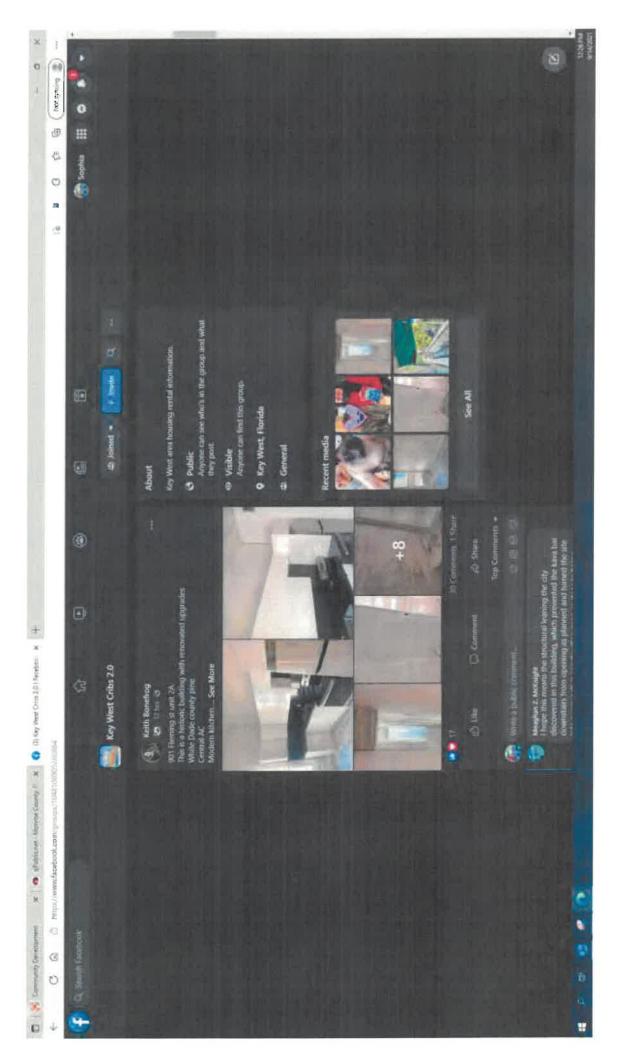


Exhibit R

901 Fleming LUD Application



Case Details - No Attachments

CC2023-00401

City of Key West

Description	ı: Illegal Dw	Description: Illegal Dwelling Units		Status: ACTIVE	CTIVE
Type: ILLEGAL DWELLING UNITS	AL DWELLI	ING UNITS	Subtype:		
Opened: 2/	Opened: 2/22/2023 Closed:		Last Action: 4/7/2023	023	FIIw Up: 1/29/2024
Site Addres	ss: 901 FLEN	Site Address: 901 FLEMING ST KEY WEST, FL 33040	Ot		
Site APN: 00005650-000000	0005650-0		Officer: LEO SLECTON	NO.	
Details:	I received subject ad above the	I received a complaint from Matt Wilman GIS Coordinator 1300 White Street. The subject address has units (possibly 2) that are not recognized by the City that are located above the Kava Bar. Matt will assist the Code Officer.	man GIS Coordina that are not recoy he Code Officer.	tor 1300 y	White Street. The the City that are located
	Per Direct	Per Director Jim Young I am reassigning this case.	ing this case.		



ADDITIONAL SITES

LINKED CASES

		CHR	CHRONOLOGY	The second second second
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOTICE OF VIOLATION	Sean Davis	4/7/2023	4/7/2023	
PHONE CALL	Leo Slecton	7/24/2023	7/24/2023	7/24/23 I spoke to Gary the Carpenter regarding his involvement with this case and the inspection he conducted with Officer Davis. He told me that the units are not new and have been there for many years and that he is working with KW Planning to get the units recognized. He asked for 30 days to get the application documents submitted before I send a Notice of Code Violation. I told him I would work with him, but the case has been open for over five months and requires action toward achieving compliance in the next 14 days to avoid further action.





1/8/2024 I spoke to the Gary the Carpenter, and he explained that he met with planning on Dec 19th and found out that the LUD application required more information and was not moving forward. He said he was upset that he thought he had done everything needed and said he is hiring Trepanier and Associates to handle his application. He was going to have Trepanier contact me to verify that they are being hired to do the LUD application. I told Gary I will need this verification by day's end Tuesday Jan 9th, 2024.		EMAIL
1/8/2024 I spoke to the Gathat he met with plannin the LUD application requimoving forward. He said had done everything neer and Associates to handle have Trepanier contact me to do the LUD applicat verification by day.		FAX
1/8/2024	CTS	PHONE
1/8/2024	CONTACTS	ADDRESS
Leo Slecton		NAME
PHONE CALL		NAME TYPE

			,		
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	901 FLEMING STREET LLC	45 NW 21st St Miami, FL 33127			
		FINANCIAL INFORMATION	MATION		

	NOTES	On April 07, 2023 I received a signed affidavit from GIS Administer Matt Willman that states, "On or around July 31, 2022, while being in the business located at 901 Fleming, the manager on duty (female under 30 years of age) at the time shared with me that she lived upstairs in the same building."	The property owner submitted a LUD application with KW Planning Dept. but still needs to submit a current survey.	1/18/2024 I emailed KW Planning Depot. to determine if Trepanier and Associates has made contact regarding subject address LUD. They informed me that no communications have taken place. I am sending a new NOCV as the prior notice never had good service.	
IONS	REMARKS				
INSPECTIONS	RESULT		VIOLATION FOUND	VIOLATION FOUND	
	COMPLETED DATE	4/7/2023	10/10/2023	1/18/2024	
	SCHEDULED DATE	4/7/2023	10/10/2023	1/18/2024	
	INSPECTOR	SD1	LS1	LS1	
	INSPECTION TYPE	FOLLOW UP	FOLLOW UP	FOLLOW UP	









in this chapter.	(b) The fact that any residential or commercial unit located in the city is occupied or is capable of being occupied shall be prima facie evidence that garbage or solid waste is being produced or accumulated upon such premises. Temporary vacancy, regardless of duration, shall not constitute grounds for a refund or excuse the nonpayment of any solid waste charge. A solid waste charge for waste collection and disposal shall be levied against all existing and newly constructed residential or commercial units for which a certificate of occupancy is required.	On February 22, 2023 I assigned a case to the subject address regarding (4) illegal units above the Kava Culture Key West establishment. I informed the property owner of the violations via email. Using our system Trakit, I collected evidence of a BTR (Business Tax Receipt: Property Rental Non-Transient) dated September 21, 2021 that was applied for by the property owner Joseph Cohen. On June 07, 2022, the license was closed by Licensing Official Amanda Brady due to the subject address not being recognized by the city for any residential units. On April 07, 2023 I received a signed affidavit from GIS Administer Matt Willman that states, "On or around July 31, 2022, while being in the business located at 901 Fleming, the manager on duty (female under 30 years of age) at the time shared with me that she lived upstairs in the same building."	Corrective Action: Please contact The City of Key			
è-						
-						
-		4/7/2023				
	Sean Davis					
12		Sec. 58-61 Determination and levy of charge				





-			
West Revenue Department at (305) 809-3957 or 1300 White St to pay the amount for the back utilities for the unrecognized units.	Count 2.: - Sec. 66-87. Business tax receipt required for all holding themselves out to be engaged in business.	No person shall engage in, manage, carry on or practice, wholly or in part, within the city limits, any business, profession, or occupation without first procuring a city business tax receipt. For the purposes of this article, any person holding himself out to the public by sign, printed matter, telephone directory classified section, city directory or otherwise as being engaged in business or as offering services or property to the public for a consideration, regardless of whether such person actually transacts any business or practices a profession, shall be considered as engaging in business and shall be liable for a business tax receipt fee thereon.	Corrective Action: Please contact the City of Key West Licensing Department at 1300 White St and apply for the proper Business Tax Receipts.
jc 			
		4/7/2023	
		Sean Davis	
		Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business	

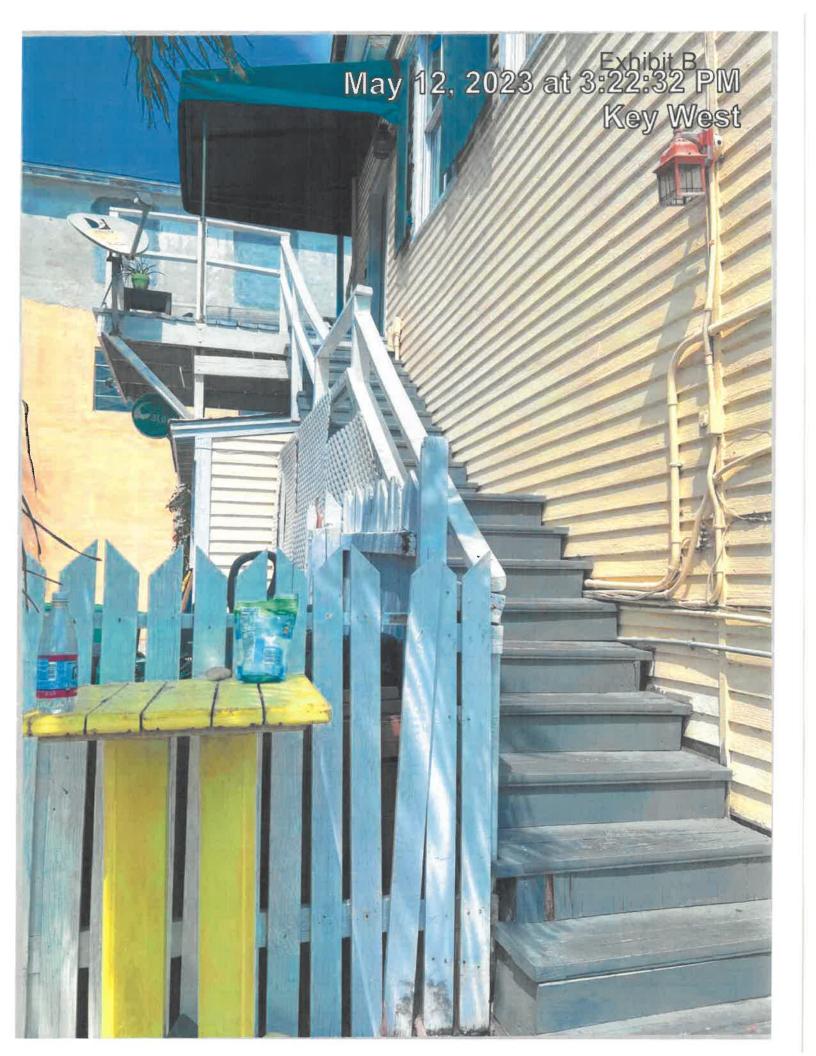


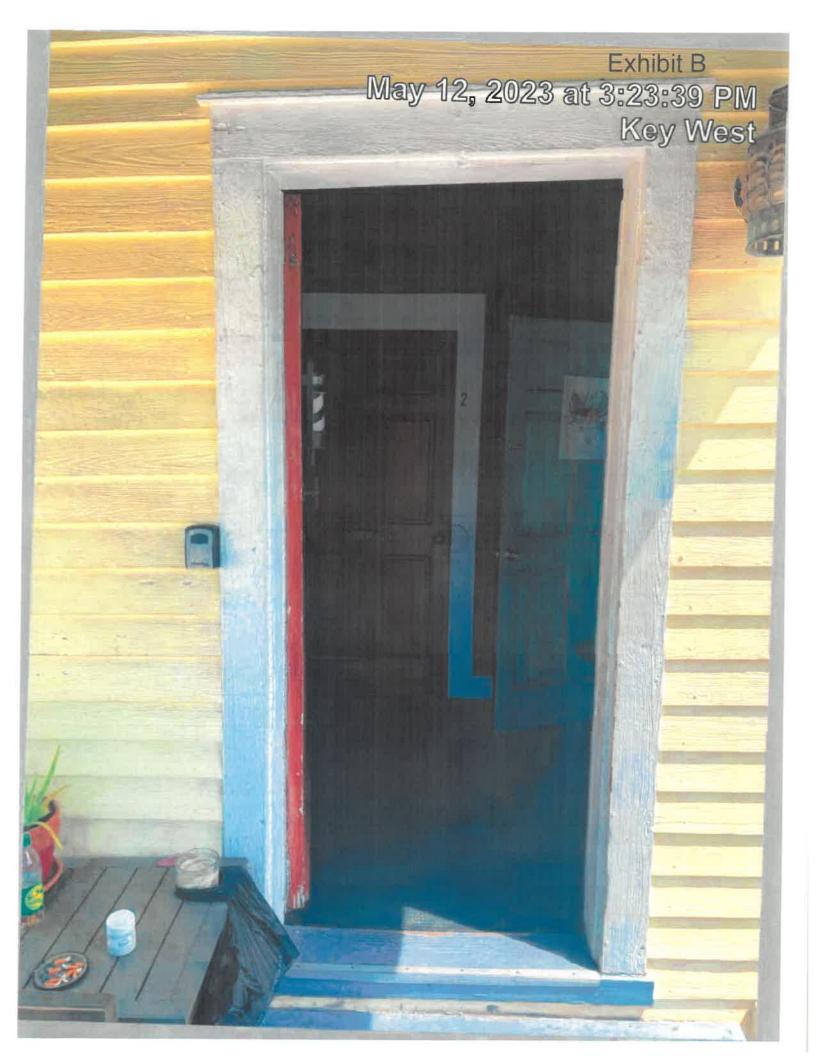


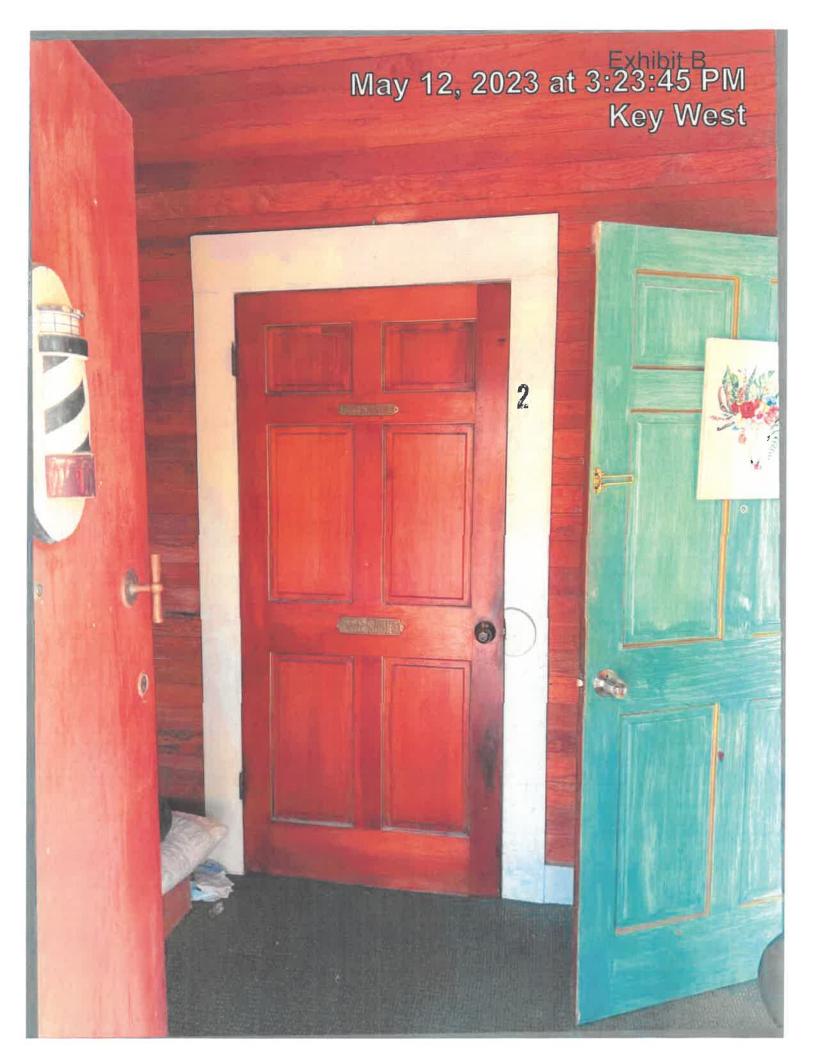
Count 3: Section 90-363 Certificate of occupancy required.	No land or building or part thereof erected or altered in its use or structure after the effective date of the ordinance from which this section derives shall be used until the chief building official shall have issued a certificate of occupancy stating that such land, building, or part thereof and the proposed use thereof are found to be in conformity with the provisions of the land development regulations. Development permits shall also be required as provided in section 90-356. It shall be the duty of the chief building official to make a final inspection of the building or premises and to issue a certificate of occupancy if the land, building or part thereof and the proposed use thereof are found to conform with the land development regulations or, if such certificate is refused, to state such refusal in writing together with the cause. Failure to obtain a certificate of occupancy shall be deemed a violation of the land development regulations.	Corrective Action: Please contact The City of Key West Building Department at 1300 White St or (305) 809-3956 and submit an as- built certification stating that the subject unrecognized unit meets the Florida Building Code.		
·				
-	4/7/2023			
Sean Davis				
	Sec. 90-363 Certificate of occupancy required			

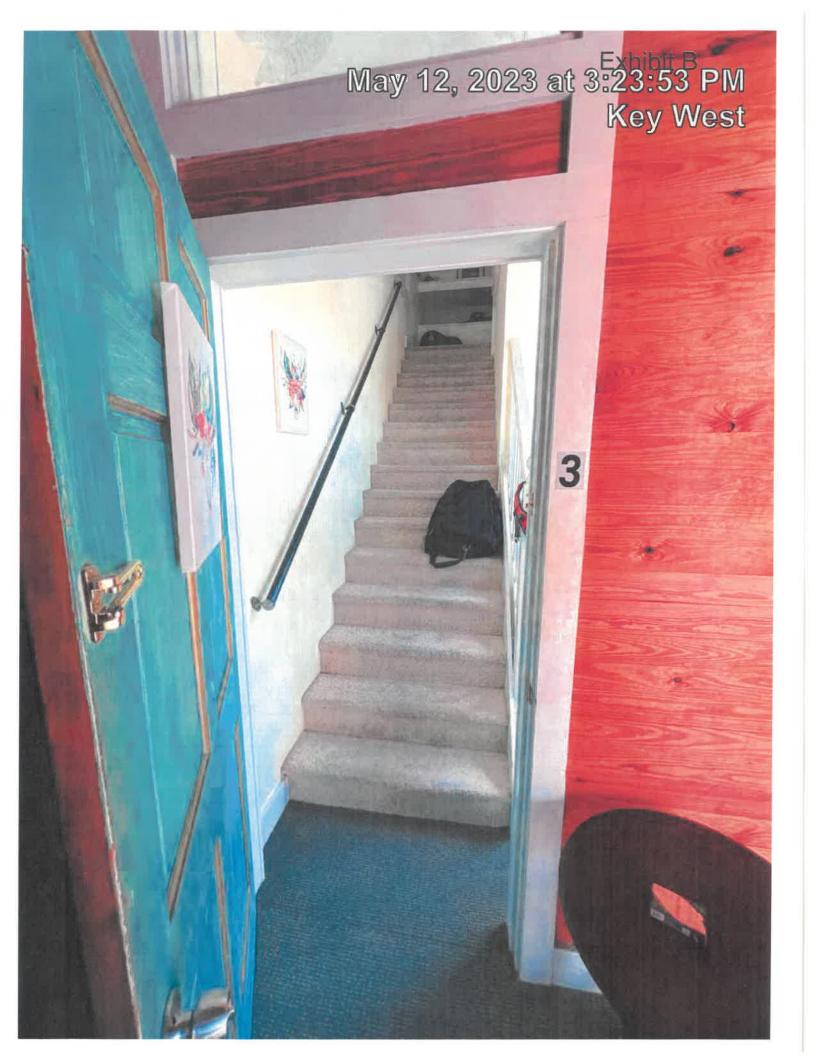


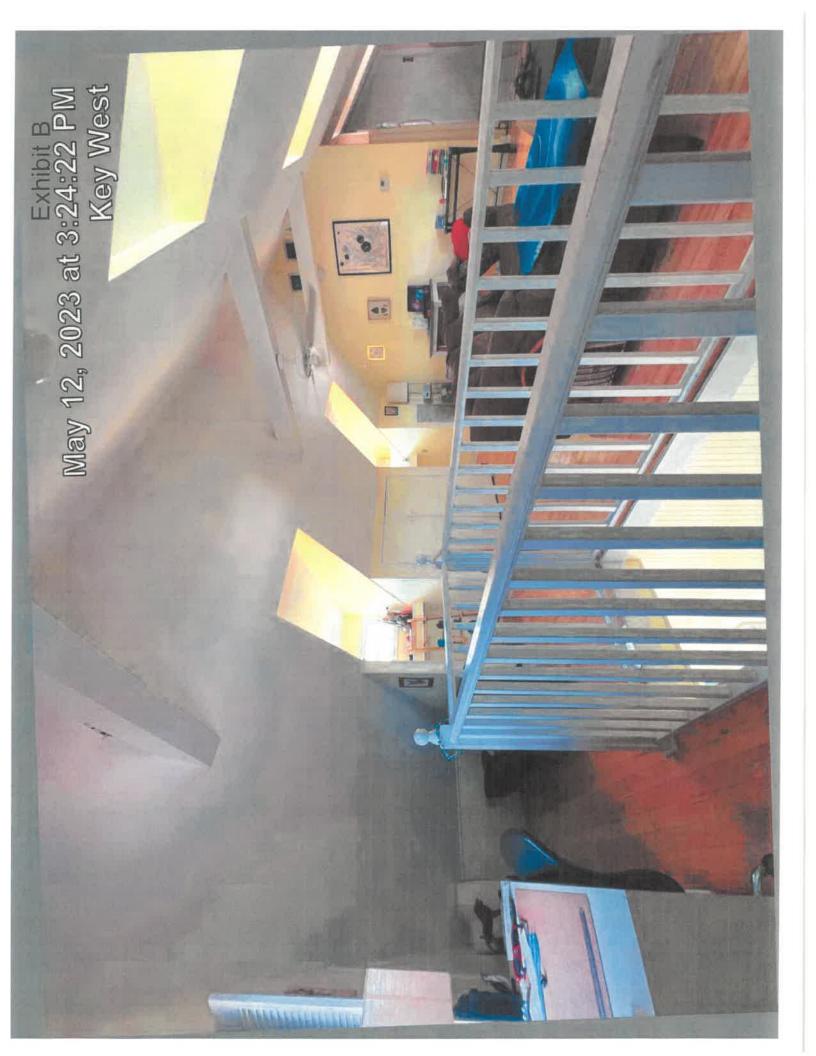
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crow crow story sinfe	Address: Address: Address: KEY WEST, FL 33040 Address: Coner name: RE */PARCEL */TAX ID etc: 0000-5650-0000000- Previous utility acct *: HEOB HIGH DENSITY BESIT	ormation status: type: date: inge:	COMPLETED 8/22/2017 RENDVATION, (1/05/1998 39000 0	CONVERSION: RESI	
Receipts Square footage cal Q Structures Valuation calculatio	Contractor Information Contractor Name: Ruby KRAUSE CONSTRUCTION Contractor Number: 98-00006460 Type: INACTIVE Doc Number Contractor Requirements Doc Number MORKERS COMP INSURANCE. WC166791691	Outstanding Inspections Insp Schedu Type ID Date No outstanding inspections exist	Schedule Date ns exist	Confirmation Number	G.
1	Mark Decodation	matica		1	*
ŭ			Print flag	Permit display	inspedii
or and	ALLO & DORMER WINDOWS/REMODEL EXISTING	8507/60			
7 3	TO BE USED AS AN INDEPENDENT LIVING	.D. 27	+	* >	. 0
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A STATE OF THE STA	HAR: H-1-98-6	1/05/1998		*	Þ
2000	ACCOUNTY PLECTRIC	5/15/1998		>-	X
n	THE CHARLE OF EXISTING ALTER LIVING AREA	5/:5/:998		>4 >	30 3
DESK	FUNAR'S PLOMBING	8/01/1998	+	1 24	A
Sadi	INSTALL FIVE (5) NEW PIXTURES INCLUDING	8/01/1998		24	i - ≱-i
Land Inquiry DRS	KITCHEN SINK	8/01/1998		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	X
	HIME N IKE'S COOLING & HEATING	8/08/:098 Y			> -4
Documents	INSTALL CENTRAL AC SYSTEM FOR THE ATTIC	6/03/1998 Y			X
EA.					

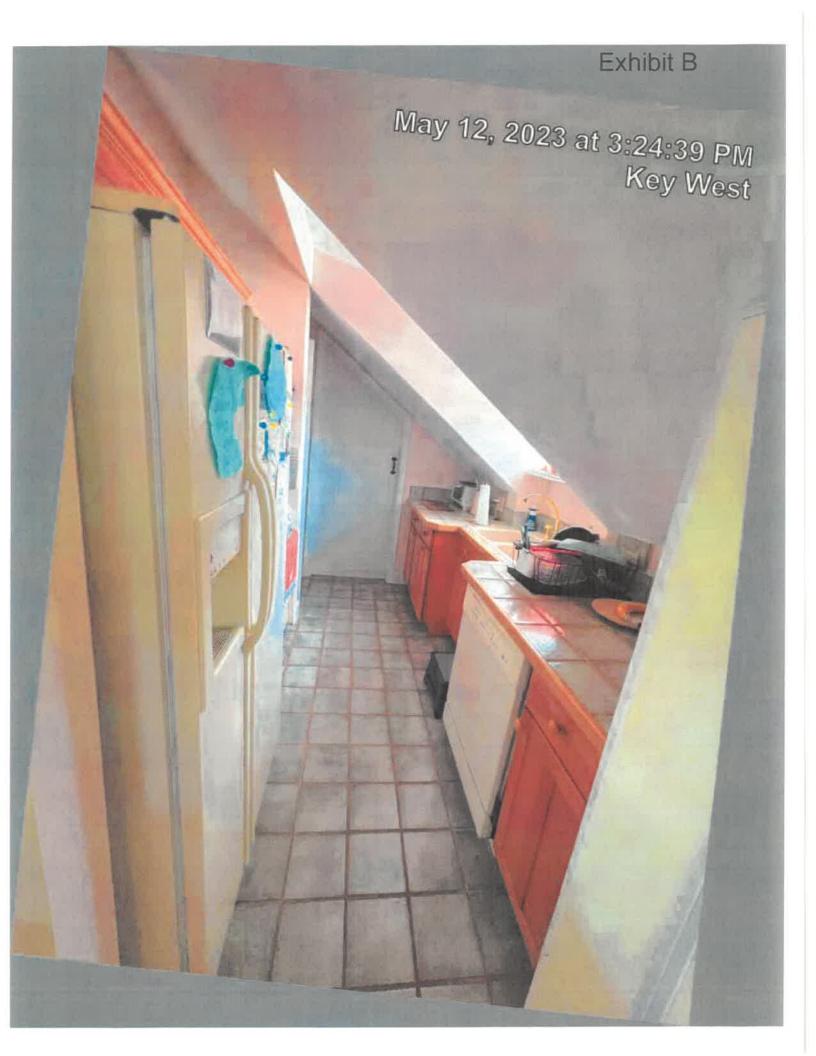












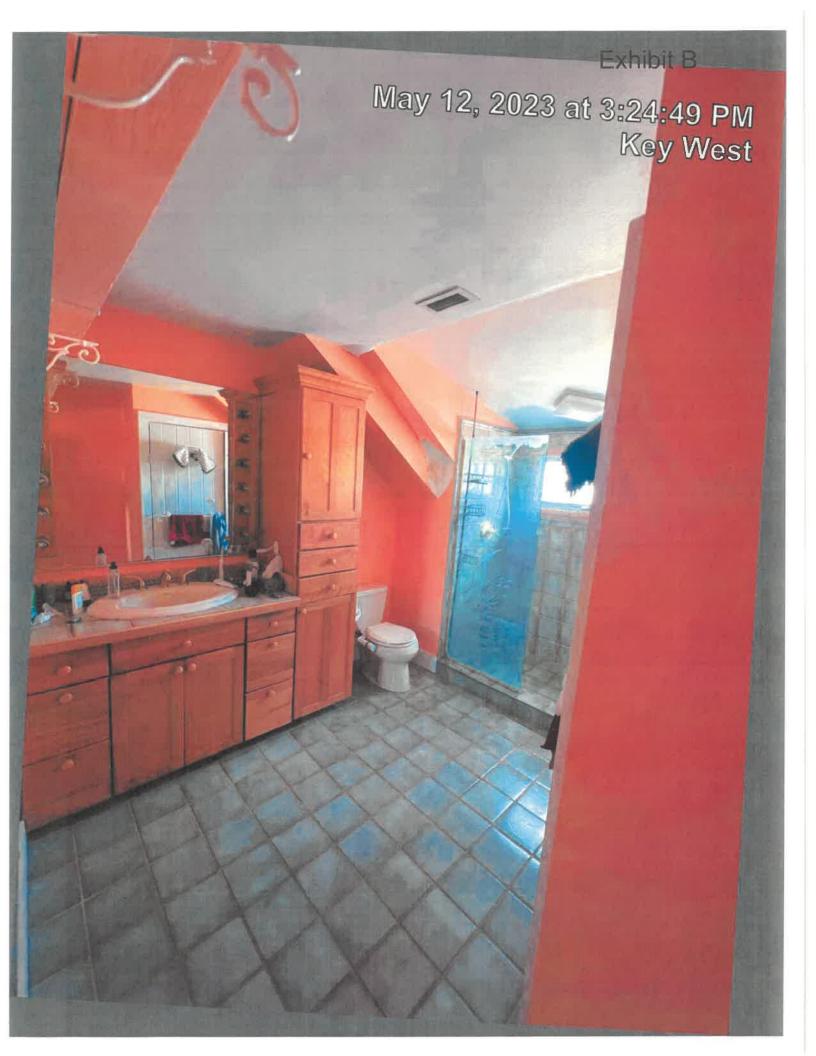
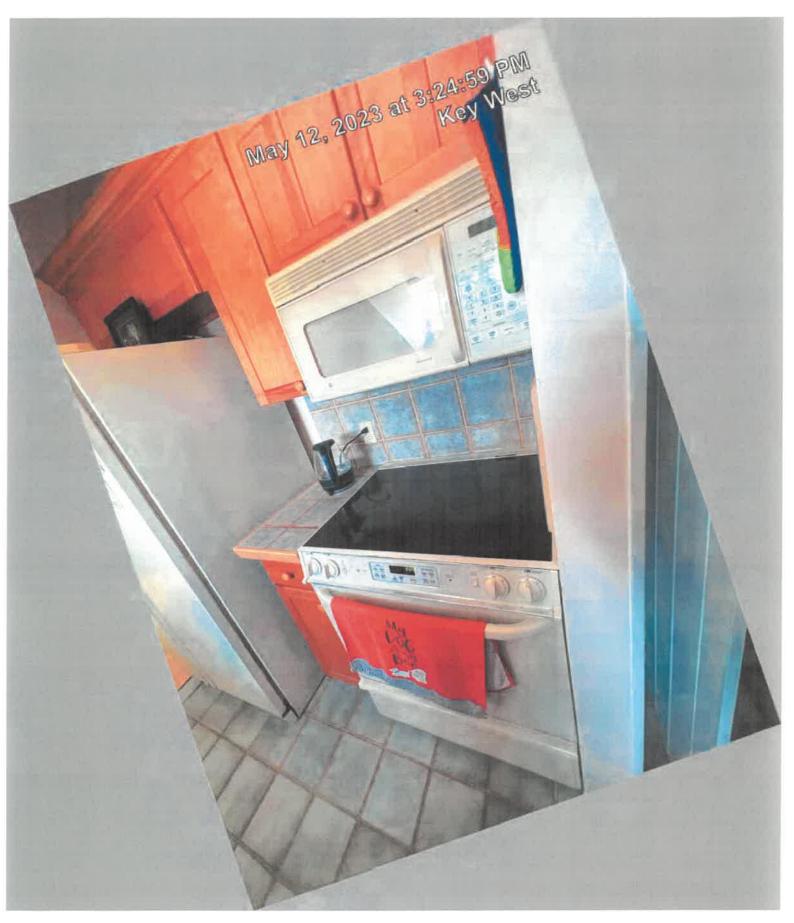
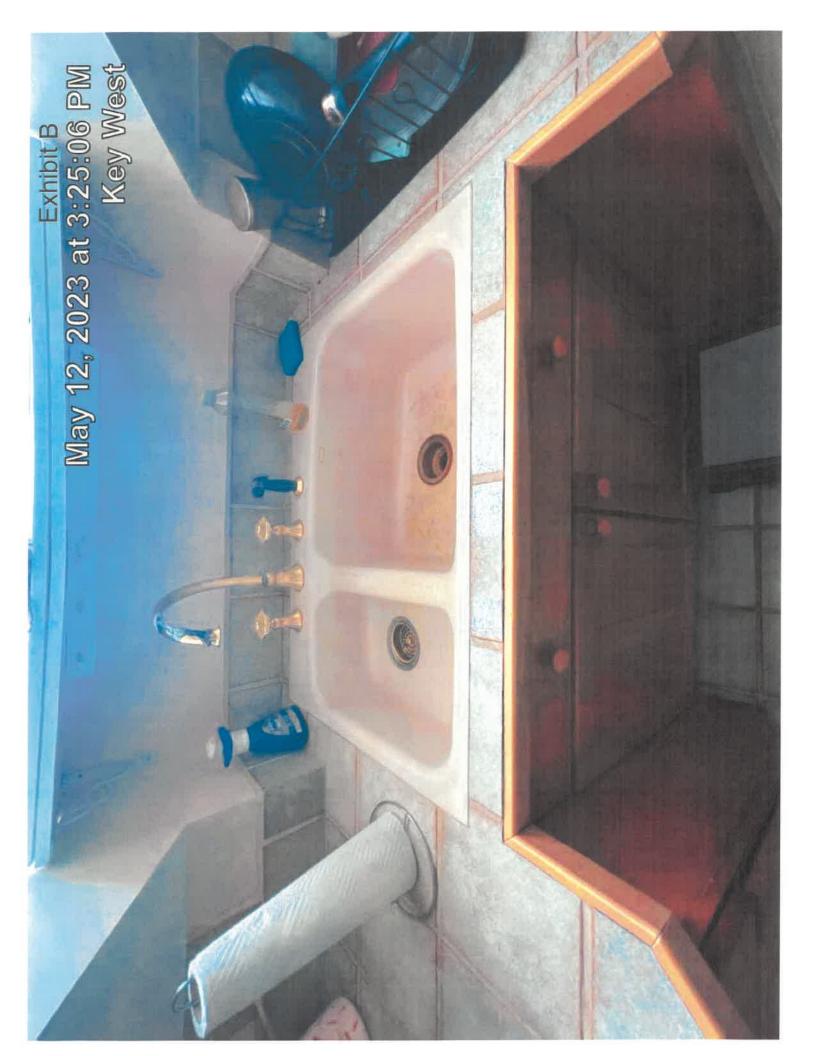
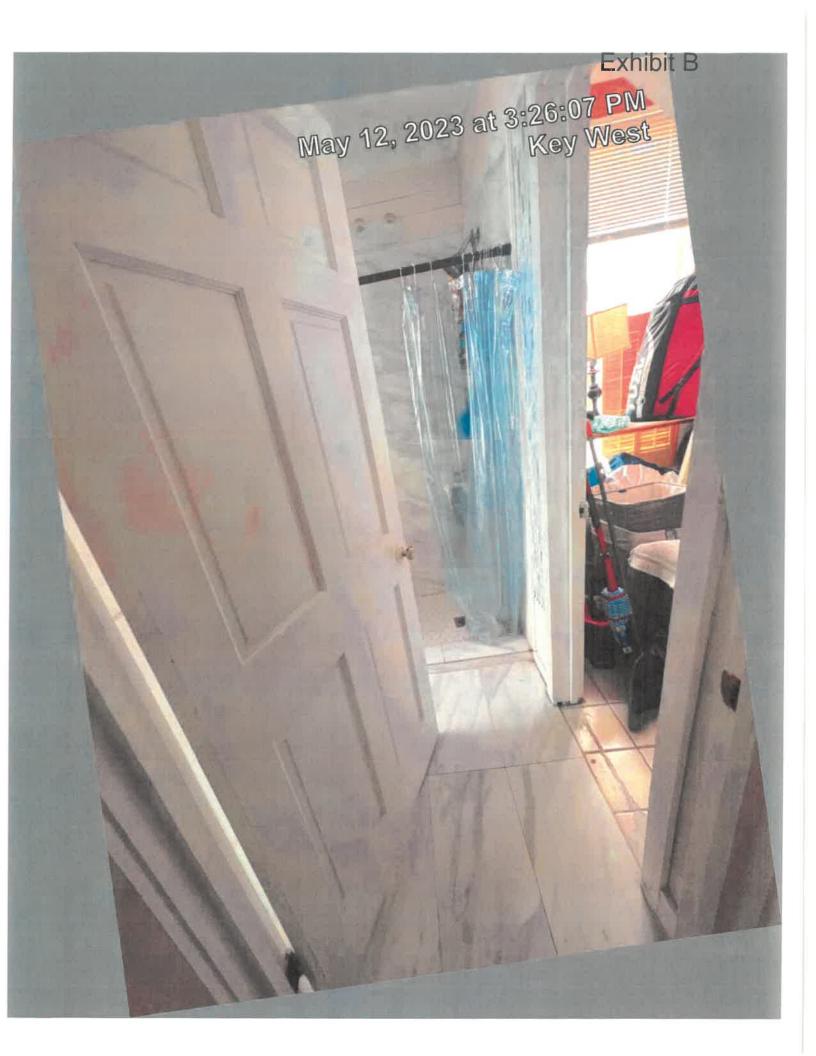


Exhibit B









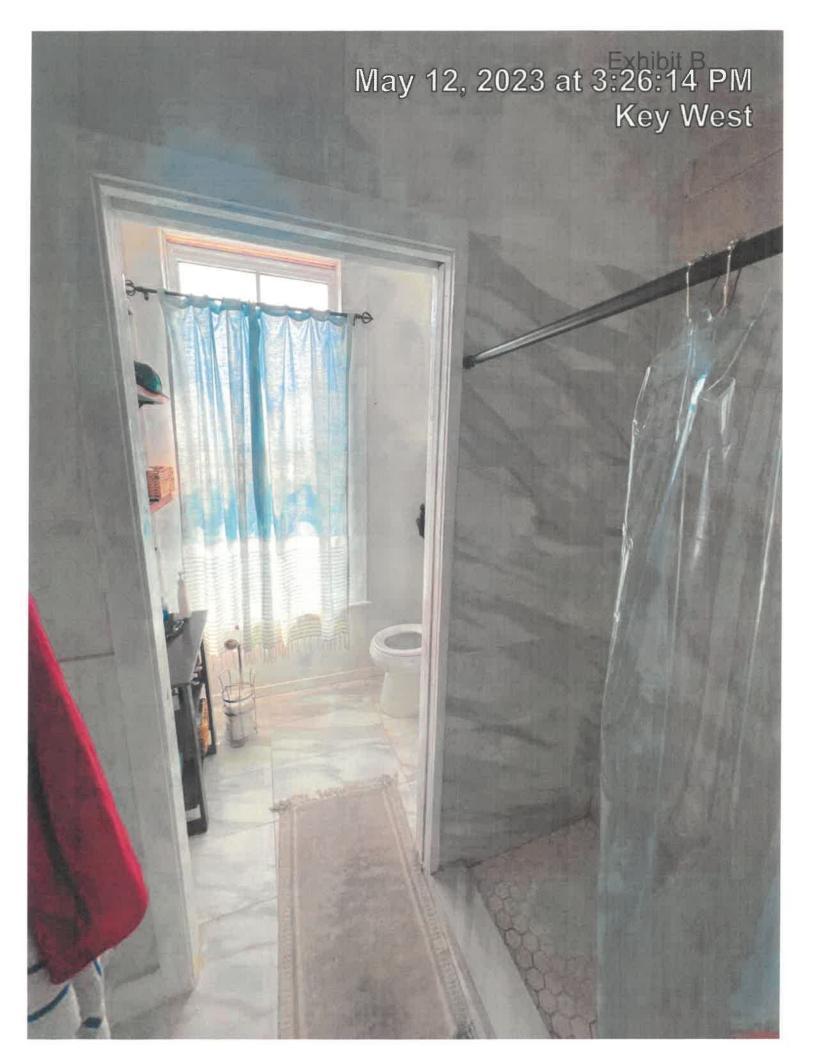




Exhibit B
Additional Required Documents

Page 1 of 1



City of Key West **Planning Department** Verification Form

(Where Applicant is an entity)

Thomas Francis-Siburg	, in my capacity as	Planning Manager
(print name)		(print position; president, managing member)
of Owen Trepanier and	Associates, Inc.	
	(print name o	fentity)
being duly sworn, depose and say the deed), for the following property	at I am the Authorized identified as the sub	ed Representative of the Owner (as appears on object matter of this application:
901 Fleming Street; K	ey West, Florida	33040
	Street address of sub	ject property
 the undersigned, declare under per Authorized Representative of the predrawings and sketches attached heretories and correct. 	nalty of perjury und operty involved in the o and all the statemen	ler the laws of the State of Florida that I am the his application; that the information on all plans, ats and answers contained herein are in all respects
In the event the City or the Planning untrue or incorrect, any action or app	Department relies or royal based on said of	on any representation herein which proves to be representation shall be subject to revocation.
Signature of Applicant		
Subscribed and sworn to (or affirmed	before me on this_	04/09/24 by
Name of Applicant	UKL	date
He/She is personally known to me or	nas presented	as identification.
Notary's Significant and Seal		The state of the s
Name of Control of State of St		
Commission Number, if any		



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.

Joseph Cohen	as a second
Please Print Name of person with authority	to execute documents on behalf of entity
Manager of	901 Fleming Street, LLC
Name of office (President, Managing Member)	Name of owner from deed
authorize Trepanier & Associates, Inc.	
Please Print Name	of Representative
to be the representative for this application and act on	
Signature of person with authority to execu	4
Subscribed and sworn to (or affirmed) before me on th	is April 9, 2024
by_ Joseph Cohen	Creare
Name of person with authority to execute	e documents on behalf of entity owner
He/She is personally known to me or has presented	as identification.
Novary's Signature and Seal	
Name of Acknowledger typed, printed or stamped	ALEXANDRA NICOLE ALBURY MY COMMISSION # HH 230855 EXPIRES: June 4, 2026
H V30666 Commission Number, if any	

\$8.050.00

Engst (2157691 03/02/2018 3:03PF Filed & Recorded in Official Records of MONROLE COUNTY KEVIN MEDOK

Prepared by and return to: Bryan Hawks Attorney at Law Smith Hawks, PL 138 Simonton Street Key Went, FL 33040 305-296-7227 File Number; 2018-020

93/02/2918 3:93PM DEEN DOG STREEP CL: Krys

Dorst 2157691 Ekil 2394 Pgil 487

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 2 day of March, 2018, between 901 Fleming, Inc., a Florida corporation, whose address is 901 Fleming Street, Key West, FL 33040 (the "Grantor"), and 901 Fleming Street, LLC, a Florida limited liability company, whose address is 45 N.W. 21⁵¹ Street, Miami, Florida 33127 (the "Grantoe").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Monroe County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO.

Parcel Identification No. 00005650-000000

This Conveyance is subject to the following:

- 1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
- 2. Zoning and other governmental regulations.
- 3. Taxes and assessments for 2018, and subsequent years.

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 warrants its interest in the property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURE APPEARS ON SUBSEQUENT PAGE]

(Seal)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed and delivered in our presence

901 FLEMING, INC., a Florida corporation

By: Thomas M. Sawyer

Doct 2157691 Ekit 2/194 Pott 488

Inte of Florida

STATE OF FLORIDA COUNTY OF MONROE

The foregoing instrument was acknowledged before me this day of March, 2018, by Thomas M. Sawyer, as Secretary of 901 Fleming, Inc., a Florida corporation, () who is personally known to me or () who produced as identification and who did not take an oath

Notary Dunfic

Printed Vamer

My Commission Expires:

[NOTARY SEAL]

BAPRY F GRSON
MY COMMISSION 6 OG 079254
EXPERS March 5, 2021
Corp. Corp. Bonded Thru Budget Notiny Sentess

https://or.monroe-clerk.com/LandmarkWeb/search/index?theme=.blue§ion=searchCriteriaBookPage&quickSearchSelection=#

Dec# 2157691 Bk# 2394 Pg# 489

Exhibit "A"

Legal Description

Part of Lot 4, Square 33, William A. Whitehead's Map of the Island of Key West, Florida, delineated 1829. Commencing at the corner of Fleming and Margaret Streets and running thence along Fleming Street Northeasterly 50 feet, 3 inches: thence Northwesterly 88 feet; thence Southwesterly 50 feet, 3 inches to Margaret Street; thence along Margaret Street Southeasterly 88 feet to the Place of Beginning.

LESS AND EXCEPT

On the Island of Key West, Florida, and being a part of Lot 4, Square 33, William A. Whitehead's Map of the Island of Key West, Florida, delineated in February, 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way line of Fleming Street and the Northeasterly Right-of-Way Line of Margaret Street; thence in a Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for 82.50 feet to the Point of Beginning; thence continue in Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for 5.50 feet; thence at a right angles and in a Northeasterly direction for 50.25 feet; thence at a right angle and in a Southeasterly direction for 7.00 feet; thence at an angle of 88°17'25" to the left and in a Southwesterly direction for 50.25 feet to the said Northeasterly Right-of-Way line of Margaret Street, and the Point of Beginning.

Parcel Identification Number: 00005650-000000

MONROL COUNTY OFFICIAL RECORDS

Monroe County, FL

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 00005650-000000 Account# 1005843 Property ID 1005843 Millage Group 10KW

Location 901 FLEMING St, KEY WEST

Address

Legal KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR857-Description 2359 OR880-339 OR1059-111 OR1086-2048/50 OR1383-1575 OR1502-2248/49

OR1502-2250/52 OR1752-1525 OR1752-1526 OR2894-487/89

(Note: Not to be used on legal documents.)

Neighborhood

Property Class

STORE COMBO (1200)

Subdivision

Sec/Twp/Rng 06/68/25 Affordable No

Housing



Owner

901 FLEMING STREET LLC 45 NW 21st 5t Miami FL 33127

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$290,165	\$290,165	\$304,205	\$304,205
+ Market Misc Value	\$4,047	\$4,047	\$4,047	\$4,047
+ Market Land Value	\$1,035,216	\$724,651	\$690,144	\$586,622
= Just Market Value	\$1,329,428	\$1,018,863	\$998,396	\$894,874
= Total Assessed Value	\$1,120,749	\$1,018,863	\$984,361	\$894,874
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,329,428	\$1,018,863	\$998,396	\$894,874

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$724,651	\$290,165	\$4,047	\$1,018,863	\$1,018,863	\$0	\$1,018.863	\$0
2021	\$690,144	\$304,205	\$4,047	\$998,396	\$984,361	\$0	\$998,396	\$0
2020	\$586,622	\$304,205	\$4,047	\$894,874	\$894,874	\$0	\$894,874	\$0
2019	\$698,360	\$313,565	\$4,047	\$1,015,972	\$1,015,972	\$0	\$1,015,972	\$0
2018	\$698,360	\$289,620	\$4,047	\$992,027	\$829,413	\$0	\$992,027	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,108.00	Square Foot	50.3	88

Buildings

Building ID	39360	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1918
Building Type	COM/RES C / 12C	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	4776	Roof Type	GABLE/HIP
Finished Sq Ft	3010	Roof Coverage	METAL
Storles	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	354	Bedrooms	0

Functional Ol Economic Ob Depreciation Interior Walls Code	s 0 % 30	Sketch Area	Finished Area	Full Bathrooms Half Bathrooms Grade Number of Fire Pl Perimeter	1 1 400 0		
FHS	FINISH HALF ST	1,500	0	0			
FLA	FLOOR LIV AREA	3,010	3,010	0			
OUU	OP PR UNFIN UL	206	0	0			
OPF	OP PRCH FIN LL	60	0	0			
TOTAL		4,776	3,010	0			
Yard Items							
Description		Year Built	Roll Year	Size	Quantity	Units	Grade
WOOD DEC	K	1985	1986	0 x 0	1	460 SF	1
FENCES		1985	1986	0×0	1	864 SF	2
AIR COND		1997	1998	0 x 0	1	1UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/2/2018	\$1,150,000	Warranty Deed	2157691	2894	487	01 - Qualified	Improved	901 FLEMING INC	
1/10/2002	\$745,000	Warranty Deed		1752	1526	Q - Qualified	Improved		
3/1/1998	\$259,500	Quit Claim Deed		1502	2250	P - Unqualified	Improved		
5/1/1983	\$81,000	Warranty Deed		880	339	Q - Qualified	Improved		

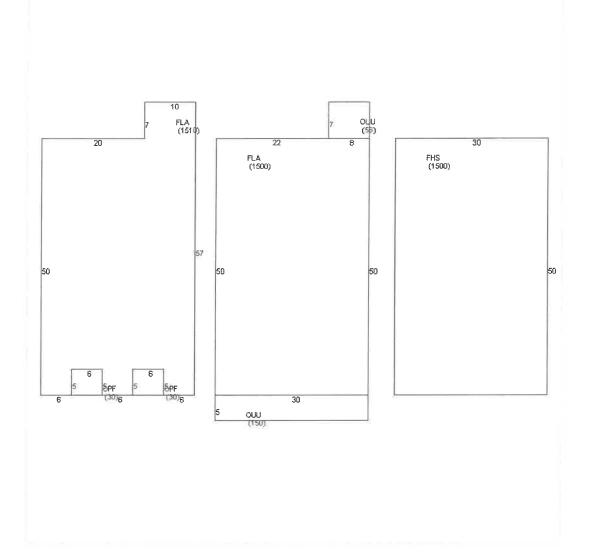
Permits

Number \$	Date Issued	Date Completed ‡	Amount	Permit Type	Notes Φ
BLD2021- 2830	10/12/2021	4/22/2022	\$100,000	Commercial	AUGERS PIERS AND BEAMS, DRAWINGS ATTACHED.
BLD2021- 1939	7/12/2021		\$1,500	Commercial	OPENING UP WALLS CEILING AND FLOOR TO DETERMINE STRUCTURAL INEFFICIENCIES.
15-0819	1/29/2015	3/27/2017	\$1,800		REPAIR 40 SF OF SIDING
14-0522	2/26/2014		\$9,500	Commercial	SECOND FLOOR COMPLETE INSTALLATION OF A 4-TON SYSTEM DUCT WORK 3RD FLOOR CHANGE OUT 3 TON A/H AND CONDENSER.
03-4078	1/28/2004	8/20/2004	\$3,900		AWNINGS
02-3258	11/6/2003	11/24/2003	\$13,100		RENOVATIONS
03-2831	8/19/2003	11/24/2003	\$2,400		REPLACE WINDOWS
02-3296	2/5/2003	11/24/2003	\$2,900		UPGRADE PERMIT-PLUMBING
03-0250	1/27/2003	11/24/2003	\$5,500		CHANGE 4-TON A/C
98-0006	4/7/1998	11/4/1998	\$30,000	Commercial	ADD DORMER/RENO ATTIC/BED
B933189	11/1/1993	11/1/1994	\$700		REPLACE 6 WDW CASING

View Tax Info

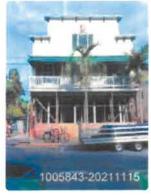
View Taxes for this Parcel

Sketches (click to enlarge)

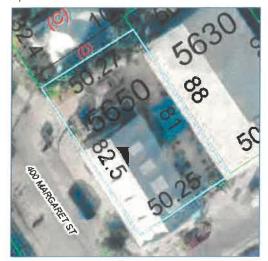


Photos





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TRIM Notice

<u>User Privacy Policy</u> <u>GDPR Privacy Notice</u> Last Data Upload: 4/9/2024, 5:18:46 AM







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

Detail by Entity Name

Florida Limited Liability Company 901 FLEMING STREET, LLC

Filing Information

Document Number L18000047816

FEI/EIN Number 82-4555396

Date Filed 02/22/2018

Effective Date 02/21/2018

State FL

Status ACTIVE

Principal Address

901 Fleming Street Key West, FL 33040

Changed: 01/29/2020

Mailing Address

45 NW 21ST STREET MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH 45 NW 21ST STREET MIAMI, FL 33127

Authorized Person(s) Detail

Name & Address

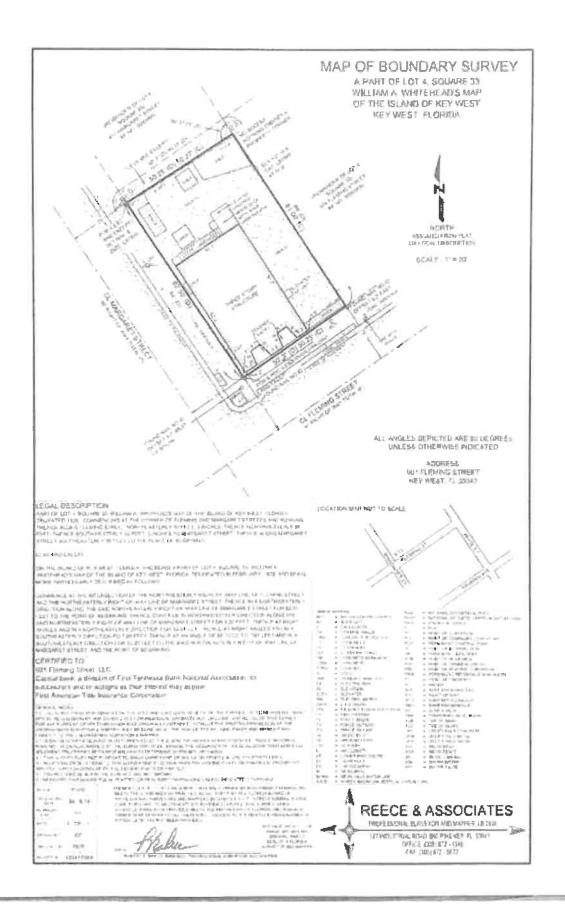
Title MGR

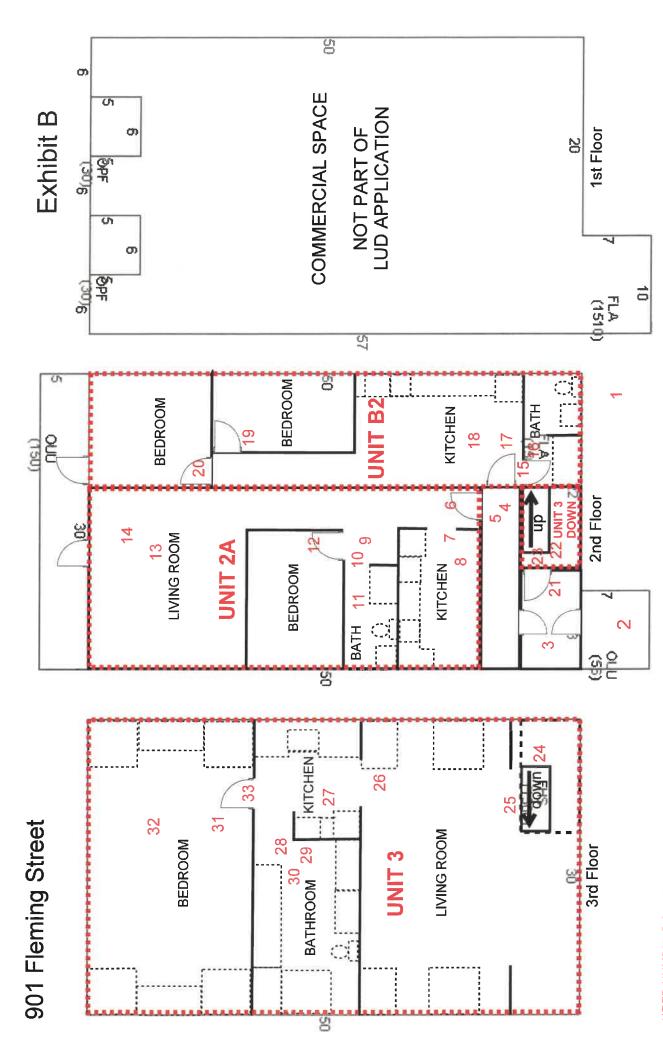
COHEN, JOSEPH 45 NW 21ST STREET MIAMI, FL 33127

Annual Reports

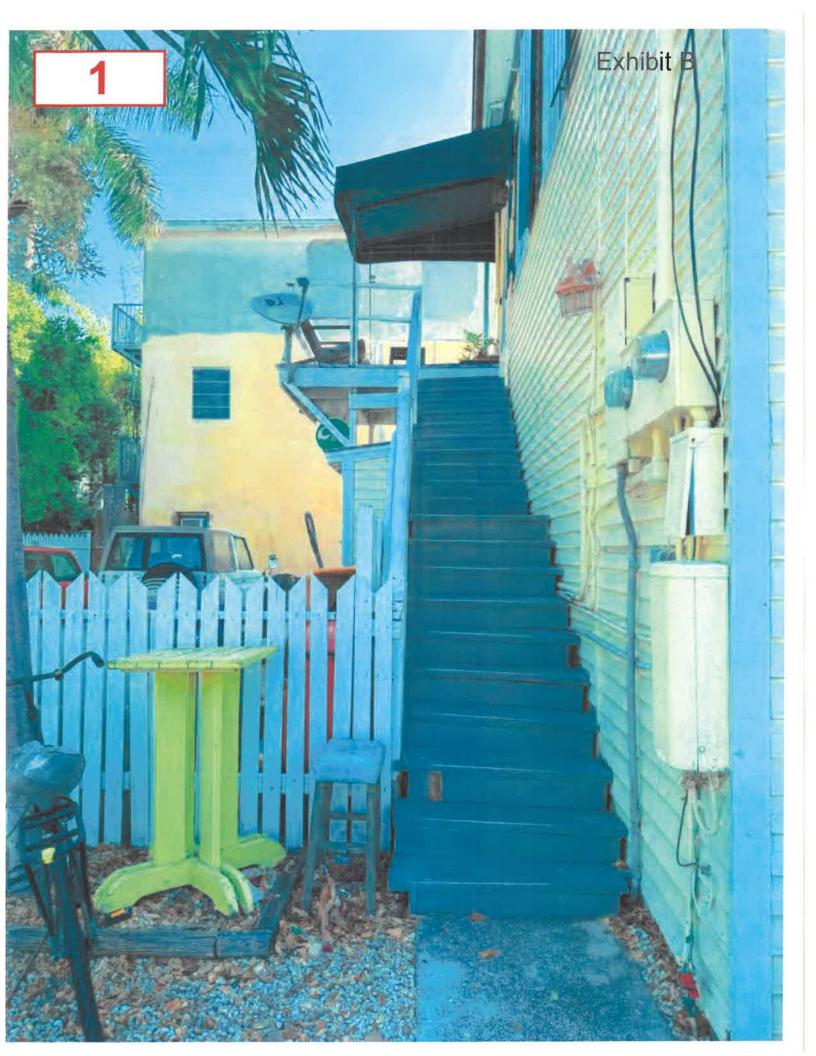
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2023	01/16/2023
2024	01/16/2024

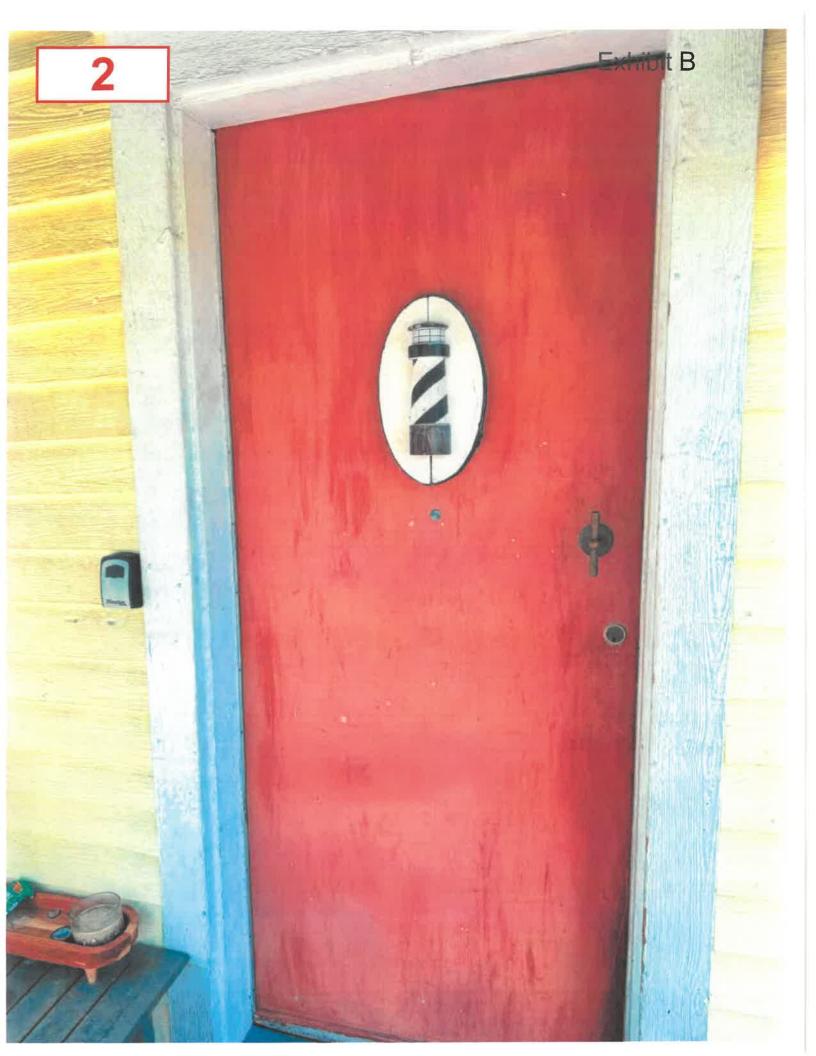
Document Images		
01/16/2024 - ANNUAL REPORT	View image in PDF format	
01/16/2023 - ANNUAL REPORT	View image in PDF format	
02/01/2022 - ANNUAL REPORT	View image in PDF format	
01/28/2021 ANNUAL REPORT	View image in PDF format	
01/29/2020 ANNUAL REPORT	View image in PDF format	
01/22/2019 - ANNUAL REPORT	View image in PDF format	
02/22/2018 Florida Limited Liability	View image in PDF format	



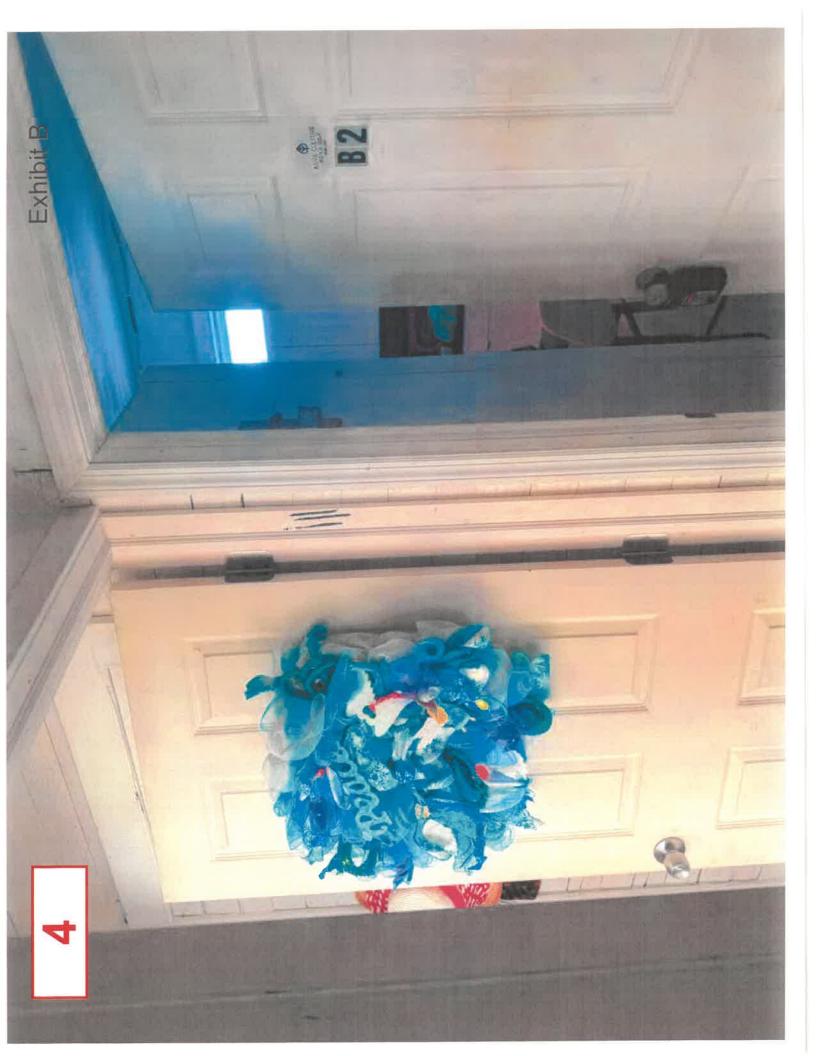


**RED NUMBERS CORRESPOND TO FOLLOWING PHOTOS







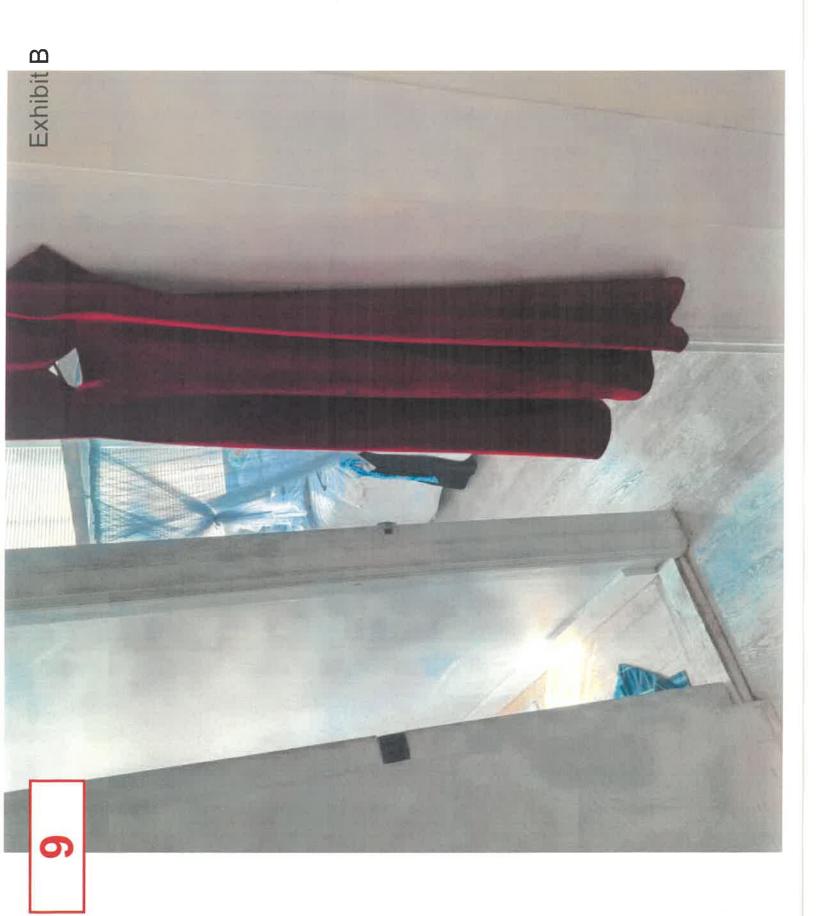


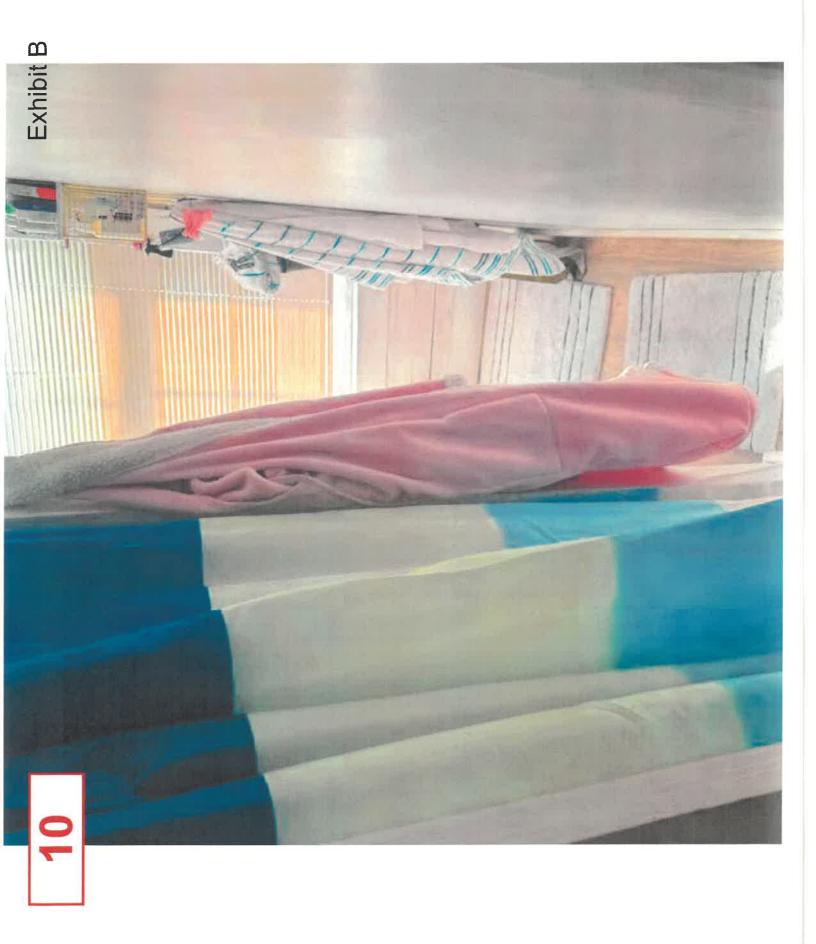








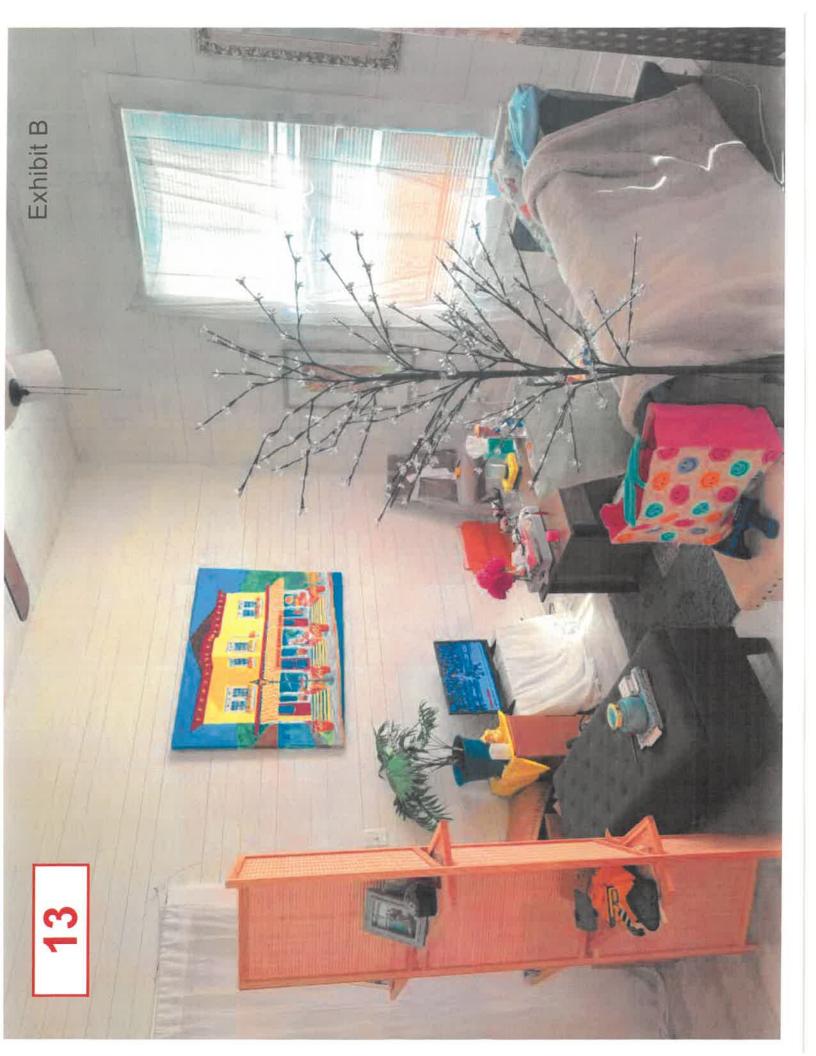


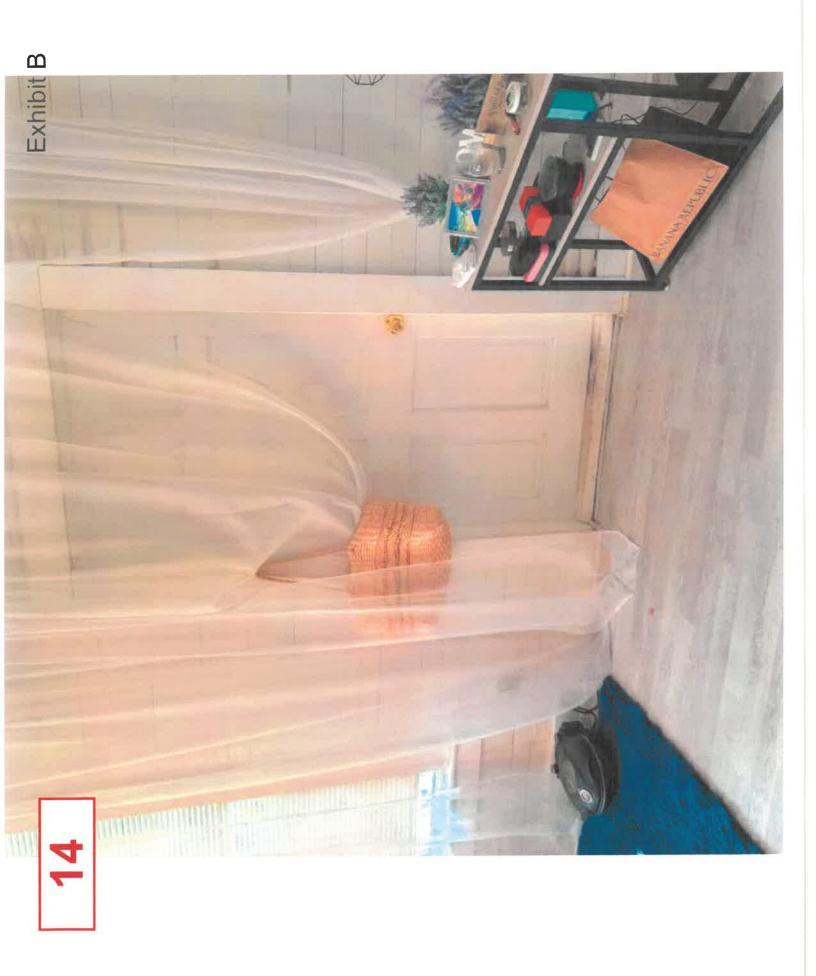


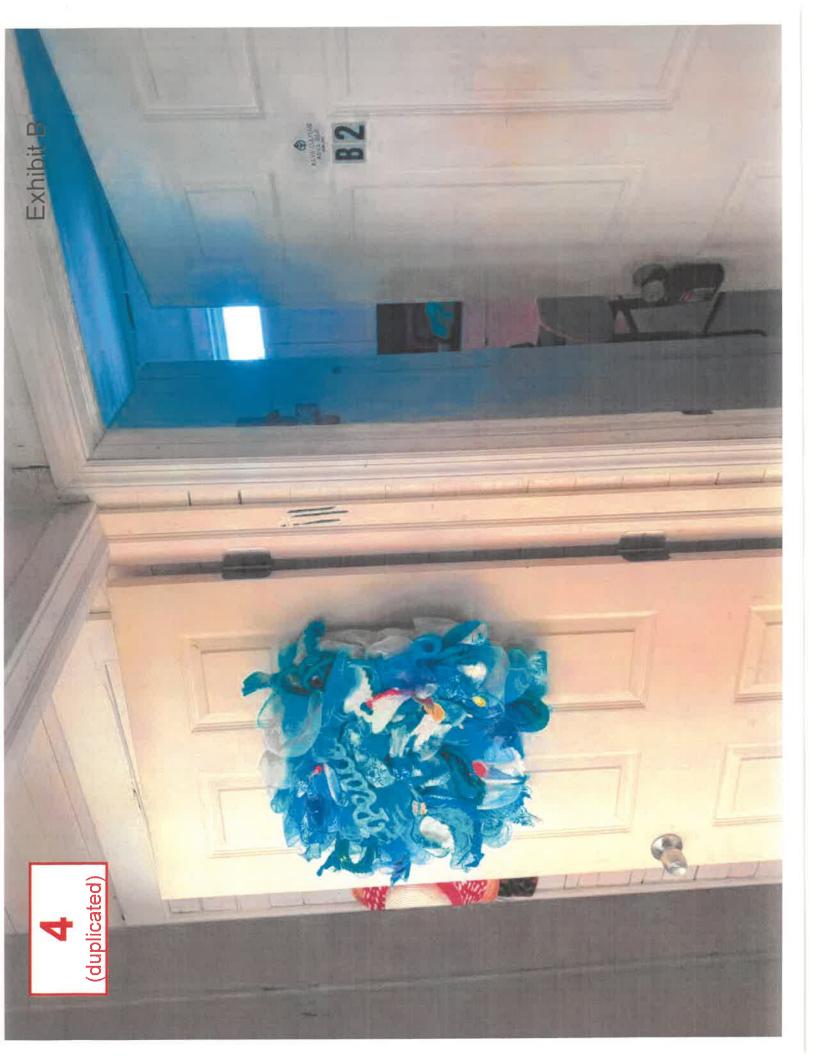




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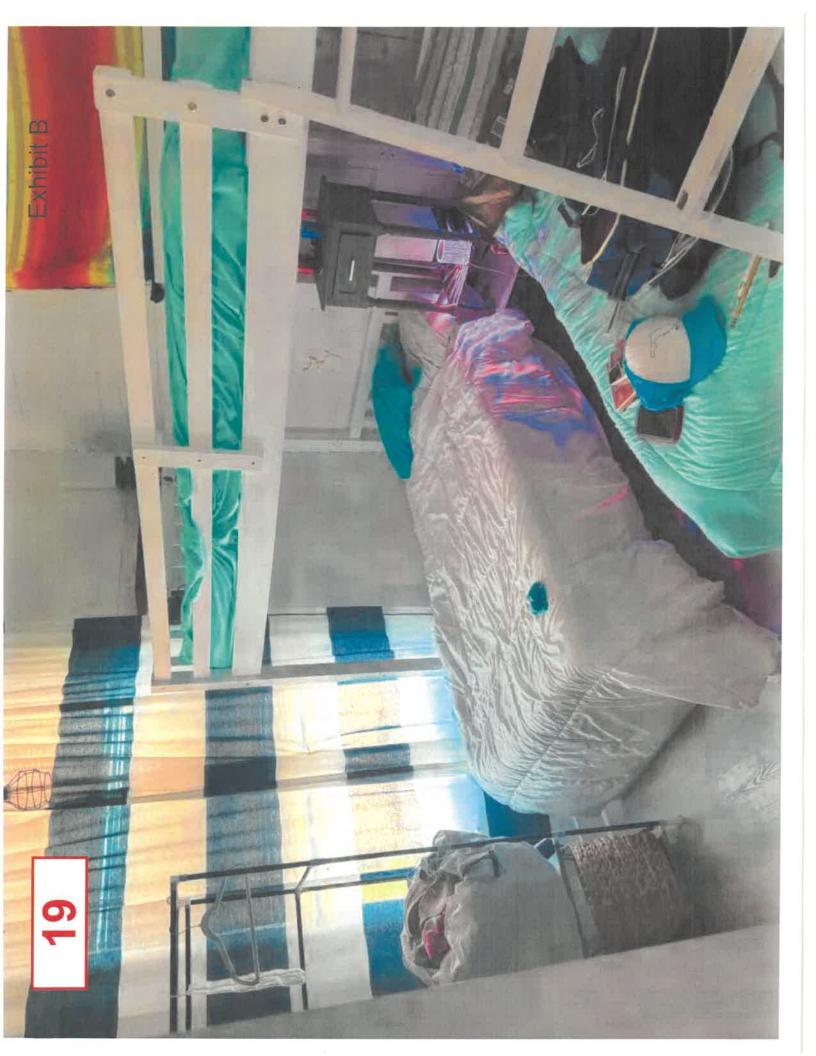










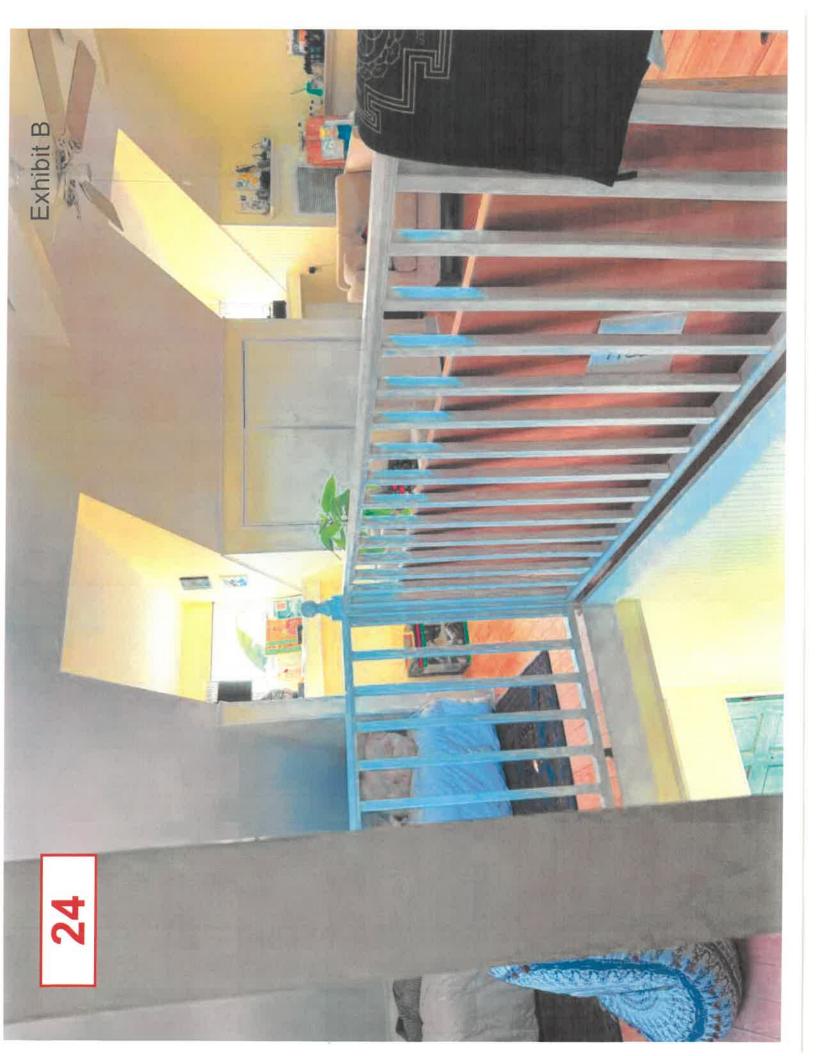


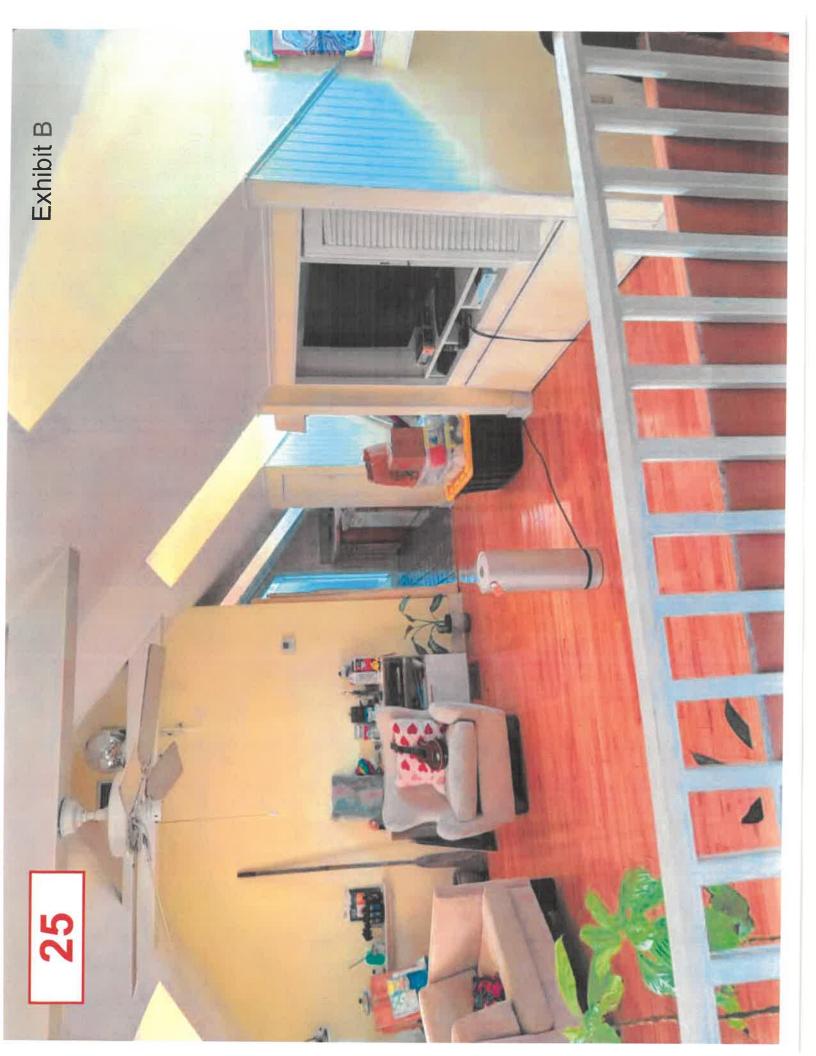




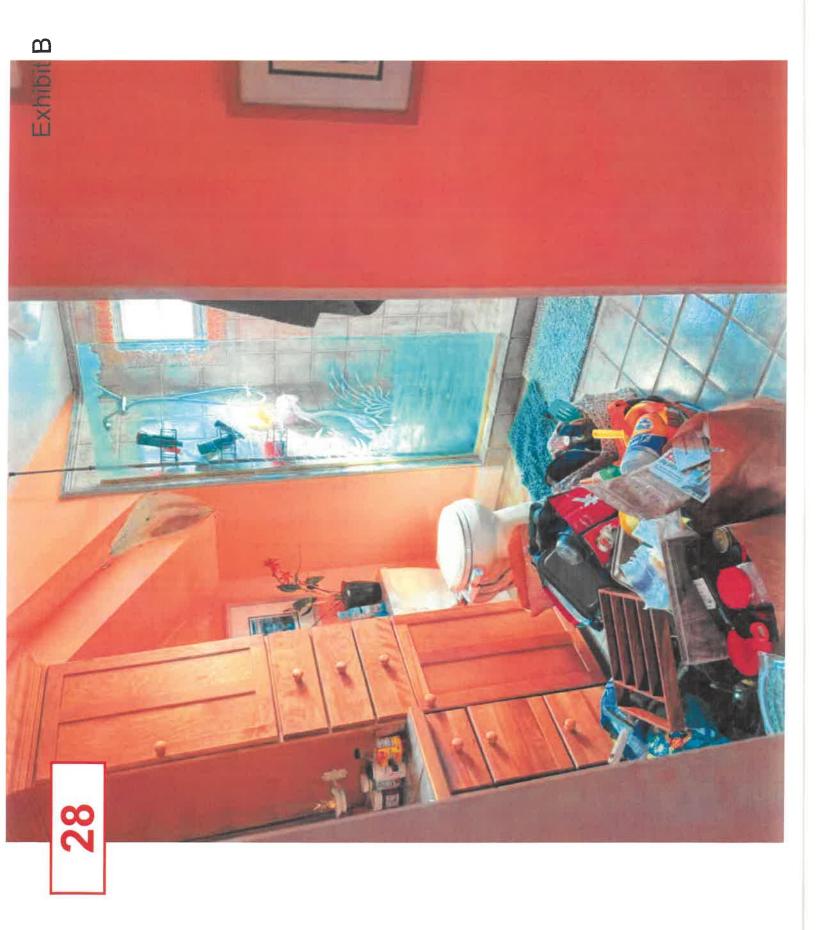




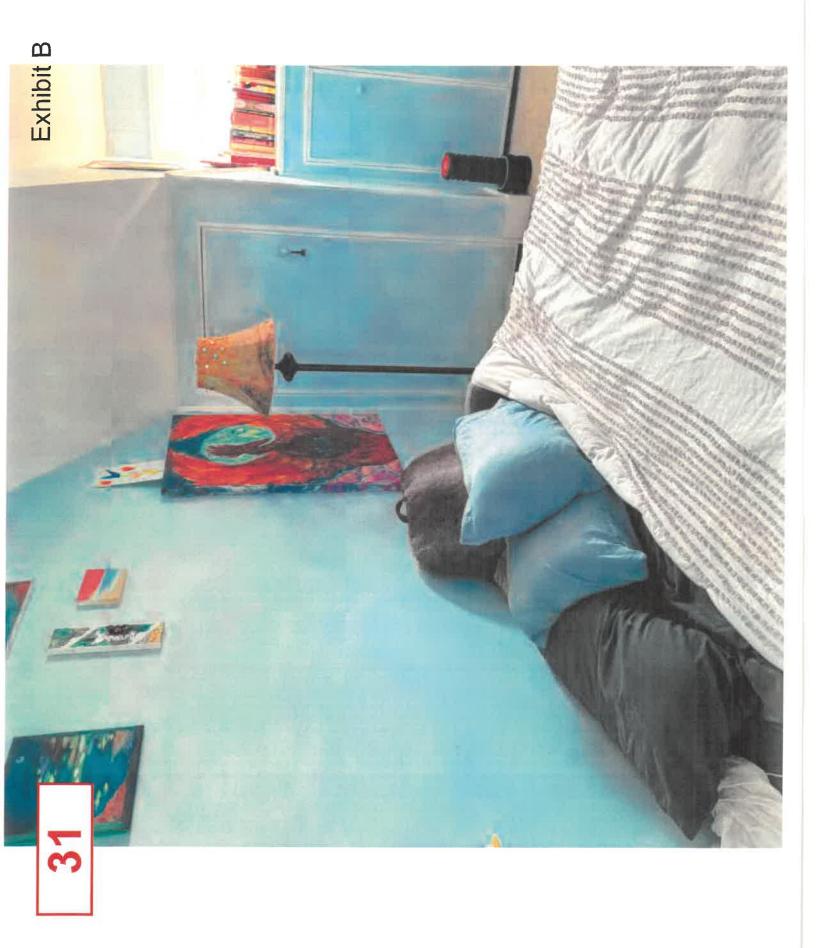


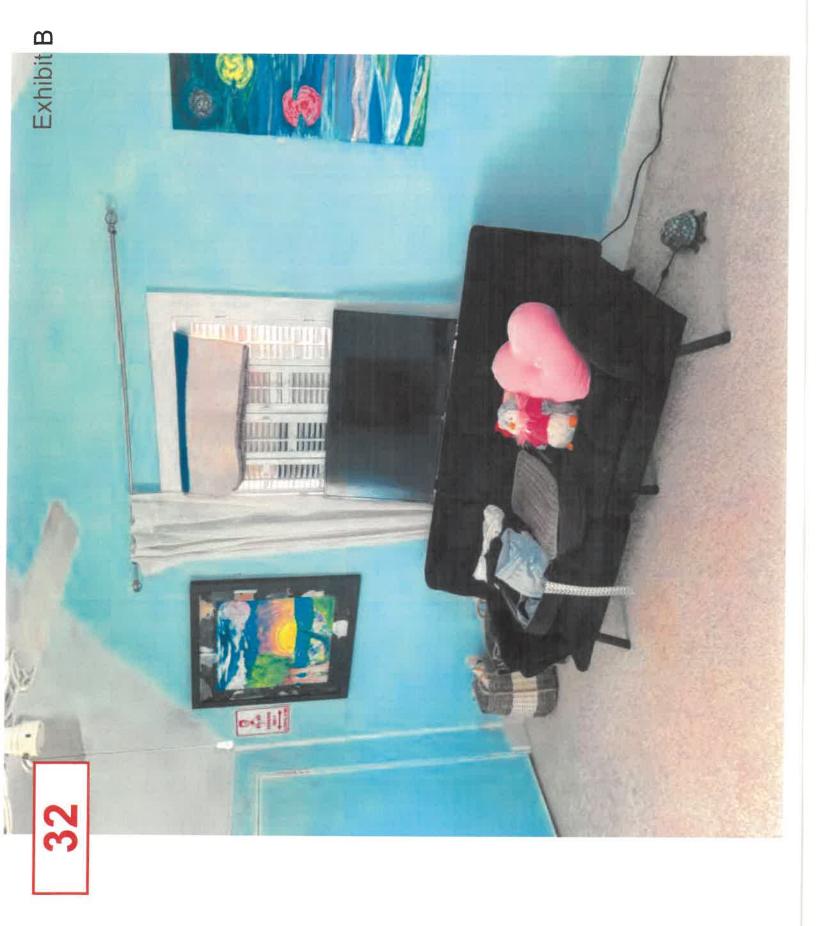












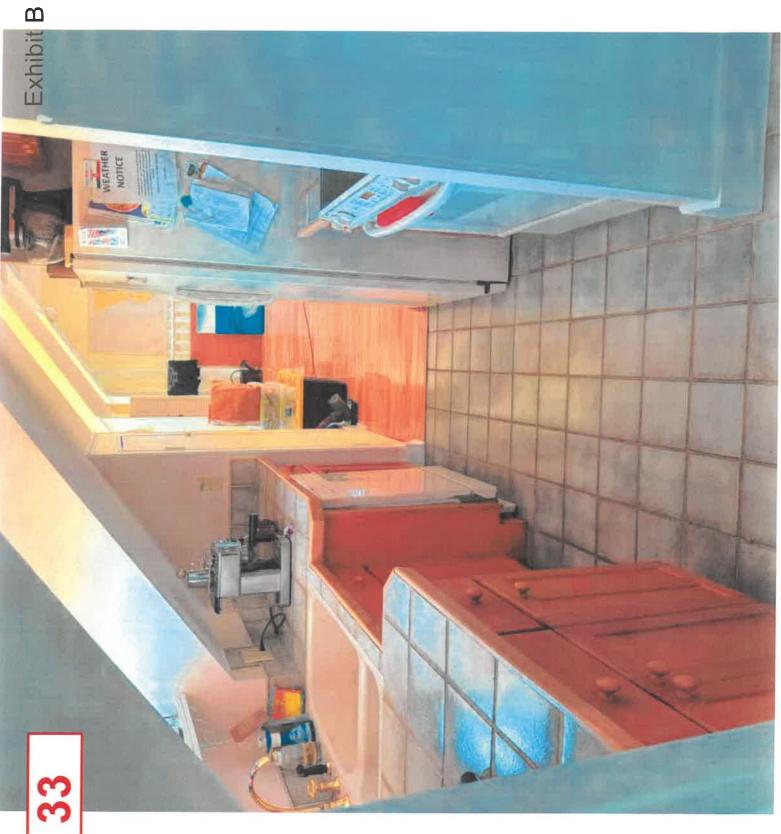


Exhibit C



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

Application Fee Schedule

Lawful Unit Determination Application

\$ 2,315.25

For each additional unit on the same parcel there is an additional fee of \$578.81

Ordinance 17-02, Effective May 3, 2017 Ordinance 19-10, Effective May 7, 2019

	quired documents. This will help staff process your reques delay. If you have any questions, please call 305-809-3764.
PROPERTY DESCRIPTION:	
Site Address: 901 Fleming Street	
Real Estate (RE) #: 00005650-000000	
Zoning District: HNC-2	Total Land Area (sq ft): 4,108 sq ft
Property located within the Historic District?	☑ Yes □ No
APPLICANT: Owner Au	thorized Representative
Name: Trepanier & Associates, Inc. (Thomas Fran	ncis-Siburg)
Mailing Address: 1421 First Street, Unit 101	
City: Key West	State: FL Zip: 33040
Home/Mobile Phone:	Office: (305) 293-8983 Fax: (305) 293-8748
Email: thomas@owentrepanier.com	
Name: 901 Fleming Street LLC Mailing Address: 45 NW 21st Street City: Miami	State: FL Zip: 33127
Home/Mobile Phone:	Office: c/o (305) 293-6983 Fax: c/o (305) 293-8748
Email: c/o thomas@owentrepanier.com	ance a grand I I I I I I I -
FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER	2 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1
Print Name of property owner or agent or licensed Trepanier & Associates, Inc. (Thomas Francis-Sibur	M
Notary Signature as to applicant. State of Florida	, County of Monroe. Sworn to and subscribed before me.
Personally known or produced Official Use Only:	JEFFREY A. BURGESS Commission # HH 140043 Expires June 9, 2025 Anded Thru Trey Field Insurance 600-465-7019 as identification.

Is this request based on a code case? Yes No Case Number: CC2023-00401

	NUMBER OF UNITS		
UNII	EXISTING	LICENSED 1/RECOGNIZED	
Market-Rate Residential Dwelling Units	3	BTR 2021-000797 (1 Non-Transient Rental Unit)	
Affordable Residential Dwelling Units ²	0		
Transient Units	0		
Commercial Units	1	BTR 2022-000475 Retail Kava Culture Key West Co	

1 Please provide City Licensing Records from the Building Department

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

A	Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
70	Building permits issued prior to April 1, 2010;
X	Copies of city directory entries on or about April 1, 2010;
XI	Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
	Site visits which indication that the age of the structure and associated improvements likely pre-date 2010 PENDING
X	Rental, occupancy or lease records from before and including April 1, 2010, indicating the number type and term of the rental or occupancy;
XX	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;
X	Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card);
6.	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 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.

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).

Exhibit C

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).
- 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
- Similar documentation.

The review process for lawful unit determination is as follows:

- 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;
- 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

COVER LETTER

Date:

April 10, 2024

To:

Ms. Katie Halloran, Planning Director

From:

Thomas Francis-Siburg

CC:

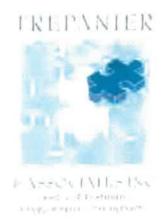
Mr. Owen Trepanier

901 Fleming Street, LLC

Re:

Lawful Unit Determination

901 Fleming Street (RE #00005650-000000)



Attached is an Application for Lawful Unit Determination ("LUD") to recognize a total of 3 units (City currently recognizes 1 unit) at the property known as 901 Fleming Street, pursuant to Sec. 108-991(3).

Historic Summary of existing units at 901 Fleming Street.

Unit	Existing	Historic Summary
#1	1899 – Present	The 1899 Sanborn Fire Insurance map indicates the presence of a dwelling unit in the main house. In addition, a photo circa the 1950s indicates an existing historic residential balcony, providing outdoor access to the second floor.
#2	1899 – Present	The 1899 Sanborn Fire Insurance map indicates the presence of a second unit in an accessory dwelling structure onsite.
#3	1997 - Present	The loft / attic area was converted into a residential unit in 1997, and subsequently in 1998 was expanded in size.

Sec. 108-89. 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:

(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:

These units were 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. 2010. The first is a 2009 FDOT aerial and the second is a 2015 FDOT aerial. A third photo is included circa the 1950s, from HARC records, showing the second floor of the building had a residential balcony. And an 1899 Sanborn Fire Insurance Map indicates the

Apral 9, 2024

presence of 2 dwellings ensite in addition to an ensite grocery store.

Year	Source	Units	Note(s)	Exhibit
1899	Sanbom Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	A
1950s	HARC Record	~	Depicting historical residential balcony.	В
2009	FDOT APLUS	-	Reflects existing situation	C
2015	FDOT APLUS	5-	Reflects existing situation	D

b. Building permits issued prior to April 1, 2010

The City of Key West Building Department issued in 1997 permit #1997-4096 to remodel the storage loft space into a one-bedroom dwelling unit. Subsequently, in 1998, the City issued a second permit #1998-0006 which expanded the 1997 dwelling unit to include the remainder of the attic area, adding an additional bedroom and bathroom in the attic.

Year	No.	Agency	Units	Note(s)	Exhibit
1997	1997-4096	City Building	+1 = #3	Remodel existing storage loft into one bedroom living unit	E
1998	1998-0006	City Building	#3	Remodel existing attic for additional bedroom, bath. Not to be used as an independent living unit.	F

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

The 1974 City of Key West Phone Directory indicates 1 residential resident at 901 Fleming Street. In fact, this directory includes a star asterisk before the name, indicating either an African American resident or a new resident at this address.

Subsequent phone directories from 2003-2008 indicate 1-2 residents listed in the phone book residing at 901 Fleming Street.

Year	Address	Phones	Note(s)	Exhibit
1974	901 Fleming Street	4	*Lind John B (* in front of name means either an African American resident or a new resident at address)	G
2003	901 Fleming Street	4	Solares Hill Design Group Spooner Jana [3] (3-year residency) Tom Sawyer's Keyboard AD Towboat US	H
2004	901 Fleming Street	4	901 Signs & Design [N] Carr Anne K (new resident) Solares Hill Design Group Tom Sawyer's Keyboard AD	Topone
2006	901 Fleming Street	5	901 Signe & Design Monarch Realty of Key West PL Sawyer Thomas [2] (2-year residency) Solares Hill Design Group Tom Sawyer's Keyboard AD	J
2008	901 Fleming Street	5	901 Signs & Design Key West Wedding Group Sawyer Thomas M [4] (4-year residency) Solares Hill Design Group Tom Sawyer's Keyboard AD	К

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

The property has had 3 dwelling units prior to, during, and after April 1, 2010.

Occupancy Summary – At least two (2) units have existed since at least 1899, where one was in the main building and a second unit was in an onsite accessory structure. A 1950s photo indicates a historical residential balcony for the second floor. And, a 1997 building permit converted the loft area of the top half (½) story into a residential unit, and then an additional bedroom was added to this unit as part of a 1998 building permit. Finally, Mr. Gary Burchfield has prepared an affidavit stating that he is familiar with the property and that the property had an occupancy of 3 units prior to, during, and after April 1, 2010.

Date(s)	Record	No. of Rental Units	Note	Exhibit
1899	Sanborn Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	А
1950s	HARC Record	-	Reflects existing situation	В
1997	City Building 1997 Permit #1997- 4096	+1 = #3	Remodel existing storage loft into one bedroom living unit	E
1998	City Building Permit #1 998- 0006	-	Remodel existing attic area for additional bedroom, bath. Not to be used as an independent living unit.	F

Occupancy Affidavit -

Date	Date(s) Regarding	No. of Units	Afflant	Note	Exhibit
2024	Prior to, during, and after 4/01/2010	3	Gary Burchfield	Familiar with property, location and number of units	L

e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No residential licenses are known to have existed on or about April 1, 2010.

Year	No.	Agency	Units	Note(s)	Exhibit
2010- 2011	25230-104857 Account #104857	County Tax Collector	3	3 Apartment Units	M
2021- 2022	LIC2021-000797	City Licensing	18	One Non-Transient Rental Unit	N
2023 2024	25230-123940 Account #132940	County Tax Collector	3	3 Apartment Units	0

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

No utilities for residential service are known to have existed 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):

The Monroe County Property Appraiser (MCPA) identifies on its 2010 property card the property includes residential apartments "APTS-A" and area was renovated into residential use in 1998.

Year	Source	Units	Note(s)	Exhibit
2010	МСРА	÷1	"APTS-A" (residential apartments) 1998 building permit renovated area into residential use.	P

h. Similar documentation as listed above

Year	Source	Units	Note(s)	Exhibit
1899	Sanborn Fire Insurance Map	2	"G" Grocery Store + 2 "D" Dwelling Units (1 dwelling in main building,1 dwelling in accessory structure)	A
1950s	HARC Record	•	Reflects existing situation	8
2021	City Code Compliance CC2021-01554	1	City issued a code case against property for 1 unlicensed unit. BTR was award for 1 nontransient unit.	Q
2023	City Code Compliance: CC2023-00401	3	City issued a code case for 2 unrecognized units on the property. Code officer determined 3 units exist on site.	R

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:

 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 units are 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 units are not affected by the building permit allocation system.

 Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count. -15-

April 9, 2024

Occupational license with the city will be updated following determination by the Planning Department that the units are 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.

These units are permissible under current and former zoning requirements.

The property has a density of 2.1 dwelling units and, per sec. 108-998, is allowed a density bonus of an additional 1 dwelling unit, for a total permitted density of 3 dwelling units.

Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that three (3) dwelling units existed on the subject property on, or about, April 1, 2010, and was a permissible use under current or former zoning requirements.

	Exhibit C
	EXTIIDIT O
Authorization and Verificat	on



City of Key West Planning Department Verification Form

(Where Applicant is an entity)

Thomas Francis-Siburg in my capacity as	Planning Manager
(print name)	(prim position, president, managing member)
of Owen Trepanier and Associates, Inc.	
(print name q	fentity)
being duly sworn, depose and say that I am the Authoriz the deed), for the following property identified as the sul	red Representative of the Owner (as appears on bject matter of this application:
901 Fleming Street; Key West, Florida	33040
Street address of sub	piect property
 the undersigned, declare under penalty of perjury und Authorized Representative of the property involved in t drawings and sketches attached hereto and all the statement true and correct. 	his annication; that the information as all si-
in the event the City or the Planning Department relies untrue or Incorrect, any action or approval based on said	on any representation herein which proves to be representation shall be subject to revocation.
Signature of Applicant	
Subscribed and sworn to (or affirmed) before me on this_	addle by
Name of Applicant	
He/She is personally known to me or has presented	as identification
Chough.	
Notary's Significare and Seal	4
Name of A State States and Del Date of Stamped Bonded Thru Tray Fish Newscands 800-368-7019	
Commission Number, if any	
	79



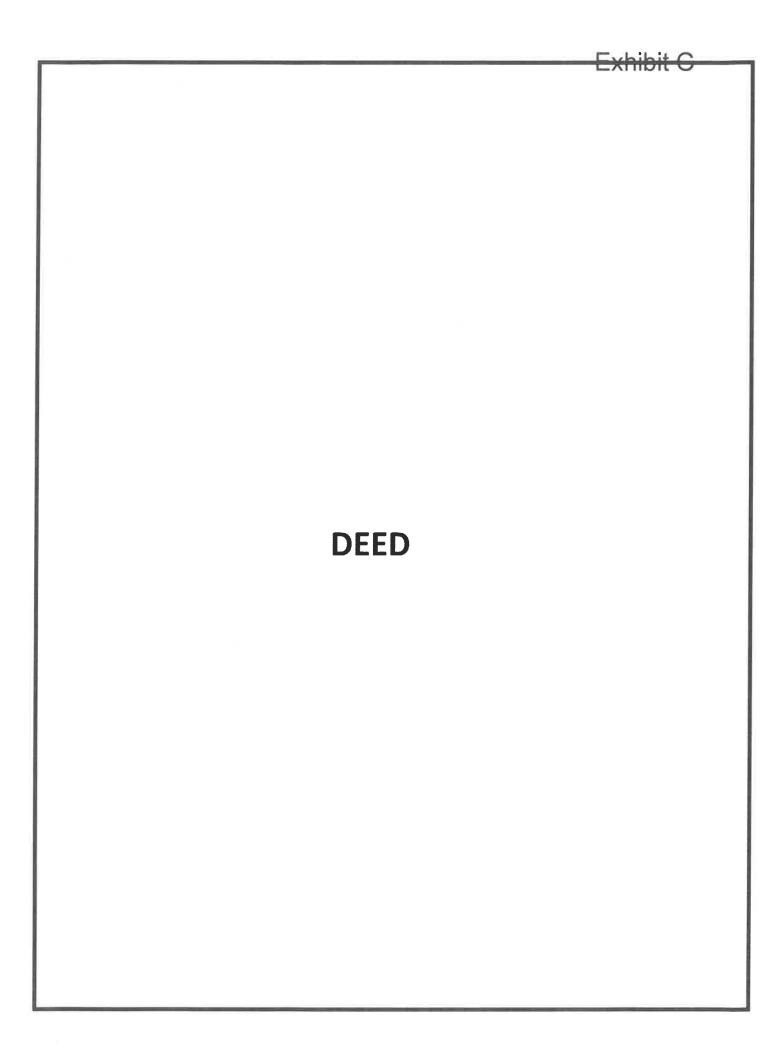
City of Key West Planning Department

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.

ı, Joseph Cohen	85
Please Print Name of person with authority to es	secute documents on behalf of entity
Manager	901 Fleming Street, LLC
Name of office (President, Managing Member)	Name of owner from deed
authorize Trepanier & Associates, Inc.	
Please Prim Name of Re	presentative
to be the representative for this application and act on my/o	
Signature of person with authority to execute di	*
Subscribed and swom to (or affirmed) before me on this	April 9, 2024
by Joseph Cohen	Date
Name of person with authority to execute doc	uments on behalf of entity owner
He/She is personally known to me or has presented	as identification.
Way Signature and Seal	
Name of Acknowledger typed, printed or stamped	ALEXANDRA NICOLE ALBUNY MY COMMISSION # HH 230886 EXP RES: June 4, 2028
Commission Number if any	



Doub 2157691 83/82/2018
Filed & Recorded in Official Re Filed & Recorded in Official Re ROWRON COUNTY KEVIN MODOK 3.03PF

Presented by and return to Sryan Hawks Attorney at Law Smith Hawks, PL 138 Simonton Street Key West, FL 33049 305-296-7227 File Number: 1018-020

95/92/2918 3 eaph DEEN DOC STORP CL: Kryc \$8,658,69

Dock 2157691 Ekn 2394 Pgs 487

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 200 day of March, 2018, between 901 Florning, Inc., a Florida corporation, whose address is 901 Florning Street, Key West, FL 33040 (the "Grantor"), and 901 Florning Street, LLC, a Florida limited liability company, whose address is 45 N.W. 21" Street, Misml, Florida 33127 (the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grams, burgains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Monroe County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification No. 00005650-000000

This Conveyance is subject to the following.

- 1. Conditions, restrictions, limitations and casements of record, if any, but this provision shall not operate to re-impose the same.
- 2. Zoning and other governmental regulations.
- 3. Taxes and assessments for 2018, and subsequent years.

The Grantor hereby coverants 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 warrants its interest in the property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

ISIGNATURE APPEARS ON SUBSEQUENT PAGE

IN WITNESS WHEREOF, the said Grantor has signed and scaled these presents the day and year first abovewritten.

Signed sealed and delivered in our presence:

501 FLEMING, INC., a Florida corporation

By Thomas Ny. Sawyer

Con:8 2157691 Bks 2884 Pg# 488

STATE OF FLORIDA COUNTY OF MONROE

The foregoing instrument was acknowledged before me this day of March, 2018, by Thomas M. Sawyer, as Secretary of 901 Fleming, Inc., a Florida corporation. (**) who is personally known to me or (**) who produced _______as identification and who did not take an oath

[NOTARY SEAL]

ST COMBRENION II OR FFEED.

COMBRENION II OR FFEED.

COMBRENI Ministri II, 2021.

Notary Partitle - State of Florid

Printed Varner Borry F. GIDSO My Commission Expires: 3-5-21

Com 2157691 Ekit 2894 Pg# 489

Exhibit "A"

Legal Description

Part of Let 4, Square 33, William A. Whitehead's Map of the Island of Key West, Florida, delineated 1829. Commencing at the corner of Fleming and Margaret Streets and running thence along Fleming Street Northeasterly 50 feet, 3 inches thence Northwesterly 88 foet; thence Southwesterly 50 feet, 3 inches to Margaret Street; thence along Margaret Street Southeasterly 88 feet to the Place of Beginning.

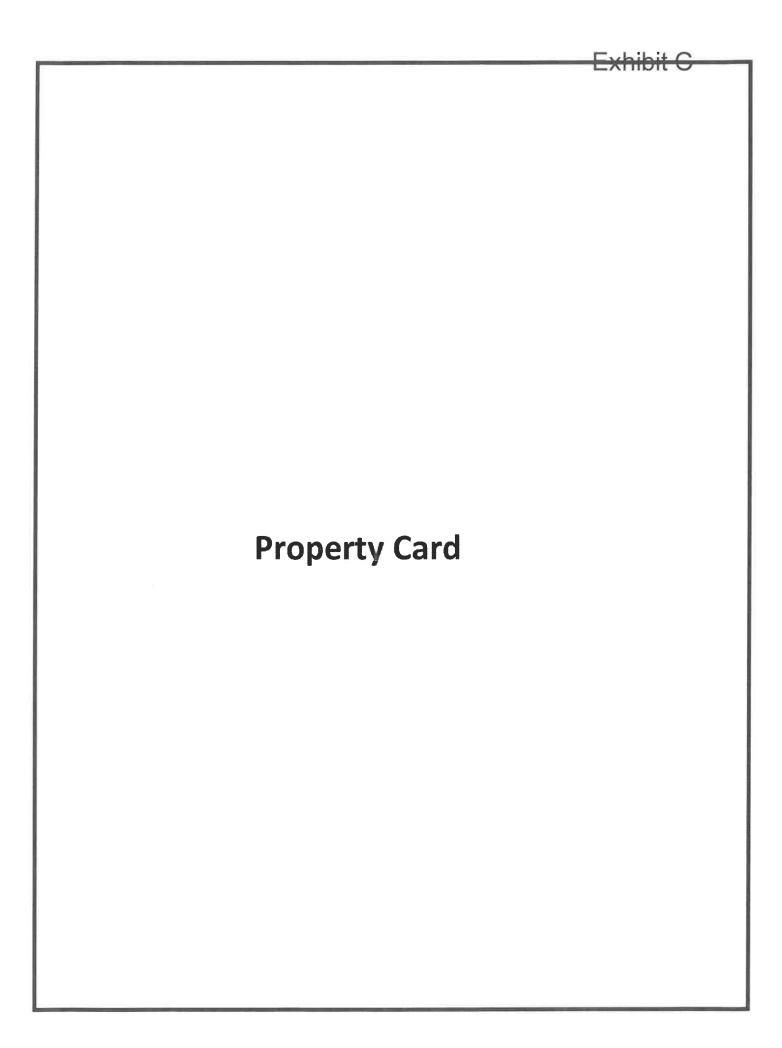
LESS AND EXCEPT

On the Island of Key West, Florida, and being a part of Lot 4, Square 33, William A. Whitehead's Map of the Island of Key West, Florida, delineated in February, 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way line of Floming Street and the Northeasterly Right-of-Way Line of Margaret Street; thence in a Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for \$2,50 feet to the Point of Beginning, thence continue in Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for 5.50 feet; thence at a right angle and in a Northeasterly direction for 50.25 feet; thence at a right angle and in a Southeasterly direction for 7.00 feet; thence at an angle of 88°17'25" to the left and in a Southwesterly direction for 50.25 feet to the said Northeasterly Right-of-Way line of Margaret Street, and the Point of Beginning.

Pascel Identification Number: 00005650-000000

MUNROE COUNTY OFFICIAL RECORDS



Monroe County, FL

Oisclaimer

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 00005650-0000000 Accounts 1005843 Property ID 1005843 Millage Group 10004

901 FLEMING ST. KEY WEST Location

Address Lagal

KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR657 2959 DR880-399 DR1059-111 DR1086-2048/50 DR1383-1575 DR1302-2248/49 Description

OR1502-2250/52 OR1752-1525 OR1752-1526 OR2894-487/89

Malghbarhood 33090

Property Class

570RE COM80 (1200) Subdivision

Sec/Twp/Rng Affordable Housing

06/68/25



Owner

901 FLEMING STREET LLC 45 NW 2351 St Miami FL 33177

Valuation

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
-	Warlet improvement Value	\$290,165	\$290,165	\$304,205	\$304,205
-	Market Masc Value	54.647	\$4.047	\$4,7347	\$4,047
4	Market Land Value	\$1,035,716	\$724,651	5690,344	5588.622
•	Bast Mariort Val.	\$1,329,428	\$1,018,863	5998,396	\$894,874
		\$1,120.749	\$1,016,863	5984,361	5894,874
	School Erempt Value	02	50	\$3	\$0
_	G IN IT IA	\$1,329,428	\$1,018,863	1998,396	\$894,874

Historical Assessments

354

Year	Land Value	Building Value	Yard Item Value	Aust (Marlest) Value	Assessed Value	Exempt Value	Taxania Value	Maximum Portability
2022	5724.651	\$290.165	\$4.047	\$1,018,863	\$1018.663	\$13	\$1,018,863	\$0
2021	\$690.144	\$304,205	\$4,047	\$998.396	2984,361	10	\$998,396	\$0
2020	\$586,622	\$304.205	\$4,047	\$894.874	5899 874	\$93	\$894,674	90
2019	\$698,360	\$313,565	64 047	51,015,972	\$1,015,972	50	\$5.015,972	90
2018	\$698,360	\$289.620	\$4,047	5992027	\$829,413	\$0	\$992,027	50

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Land

Perimeter

Land Use (1200)	Number of Units 4,208-00	Unit Type Source Foot	Frontage 50.3	Depth 88
Bulldings				
Building ID Style Building Type Building Name Cross Sq Ft Finished Sq Ft Stories Condition	39360 25TORY ON GRADE COMMES C / 12C 4776 3010 2 Fibrali GOOD	Exterior Vialls Year Built Effective Year Built Foundation Roof Type Roof Tower age Flooring Type steating Type	AB AVE WOOD SIDING 1918 2000 CONCRETE SLAB GABLETHIP METAL VINYLA AMINATE FCDYAIR DUCTED	

Badrooms

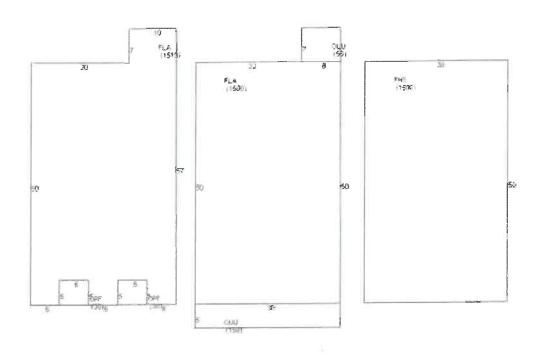
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OLL	OP PRUMPIN	HUL 200	4	0		u .						
OPE	OF PRCH FIN	ILL 60		6		0						
TOTAL		4,7	76	3,010		В						
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1/10/2001		Warranty Deed			1752	1526	Q - Quali	ilred	law oved			
1/1/1998	8259.500	Quit Claim Deed			1502	2250	P Unqu	जी गो करी	Improyed			
5/1/1983	\$81,000	Warranty Doed			CBB	339	Q - Quali	海 (2)	Imentoyed			
Permits												
Nuoriber #	Date lesses	Date Completed \$	Amount	Pormi	t Type							Notes €
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BLD2021	7/12/2021		\$1,100	Corner	vergal		OPENING	ILIPWALL!	CELLINGANDFLOOR			CTUPAL
15/08/19	1/29/2015	3/27/2017	\$1,800							REPAIR A	40 SF O	FSIDING
14-0522	2/26/2014	400 14, 7 (40 00 16.7	59.500	Corer	iersial	SECONDE	LOOR CO	WPLETE IN	ISTALLATION OF A 4	ION SYSTEMD	UCT YW	ORK 3AD
									FLOOR CHANGE OU	J ION AIN		What.GS
03-4078	1/28/2004	8/30/3004	\$3,900									VATIONS
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03-2831	6/19/2003		\$2,400							UPGRADE PER	-	
02-3296	2/5/2003	11/26/2003	\$2.700									-TON A/C
03-0250	1/27/2003		\$5,500							DO DORMERAR		
98-U006	4/7/1798	11/4/1998	\$30,000	Conve	versial				,All	REPLACE:		
8933189	11/1/1995	11/1/1594	\$700							KENTWE	D ANTING	r-Marres

View Tax Info

Visual Team Lot (b)s Faces

Sketches click to miniate



Photos





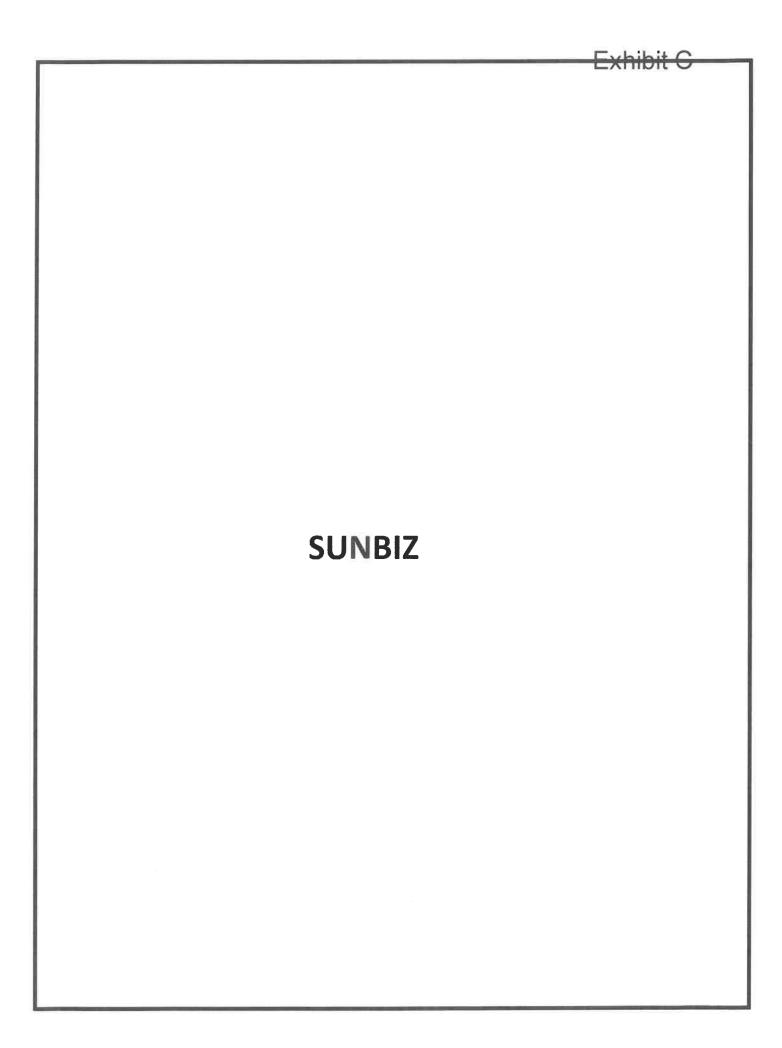
Map



TRIM Notice



Liser Projector Policy | GDPA Province North = 124 Data Capital 4-97/2024 | 10:46 AM





Department of State / Devision of Corporations / Search Records / Search by Emity Manne /

Detail by Entity Name

Flanda Limited Liability Company 901 FLEMING STREET LLC

Filing Information

Document Number

_18000047816

FEVEIN Number

32-4655396

Date Filed

02/22/2018

Effective Date

02/21/2018

State

FL

Status

ACTIVE

Principal Address

901 Fisming Street

Key West, FL 33040

Changed: 01/29/2020

Malling Address

45 NW 21ST STREET

MIAMI, FL 33127

Registered Agent Name & Address

COHEN, JOSEPH

45 NW 21ST STREET

MIAMI FL 33127

Authorized Person(s) Detail

Name & Address

Title MGR

COHEN, JOSEPH

45 NW 21ST STREET

MIAMI, FL 33127

Annual Reports

 Report Year
 Filed Date

 2022
 02/01/2022

 2023
 01/16/2023

 2024
 01/16/2024

Document Images		Probability & CENTRA MARIOTO	
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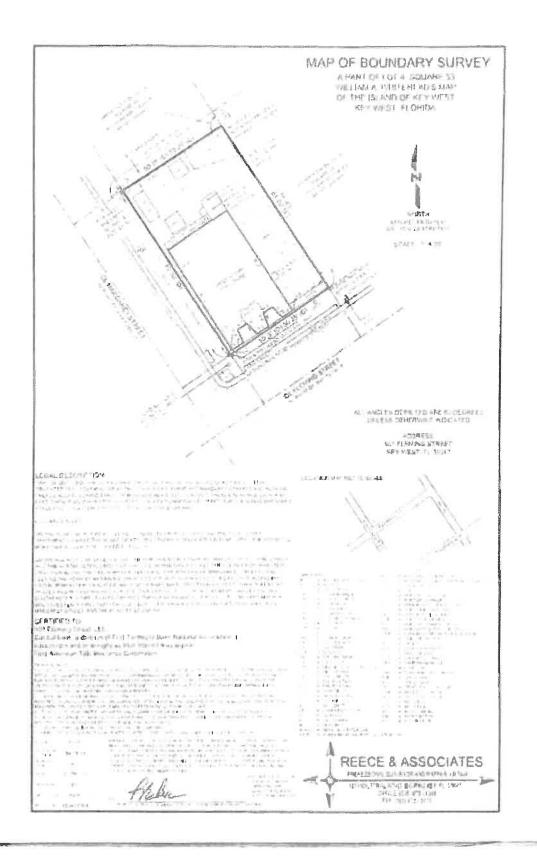




Exhibit C



Exhibit C

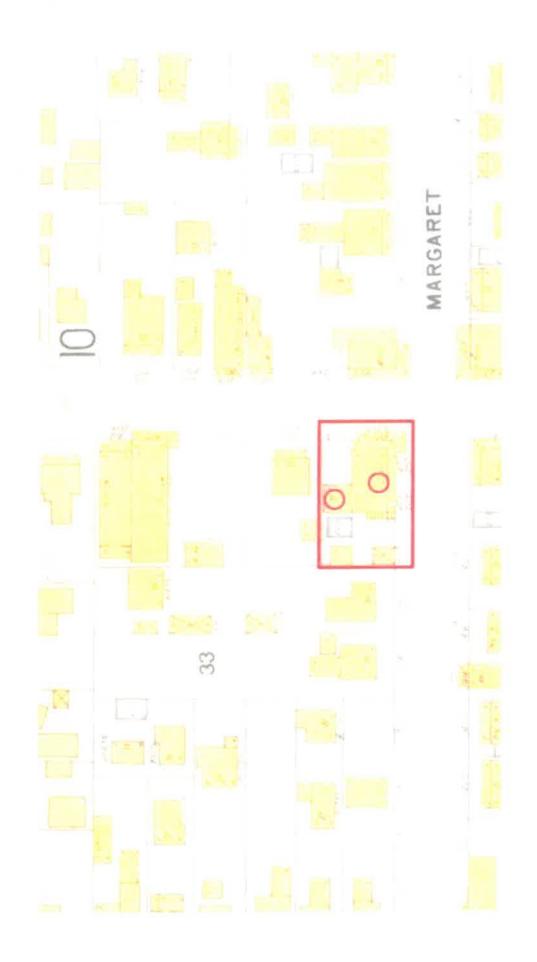


Exhibit B



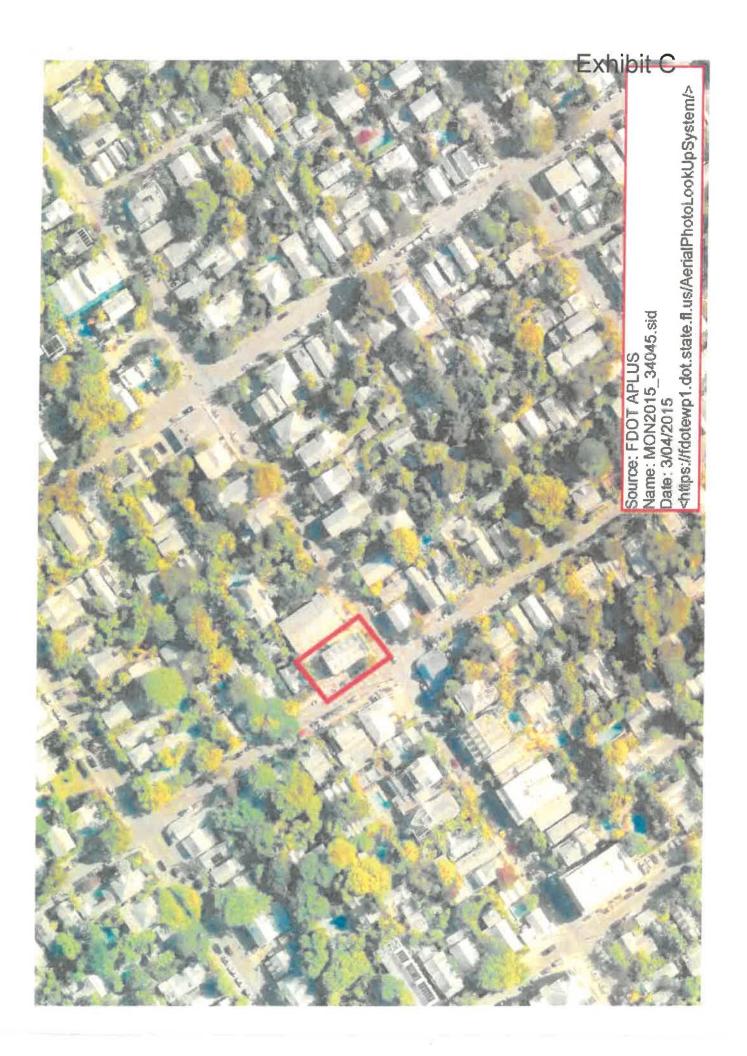
Circa 1950's

i











Permit Details City of Key West

Exhibit C

Applied: 12/4/1997
Approved:
[ssued:
Finaled: 5/15/1998

Description:			
Type: REMOVATION, CONVERSION: COMMERCIAL	Subtype:	Status: FINALED	Applied: 12/4/1997
Parcel No: 00005650-000000	Site Address: 901 FLEMINK	Site Address: 901 FLEMING ST DN/LIP KEY WEST, FL 33040	Approved:
Subdivision:	Block: HNDR	INDR LOT:	(sened)
Lot Sq Ft:	Building Sq Ft:	Zoning:	Finaled: 5/15/1998
Valuation: \$40,000.00	Occupancy Type:	Construction Type:	Expired:
No. Bufidings:	No. Starles:	No. Unites:	
Details: REMODEL EXISTING STORAGE LOFT INTO A ONE BEDROOM LIVING UNIT	ORAGE LOFT INTO A ONE BED	ROOM LIVING UNIT TIM	

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	diZ	33040
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CONTACTS	CITY	KEY WEST
	ADDRESSI	PERKINS MARK T & MARY L
	NAME	LUCAS LEONARD J &
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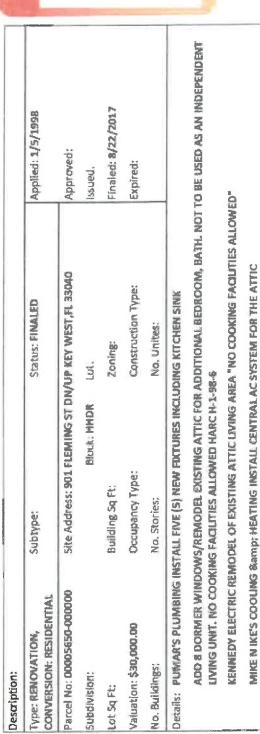
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Per					12/4/1997 12/24/1997		
Permit Details Ony of Key West						N N	ATTACHMENTS

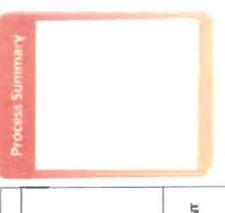


Exhibit C









ADDITIONAL SITES

CHRONOLOGY

			CONTACTS					
NAME TYPE	NAME	ADDRESSI	CITY	STATE	diZ	PHONE	FAX	EMAIL
CONTRACTOR	RUDY KRAUSE CONSTRUCTION	26351 OLD STATE RD 4A	SUMMERLAND	료	33042	(305)872-2100		
OWNER	LUCAS LEONARD J &	PERKINS MARK T & MARY I.	KEY WEST	ď.	33040			
SUB	KENNEDY ELECTRIC COMPANY	POST OFFICE BOX 407 SUMMERIAND KEY	SUMMERLAND	nod like	33042			
SUB CONTRACTOR2	MIKE-N-IKE COOUNG & HEATING	POB 872	SUMMERLAND	2.01 1.02	33042	(305)872-4869		

Page T. MAKIT

Permit Details

of Key West

1998-UNDOUGE

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	_			OTD A					A Control of the Cont				
	EMAIL			PAID BY									
	FAX			METHOD	CHECK		ОНЕСК	OFECK	CHECK	CHECK		CHECK	
	PHONE			OECK#									
	diz	33040		RECEIPT #	199800000 006006226 4		199800000 006008074 4	199800000 006008424 5	199800000 006007579 8	199800000 006006226 4		159800000 006006226 4	
	STATE	<u>u</u>	AATION	PAID DATE	4/7/98		6/4/98	6/12/98	5/15/98	4/7/98		4/7/98	
CONTACTS	CITY	KEY WEST	FINANCIAL INFORMATION	PAID	\$8.00	\$8.00	\$53.00	\$89.00	\$90.00	\$720.00	\$952.00	\$300.00	\$300.00
	ADDRESSI	1605 CATHERINE STREET	FINAI	AMOUNT	\$8.00	\$8.00	\$53.00	\$89.00	\$90.00	\$720.00	\$952.00	\$300.00	\$300.00
		160		QUA		8.631:					T FEES:		当
	NAME	PUMAR'S PLUMBING		ACCOUNT	001,0000 2080200	Total Paid for DBPR SURCHARGE: FS468,631;	0010000 3220000	0010060 3220000	0010000 3220000	001.0000 3220000	Total Paid for PERMIT FEES:	4010000 2230300	Total Paid for SEWER IMPACT FEE:
	NAMETYPE	SUS		DESCRIPTION	DBPR SURCHARGE: FS468.631	Total Paid f	PERMIT FEES	PERMIT FEES	PERMIT FEES	PERMIT FEES		SEWER MAPACT FEE	

DESCRIPTION											
4030000 2230400 \$43.00 \$43.00 \$43.00 4/7/98 CHECK otal Paid for SOLID WASTE IMPACT: \$43.00 \$1.303.00 \$1.303.00	DESCRIPTION	ACCOUNT	ATD	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK#	METHOD	PAID BY	O.TO
\$43.00	SOLID WASTE IMPACT	4030000 2230400		\$43.00	\$43.00	86/1/48	199800000 006006226 4		GEG		
S \$1,303.00	To	tel Paid for SOLID WASTE!	MPACT:	\$43.00	\$43.00						
			TOTALS	\$1,303.00	\$1,303.00						

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	REMARKS												
INSPECTIONS	RESULT	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED
INSPI	COMPLETED	5/22/1998	5/27/1998	6/12/1998	6/15/1998	8/19/1998	6/19/1998	6/23/1998	7/1/1998	7/30/1998	7/30/1998	7/30/1998	8/4/1998
	SCHEDULED	5/20/1998	5/27/1998	6/12/1998	6/15/1998	8661/61/9	8661/61/9	8661/57/9	8661/62/9	7/30/1998	7/30/1998	3661/06/2	7/31/1998
	INSPECTOR			SVEN CHRIS							SVEN CHRIS		
	INSPECTION TYPE	BUILDING OTHER 3	SCREW 1	ELECTRICAL ROUGH 1	MECHANICAL ROUGH 1	PLUMBING ROUGH 1	FRAMING 1	INSULATION 1	DRYWALL 1	PLUMBING FINAL 1	ELECTRICAL FINAL 1	MECHANICAL FINAL 1	BUILDING FINAL 1

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PERMIT NUMB 1998-00000

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		REVIEW TYPE	09-DURDING	



DAVID ELECTRICAL CONTRACTOR

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594 White's Book Shop 296-9089 536 Spottswood Florence M Mrs @ 296-5552

SIMONTON ST INTERSECTS 500 Furniture Store The 296-8200

601 Florida Keys Wholesalers furn & sawing center 296-6265 Fiorida Keys Wholesalers postcards & souvaniers 296-6265

802 Q-Rooms 296-8090 Crus Miguel @ 296-8090

611 Vacant 512 Mc Clintock John 1. 296-2881 812% Warren Leonard B @

296-2709

\$13 No Return 614 Haskins Marie P Mrs 9 296-9771

615 Apartments

1 Vacant

2 Baldwin Chuck

3 Johnson David

817 Cross Animal Clinic 294-9551

817% Vacant 818 No Return

Rear Albury Joseph

619 Transients (619-62314)

624 Vacant

628 Le Plaze Super Market 296-9300

ELIZABETH ST INTERSECTS

700 County Public Library 294-4641

701 Brogdon's Photography 295-2797

Brogdon James C 296-2583 t Lewin Lyle H @ 296-2583

103 Pinder Gladys E @ 296-3495 Mac Fadden Chris

709 Llano Frank M 294-0452

711 Machin Armando @

715 Brys Arnold C Jr @ 294-4989

718 Vacant

719 Lowe Charles R @

723 Connor Marga G Mrs @ 296-989A

724 Randueles Armando de 296-5375

LOVE LA BEGINS

726 No Return

729 Fleming Street United Methodist Church 296-2812

730 Elwood Etta M Mrs @ 296-9614

WILLIAM INTERSECTS

800 Long's Furniture Store 296-5843

801 Trubey Lane @

806 Curry's Rooms furnished rms Curry Pearl C Mrs @

807 Trubey Ambrose E @ 294-3257

808 Murphy Richd O 294-2113

809 Casey Arth J Jr @ 294-3276

810 Ramo Jesus

811 Bine's Grocery

812 Apartments 1 Transient (Apts 1-4)

814 Transient

815 Pinder Nellie S Mrs @ 296-8661

816 Vacant

817 Apartments

1 Transient (Aprs 1-5)

818 t Guynn Harold J

822 B & B Shop locksmith 296-3943 Daniels Robt M 296-3943

Apartments

SHIPPENS LA BEGINS

823 Hagadorn Geo

1 Transient

824 Apartments

A Segal Abner E @ 294-5179

B Transient (Apts B-C)

D Vacant

827 Brico Mich!

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830 Brite Boat Repair boat repra (office) 294-5768

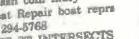
901 + Lind John B

McKILLIP COL

RESIDENTIA

BUILDINGS-SWIMMING POOLS-LAND CLEARING

3rd Ave. Stock Island (33040)



MARGARET ST INTERSECTS 200 Key West Cigar Mig 294-4238

Tel. 296-6545



THE

Porter-



Insurance

Agents



513 Southard St.

> P.O. Box 1490 (33040)

DIAL





Asterisks In Front of Names In City Directories

Martha Carter

Hello.

I use City Directories quite frequently in my genealogy research. I have noticed in many of the Directories that there is an asterisk in front of an individual person's name. After checking the abbreviation section in each City Directory I am at a loss as to what the asterisk might designate. I do not see it every time I have seen an ancestor's name. I am sure that someone here must know what this is used for. Thanks in advance for any assistance on this.

M. Carter



L

I should imagine that there is no single answer to that, as city directories would have been produced at the local level and there would have been no nationwide standard.

Martha Carter

Most of the city directories (an ineferring to are produced by R.L. Polk City Directories, a company that has been in business since 1870. In any given year, they published directories for multiple cities, I highly recommend this source to all of my genealogy friends. I finally found the answer to my question and I am posting it here in case someone else needs this information.

In a 1911 Directory, after the Appraviation section, it states, "An asterisk (") before a name damptes colored."

As I stated proviously, sometimes the asterisk is there and sometimes it is not so I assume that if was subjective and up to the enumerator, I do come across that from time to time.

Happy Researching)

Becca Simons

Dear Ms. Carter.

Thank you for posting your request on History Hub!

The Part Bud Incaron offert deletrones what the estates a meant in a number of increase, actions a usually wes used to decease a new reasons at a print address. Unfortunately the consumus during include a key to the symbols used.

We hope this information is helpful.

[Information provided by Elizabeth Burnes, Subject Matter Expert]



Exhibit C

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Exhibit K 901 Fleming **LUD** Application

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Exhibit L

AFFIDAVIT

to the best of my knowledge

- 1 I am personally familiar with the property of 901 Fleming Street
- 2 I am personally familiar with the number and location of dwelling units on the property prior to, during, and after April 1, 2010.
- 3 The property has had three residential dwellings units prior, during, and after April 1, 2010

I A IN

Signature	Date
Subscribed and sworn	to (or affirmed) before me on APM 9 WW (date) by (name of affiant), he/she is personally known to me or
has presented	as identification

Notary & Signature and Seal

All Y (I) (I) (I) (I) (I) Name of Acknowledger printed or stamped

HH 15080 Commission Number, if any

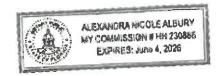
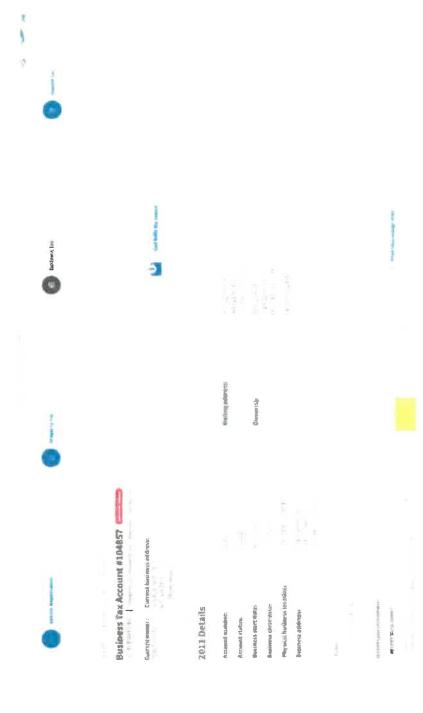




Exhibit C





2010 / 2011 MONROE COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2011**

RECEIPT = 25230-104857

Business Name: 901 FLEMING INC

Owner Name:

Mailing Address:

901 FLEMING ST

KEY WEST, FL 33040

TOM SAWYER, DEAN MULLANEY

901 FLEMING ST

Business Location: KEY WEST, FL 33040

Business Phone: Business Type:

3D5-294-0411 APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (COMMERCIAL RENTALS)

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0,00	0,00	0.00	60.00

Paid 114-10-00000192 11/04/2010 60.00

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX. YOU MUST MEET ALL COUNTY AND/OR MUNICIPALITY PLANNING, ZONING AND LICENSING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129 EXPIRES SEPTEMBER 30, 2011

Business Name: 901 FLEMING INC

RECEIPT# 25230-104857

901 FLEMING 5T

Business Location KEY WEST FL 33040

Owner Name:

TOM SAWYER, DEAN MULLANEY

Business Phone:

305-294-0411

Mailing Address

Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (COMMERCIAL RENTALS)

901 FLEMING ST

KEY WEST, FL 33040

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Pensity	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00



CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt Holder must meet all City zoning and use provisions. P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name

901 FLEMING STREET LLC

Location Addr

901 FLEMING ST

Lic NBR/Class

LIC2021-000797 PROPERTY RENTAL

Issued Date

9/27/2021

Expiration Date: September 30, 2022

NON TRANSIENT RESIDENTIAL

Comments:

ONE NON-TRANSIENT RENTAL UNIT

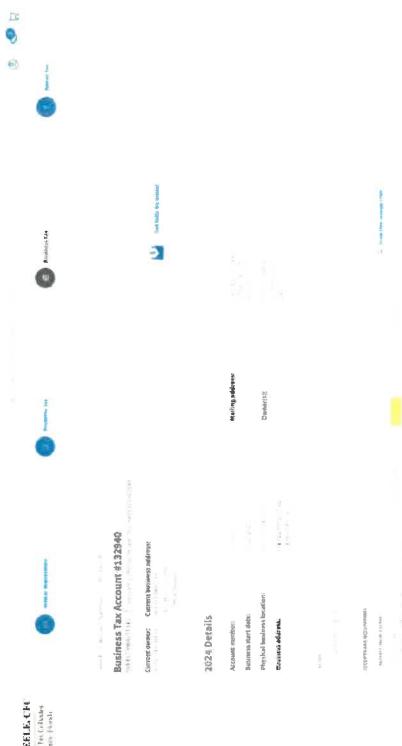
Restrictions:

901 FLEMING STREET LLC C/O JOSEPH COHEN 45 NW 21ST MIAMI, FL 33127 This document must be prominently displayed.

901 FLEMING STREET LLC



Exhibit C





2023 / 2024 MONROE COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2024**

RECEIPT= 25230-132940

Business Name: 901 PLEMING STILLC

Owner Name:

JOSEPH COHEN

Mailing Address:

45 NW 21ST ST MIAMI, FL 33127

Business Phone:

Business Type:

901 FLEMING ST Business Location: KEY WEST, FL 33040

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (NON TRANSIENT)

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Panaity	Prior Years	Collection Cost	Total Paid
60.00	0.00	69.00	0.00	0.00	0.00	50.00

Paid 114-22-00006438 08/03/2023 60.00

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX. YOU MUST MEET ALL COUNTY AND/OR MUNICIPALITY PLANNING, ZONING AND LICENSING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129

EXPIRES SEPTEMBER 30, 2024

Business Name: 901 FLEMING ST LLC

RECEIPT# 25230-132940

901 FLEMING ST Business Location: KEY WEST, FL 33040

Owner Name: Mailing Address

JOSEPH COHEN

45 NW 21ST ST MIAMI, FL. 33127 Business Phone:

Business Type:

APARTMENTS CONDOS HOUSES & COMMERCIAL

UNITS (NON TRANSIENT)

Rooms

3

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	50.00



Monroe County Property Record Card (185)		Atternate Key: 1005843 Roll Year 2010 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM
901 FLEMING INC	Parcel 00005850-000000-06-88-25	NEAd 32090
	Alt May 1005643	Mill Group 10KW
KEY WEST FL 33040	Affordable Housing No	PC 1200
	FEMA Injunction	
	Inspect Data Aug 25, 2004	Next Review
	Business Name	
	Physical Addr 901 FLEMING ST, KEY WEST	Y WEST
Associated Names	The state of the s	9.1.1
Manne	Role % Own	
	Salter Allan	

Name SQL FLEMING INC. Name DBA	Associated Names	2000														
33 G28-482/83 OR397-688/93 CO JUDGES DOCKET 79-61-(OR784-412) OR766-590/C OR867-2359G/C OR660-339 OR1058-111 OR1086-2048/50F/J SR1502-2248/ 2249G/C OR1502-2250/52 OR1752-1526(LG) Front Depth Notes # Units Type SOH % Rate Depth Loc She Phys Class ROGO Class Value 50 88 No 4,108.00 SF 0.00 129.01 1.00 1.00 0.89 N 0	Name			DBA	-				Role		34	DWIS				
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524.216

Total Just Value

Monroe County Property Record Card (185)

Building Sketch 39360

Alternate Key: 1005843 Roll Year 2010 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

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Building Characteristics	Building Nbr	Effective Age	Grnd Floor Ansa 3010	Fireplaces	2 Flx Bath	Sections	Apple	FIA	OPF	FLA	OUU	DOC	FHS

3.452

Misc

(185)
Card
Record
Property
County
Monrae

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1477		100,00	Z	Z							
1478 0	OFF BLDG MULT STY-A	100.00	Z	>							
1479		100.00	2	Z							
1480		100 00	Z	Z							
40.00	15LB#	100,001	N	N							

Company of the compan	r Notes	JT A PORTION OF THIS PARCEL 314 SOFT FROM THIS PARCEL PER OR2365-824/25
	Appraiser Notes	SPLIT OUT A PORTION O

1,242

2,500 3,105 3,024

2 S S S

1998 1986

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460 SF 864 SF Tu 1

WD2-WOOD DECK ACS: AIR COND

200-

impr Type

FN2-FENCES

Grade

Roll Year

Width Year Buill

Length

Units Type SOH %

00'0 0.00 0.00 Total Depreciated Value

Dapr Value

Guilding Permits	mits						
Bldg	Number	Number Cate Issued	Date Completed	mplist.	Amount	Amount Description	Notes
	B933189	Nov 1 1993 12:00AM	Nov 1 1994 12:00AM	DOAM	700		REPLACE 6 WDW CASING
	38-350IL	Apr. 7 1999 UZ OUAM	Nov 4 1998 12 DOM	WAN	TANKAL.	William Confidencial	ADD DORMER RENO ATTICIBED
	03-0250	Jan 27 2003 12:00AM	Nov 24 2003 12:00AM	ODAM	5,500		CHANGE 4-TON A/C
_	02-3296	Fet: 5 2003 12:00AM	Nov 24 2003 12:00AM	DOAM	2,900		UPGRADE PERMIT-PLUMBING
_	02-3258	Nov 6 2003 12:00AM	Nov 24 2003 12:00AM	ODAM	13,300		RENOVATIONS
_	03-2831	Aug 19 2003 12:00AM	Nov 24 2003 12:00AM	:ODAM	2,400		REPLACE WINDOWS
-	03-4078	Jan 28 2004 (2:00AM	Aug 20 2004 12-00AM	DOAM	3,900		AWNINGS
Just Value				100	1		Addresses de distante de distante de distante de distante de descripto de distante de dist
Dieda 10		Building Value	Land	524,216			
39360		407 499	Birdo	407,499			

Monroe County Property Record Card (185)

Alternate Key: 1005843 Roll Year 2010 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

Value Method Market Orented Cost

Special Use Code

Monroe County Property Record Card (185)

Alternate Key: 1005843 Roll Year 2010 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 08:41 AM

	Total second a									
Value History	tory									
Tax Year	Vas Meth	Start Land	Class Land	Building	Misc	MA	Assessed Value	Exempt	S S	Tax Value
2010F	O	524.216	0	407,499	452	935,167	791 556	O	2	935,167
2009F	U	540,941	O	407,499	3,670	952,110	876,989	0	2	952,110
2008F	Ö	615,200	ø	417,686	3.857	797,263	797.283	0	Z	797,263
2007F	Ö	610,500	0	418,298	4,075	797 263	797.263	O	2	797,263
ZDDGE	0	386,650	0	418,298	4,263	797 263	797,253	G	z	797.263
2005F	0	325,600	0	428,140	4.493	650,000	650,000	ם	Z	650,000
2004F	0	244,200		444,861	4,663	650,000	650,000	D	Z	650,000
2003F	Ü	142,460		326,980	4,976	474,406	474,406	0		474 405
2002F	U	142,450		326,980	S. 256.	474,714	474714	0		474,714
2001F	Ų	81.400		220,652	5,593	307,645	307,645	O		307,645
2000F	C	81,400		208,291	3,443	292,834	292,834	0		292,834
19996	O	81,400		152,052	3,322	236,774	236,774	0		236,774
19985	Ü	81,400		83,511	1,479	165,390	165,390	a		166.390
1897	S	73,280		119,519	1,547	158,318	158,318	aling.		ac un
19861	O	73,260		75,919	40	150,784	150,794	O		150,794
1835F	O	73,260		75,919	*, 683	150,862	150,862	D		150.862
1683 1	Q	73,280		75,919	3,740	150,919	160,919	۵		916.051
1893F	Ü	73.260		75,919	1,820	\$50,999	150,999	۵		(50.999
1992	Q	73,260.		71,550	888	145,708	145,708	Ω		145,708
1991	Ų	73,280		71,550	932	145,742	165,742	0		145,742
1066)	U	66,138		75.697	2.15	142,812	142,812	0		142.812
19891	O	65,120		69.389	1.011	135,520	135,520	0		135,520
1989	U	57,485		83 439	724	121,649	121,649	٥		121,649
19875	U	32,944		62 086	755	265,785	95,785	G		95,785
1886F	O	E CO		62,512	D	94,350	94,350	D		DE 74
1985	Ü	17,908		80.066	D	77,974	77.974	Ø		17.974
1984F	Ŋ	17.908		59, 193	Q	777,103	77,101	٥		70.10
1983F	U	17,908		49,388	0	67,297	67,297	Ø.		67,287
1082	ú	17,908		29,950	0	47,858	47,850	0		47,858

Aonr	se County	Monroe County Property Record Card	ord Card (185)			Effective Date: 10/21/20	live Date: 10/21/2010 11:5	Effective Date: 10/21/2010 11:59:59 PM Run; 05/04/2017 08:41 AM	41 A
Sales History	stary								
Book	Page	Sale Date	instrument	Transfer Code O/U Vacant	is of c	Vacant	Sale Price		
860	339	5/1/1983	Warranty Doed	C	D	~	900,18		
203	2250	341/1998	Quill Claim Dead	0	0.	-	259,500		
752	1526	1/10/2002	Warranty Deed	ā	a	-	745,000		
Total Values	2007)	AD7 400 Blac Vehin		2 623		40.00	(Clessified Value + NewsAg Land June Value) 824-236, Cheesified Value + NewsAg Land June Value)	(100)	
art late	Total Just Value	935,167 Total Expt Value		O Taxable Value	9	935,167		952,110 Previous Just	952 110



Exhibit C

TRAKIT

Case Details - No Attachments

City of Key West

CC2021-01554

	HI. SAME CHEST	Description: 90.1 Fieming Street LLC Unicensed non-transient		Status: COMP AFTER NOTICE
ype: UNI	Type: UNLICENSED BUSINESS	USINESS	Subtype:	
Spened: 5	9/14/2021	Opened: 9/14/2021 Closed: 9/22/2021	Last Action: 9/22/2021	FIIW Up: 9/22/2021
ite Addre	ess: 901 FLE	Site Address: 901 FLEMING ST KEY WEST, FL 33040	0.	
ite APN:	Site APN: 00005650-000000		Officer: Sophia Doctoche	a.
Details:	During ro property listed as a	During routine inspection of Key West Cribs, I located the upstairs of the subject property advertised as a monthly rental. The unit is hosted by Keith Bonefrog and is listed as a 1/1 with a 12 monthly lesse. The unit is advertised for \$2.400 monthly.	rt Cribs, I located the ups rtal. The unit is hosted by The unit is advertised for	tairs of the subject Keith Bonefrog and is or \$2,400 monthly.



ADDITIONAL SITES

LINKED CASES

		CHRO	CHRONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFICATE OF COMPLIANCE	Sophia Doctoche	9/22/2021	1,202/22/6	
CERTIFIED MAIL RECEIPT	PT Sophia Doctoche	1202/202/8	1202/02/6	good service on 9/20/2021
EMAIL	Sophia Decteche	1202/12/6	9/21/2021	Emailed application to Charles Perry
NOTICE OF VIOLATION	N Sophia Doctoche	9/14/2021	9/14/2021	
PHONE CALL	Sophia Doctoche	1202/12/6	9/21/2021	Charles Perry contacted me saying he is working on a code violation for the subject property and emailing me some info-
		CO	CONTACTS	
NAME TYPE	NAME	ADDRESS	PHONE	FAX EWAIL
CONTACT PERSON	Charles Perry	•		



Case Details - No Attachments City of Key West

CC2021-01554 Case Number

				CONTACTS	TS	
NAME TYPE	NAME		ADD	ADDRESS	PHONE	FAX
OWNER	901 FLEMING STREET LLC	REFUC	45 NW 21st St	45 NW 21st St. Miami, Fl. 33127		
REGISTERED AGENT	loseph Cohen		45 NW 21st Street	45 NW 21st Street Miami, FL 33127		
				FINANCIAL INFORMATION	IRMATION	
				INSPECTIONS	ONS	
INSPECTION TYPE	INSPECTOR	SCHEDULED	COMPLETED	RESULT	REMARICS	NOTES
FOLLOW UP	SO	1702/12/6	9/21/2021	IN COMPLIANCE	phone call	Charles Perry 248-872-0805 contacted me stating he is working on this code case and will be sending me an email. I have emailed the non-transient application to Charles Perry of Gary the Carpenter.
FOLLOW UP	SD	1202/22/6	9/22/2021	IN COMPLIANCE	compliance	Joseph Madrid informed me that Gary Burchfield applied for the non-transient license today. Compliance after notice.
INSPECTION	5	1XXX/PU/6	1/14/2021	VIGLATION FOUND	unicensed non-transfert	The property does not have a non-transient license with the City of Key West Licensing Department.
				VIOLATIONS	SNC	
VIOLATION TYPE	USER NAME	OBSERVED	CORRECTED	LOCATION	REMARKS	NOTES
1						Application of the control of the co





Case Details - No Attachments

City of Key West

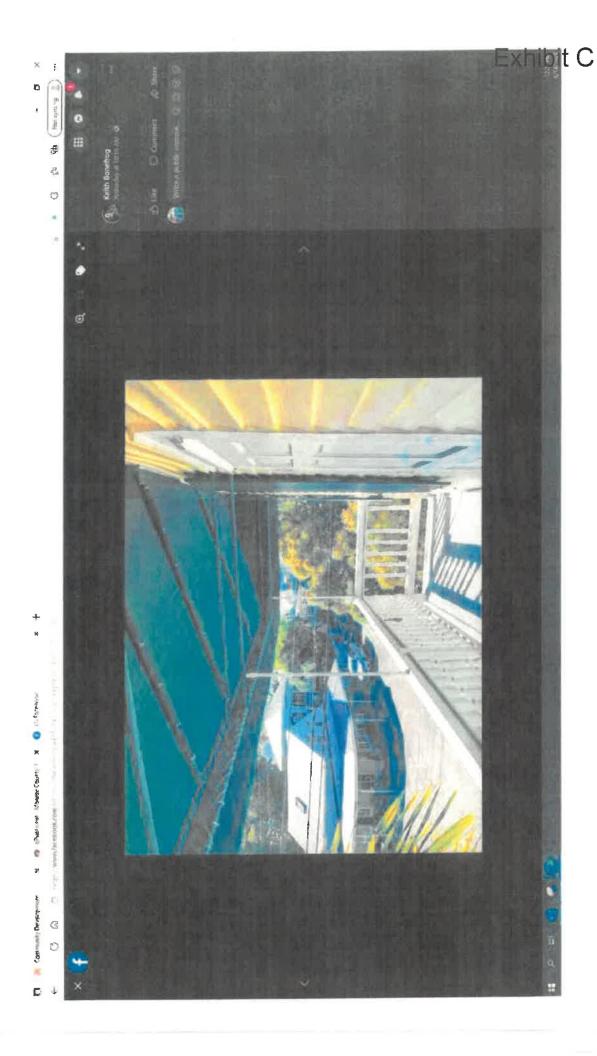
CC2021-01554

To Wit: During rouths inspection of Kay West Cribs, I located the upstairs of the subject property advertised as a monthly rental. The unit is hosted by Keith Bonefrog and is listed as a 1/1 with a 12 month lease. The unit is advertised for \$2,400 month lease. The unit is advertised for \$2,400 monthly. The property does not hold a nontransient license with the City of Key West. Corrective Action: Apply for and obtain a nontransient license with the City of Key West 905-809 eransient license with the City of Key West 905-809
unlicensed non-transient
ENTIRE PROPERTY
9/22/2021
9/14/2021
Sophia Doctoche
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business

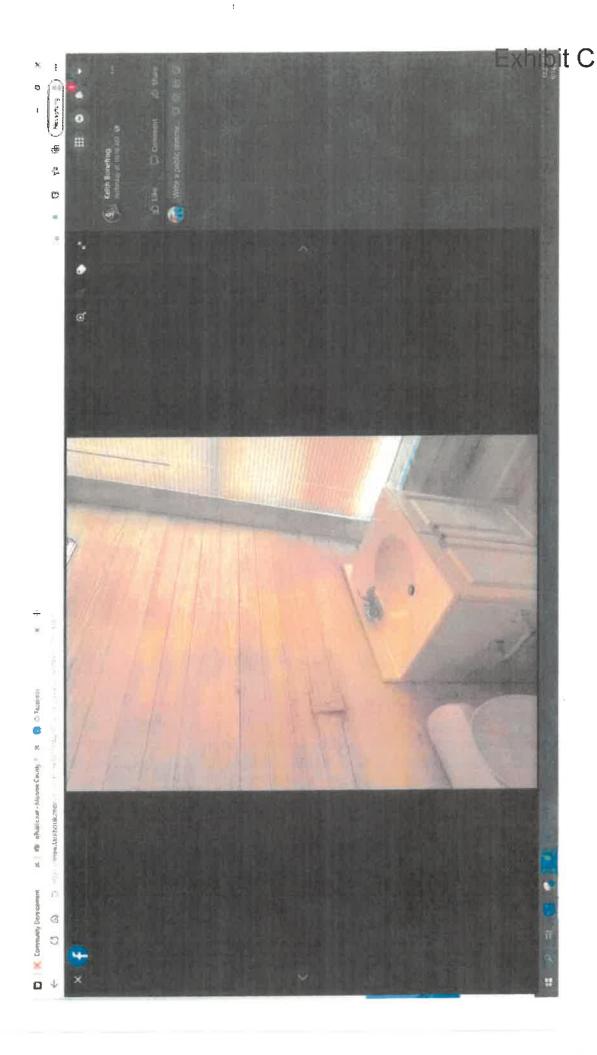
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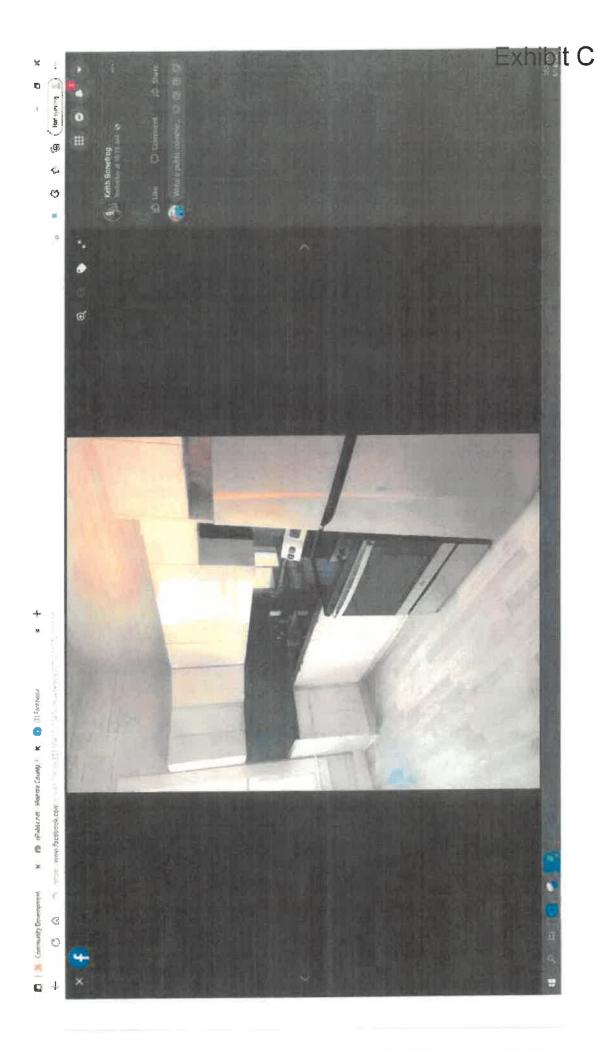
3013















901 Fleming LUD Application



Case Details - No Attachments

CC2023-00401 Case Number

Descriptio	n: Illegal Dv	Description: Illegal Dwelling Units	53	Status: ACTIVE	7
Type: ILE	Type: ILLEGAL DWELLING UNITS	ING UNITS	Subtype:		
Opened: 2	Opened: 2/22/2023 Closed:	Closed:	Last Action: 4/7/2023		FIIW Up. 1/29/2024
Site Addre	sss: 901 FLE	Site Address: 901 FLEMING ST KEY WEST, FL 33040	40		and the second s
Site APN:	Site APN: 00005650-000000	000000	Officer: LEO SLECTON	NO	
Details:	subject a	I received a complaint from Matt Wilman GIS Coordinator 1300 White Street. The subject address has units (possibly 2) that are not recognized by the City that are located above the Kava Bar. Matt will assist the Code Officer.	Iman GIS Coordinal) that are not recog the Code Officer,	or 1300 Wh	hite Street. The ie City that are located
	Per Direc	Per Oirector ilm Young tam reassigning this case.	ing this case.		

		CASE OPEN
SANO	336	COMPLETED
(7) INSPECTIONS	9	
[3] VIOLATIONS	8	
[3] ACTIONS	m	

ADDITIONAL SITES

LINKED CASES

	NOTES		7/24/23 is poke to Gary the Carpenter regarding his involvement with this case and the inspection he conducted with Officer Davis. He told me that the units are not new and have been there for many years and that he is working with KW Planning to get the units recognized. He asked for 30 days to get the application documents submitted before I send a Notice of Code Volation. I told him I would work with him, but the case has been open for over five months and requires action toward achieving compliance in the next 14 days to avoid further action.
CHRONOLOGY	COMPLETION DATE	4/7/2023	7/24/2023
CHRC	ACTION DATE	4/1/2023	7/24/2023
	STAFF NAME	Sean Davis	Leo Slecton
	CHRONOLOGY TYPE	NOTICE OF VIOLATION	PHONE CALL



Case Details - No Attachments

CC2023-00401 Case Number

	EMAIL				NOTES	On April 07, 2023 t received a comed affidavit from
	FAX					On April 07, 2023
CTS	PHONE		ORMATION	SNOI	REMARKS	
CONTA	ADDRESS	W 21st St Miami, FL 33127	FINANCIALINF	INSPECT	PLETED RESULT	man and a second a
	WE	45			SCHEDULED CON	
		OWNER 901 FLEMING			ECTION TYPE INSPECTOR	
	CONTACTS	CONTACTS FAX FAX	CONTACTS WAME ADDRESS PHONE FAX 901 FLEMING STREET LLC 45 NW 21st St Miami, FL 33127	CONTACTS NAME ADDRESS PHONE FAX 901 FLEMING STREET LLC 45 NW 21st St Miami, FL 33127 FINANCIAL INFORMATION	CONTACTS NAME SOI FLEMING STREET LLC 45 NW 21st St Miami, FL 33127 FINANCIAL INFORMATION INSPECTIONS	MAME ADDRESS PHONE FAX

	NOTES	On April 07, 2023 freceived a signed affidavit from GIS Administer Matt Willman that states, "On or around July 31, 2022, while being in the business located at 901 Flerning, the manager on duty (female under 30 years of age) at the time shared with me that she lived upstairs in the same building."	The property owner submitted a LUD application with KW Planning Dept. but still needs to submit a current survey.	1/18/2024 i emailed KW Planning Depot, to determine if Trepanier and Associates has made contact regarding subject address LUD. They informed me that no communications have taken place. I am sending a new NOCV as the prior notice never had good service.
ONS	REMARKS			
INSPECTIONS	RESULT		VIOLATION FOUND	VICHATION
	COMPLETED	4/7/2023	10/10/2023	1/18/2024
	SCHEDULED	4/7/2023	10/10/2023	1/18/2024
	INSPECTOR	SD1	131	(51
	INSPECTION TYPE	FOLLOW UP	FOLLOW UP	FOLLOW UP



Case Details - No Attachments

CC2023-00401 Case Number

eld who ne with	old and nation, il Tunits nd a e units s been		to the bove the formed email. I have all Mon- It was Cohen. I subject for any			d Levy of	fix and
On May 10, 2023, I spoke with Gary Burchfield who stated the paperwork is currently being done with the Planning Department. A site visit will be conducted on Friday, May 12, 2023.	On May 12, 2023 I met with Gary Burchfield and the terrants for a site visit. Upon my inspection, i observed and photographed (3) units. All units have a living area, kitchen, bathroom and a bedroom. I did not access one of the twee units due to a tenant sleeping. All pictures have been uploaded to Fleebound.		On February 22, 2023 i assigned a case to the subject address regarding (4) lifegal units above the Kava Culture Key West establishment. I informed the property owner of the violations via email. Using our system Trakft, I collected evidence of a 8TR (Business Tax Receipt: Property Rental Mor-Transient) dated Saptember 21, 2021 that was applied for by the property owner Joseph Cohen. On June 07, 2022, the license was dosed by Licensing Official Amanda Brady due to the subject address not being recognized by the city for any residential units.		NOTES	Count 1: Section. 58-61. Determination and Levy of charge.	(a) The city commission shall determine, fix and
On May 10, 2023, stated the papers the Planning D conducted	On May 12, 2023 the tenants for a observed and pl have a living a bedroom. I did n due to a tenent:		On February 2: subject address re Kava Culture Key the property ow Using our system ETR (Business 7a Transient) date applied for by th On June 07, 28 Licensing Official I address not bein			Count 1: Section.	(a) The city commission shall determine, fix and
				SNC	REMARKS		
			VIOLATION FOUND	VIOLATIONS	LOCATION		
5/10/2023	5/12/2023		2/22/2023		CORRECTED		
5/10/2023	5/12/2023	1/29/2024	2/22/2023		OBSERVED		
SDI	501		TQ5		USER NAME		
FOLLOW UP	FOLLOW UP	FOLLOW UP	INSPECTION		VIOLATION TYPE		



TRAKIT

Case Details - No Attachments

City of Key West

CC2023-00401

in this chapter.

(b) The fact that any residential or commercial unit located in the city is occupied or is capable of being occupied shall be prima facie evidence that garbage or solid waste is being produced or accumulated upon such premises. Temporary vacancy, regardless of duration, shall not constitute grounds for a refund or excuse the nonpayment of any solid waste charge. A solid waste charge for waste collection and disposal shall be levied against all existing and newly constructed residential or commercial units for which a certificate of occupancy is required.

On February 22, 2023 lassigned a case to the subject address regarding (4) lilegal units above the Kava Culture Kay West establishment. I informed the property owner of the violations via smail. Using our system TraKit, I collected evidence of a BTR (Business Tax Receipt: Property Rental Non-Transient) dated September 21, 2021 that was applied for by the property owner Joseph Cohen. On June 07, 2022, the license was closed by Licensing Official Amanda Brack due to the subject address not being recognized by the city for any residential units.

4/7/2023

Seam Davis

Sec. 58-61 Determination and levy of charge On April 07, 2023 i received a signed affidavit from GIS Administer Mart Willman that states, "On or around July 31, 2022, while being in the business located at 901 Heming, the manager on duty (female under 30 years of age) at the time shared with me that size &ved upstairs in the same haldens."

Corrective Action: Please contact The City of Key



Case Details - No Attachments

CC2023-00401 Case Number

West Revenue Department at (305) 809-3957 or 1300 White St to pay the amount for the back utilities for the unrecognized units.	Count 2.: - Sec. 66-87. Business tax receipt required for all holding themselves out to be engaged in luciness. No person shall engage in, manage, carry on or practice, wholly or in part, within the city limits, any business, profession, or occupation without first procuring a city business tax receipt. For the purposes of this aristle, any person holding himself out to the public by sign, printed matter, telephone directory classified section, city directory or otherwise as being engaged in business or as offering services or property to the public for a consideration, regardless of whether such person actually transacts any business or practices a profession, shall be considered as engaging in business and shall be liable for a business tax receipt fee thereon.	Corrective Action: Please contact the City of Key West Licensing Department at 1300 White St and apply for the proper Business Tax Receipts.
	4/7/2023	
	Sean Davis	
	Sec, 66-87 Business tax receipt required for all holding themselves out to be engaged in business	



Case Details - No Attachments

CC2023-00401

City of Key West

egulations or, if such certificate is refused, to state derives shall be used until the chief building official roposed use thereof are found to be in conformity final inspection of the building or premises and to issue a certificate of occupancy if the land, building Failure to obtain a certificate of occupancy shall be shall have issued a certificate of occupancy stating required as provided in section 90-356. It shall be or part thereof and the proposed use thereof are that such land, building, or part thereof and the the duty of the chief building official to make a regulations. Development permits shall also be Count 3: Section 90-363 Certificate of occupancy such refusal in writing together with the cause. altered in its use or structure after the effective date of the ordinance from which this section found to conform with the land development No land or building or part theraof erected or with the provisions of the land development deemed a violation of the land development.

Sean Davis

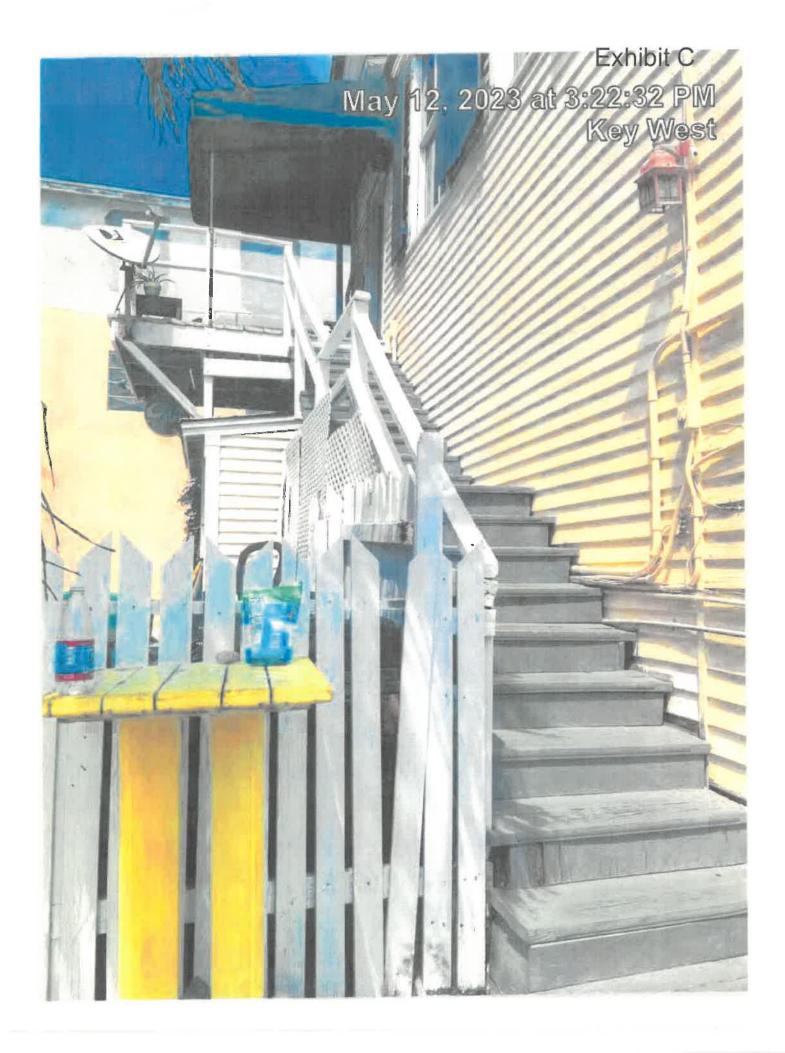
Sec. 90-363 Cartificate of

occupancy required Corrective Action: Please contact The City of Key West Building Department at 1300 White St or (305) 809-3956 and submit an as-built certification stating that the subject unrecognized unit meets the Horida Building Code.

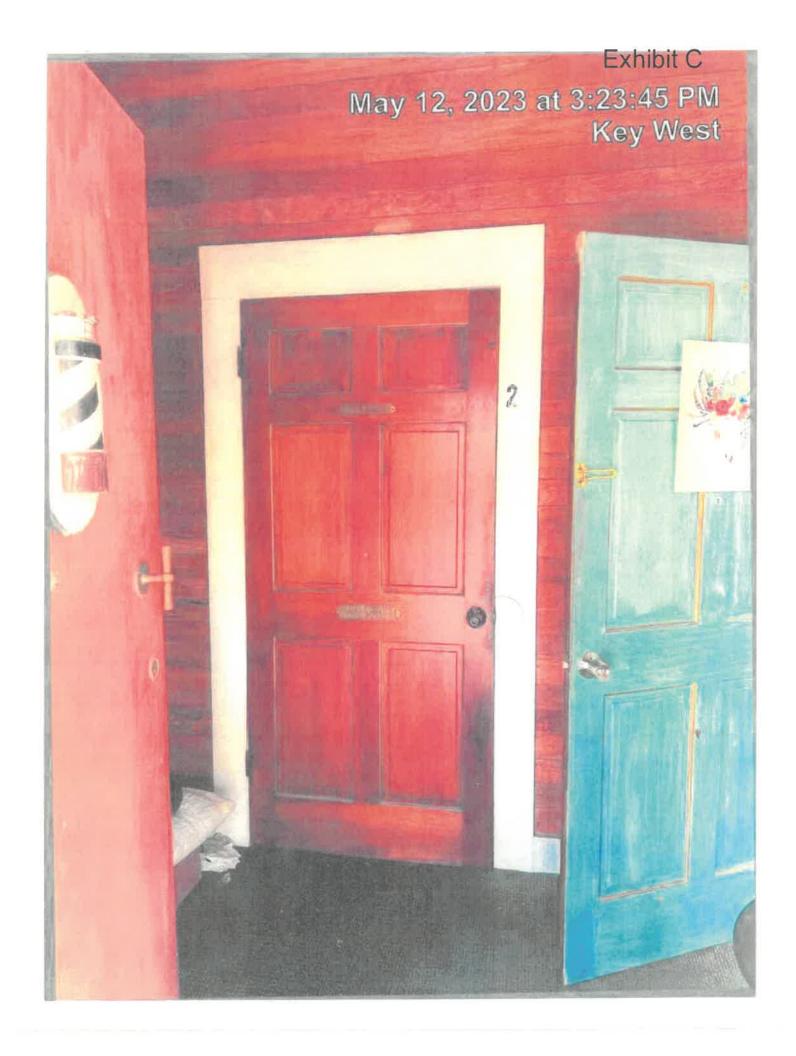
regulations.

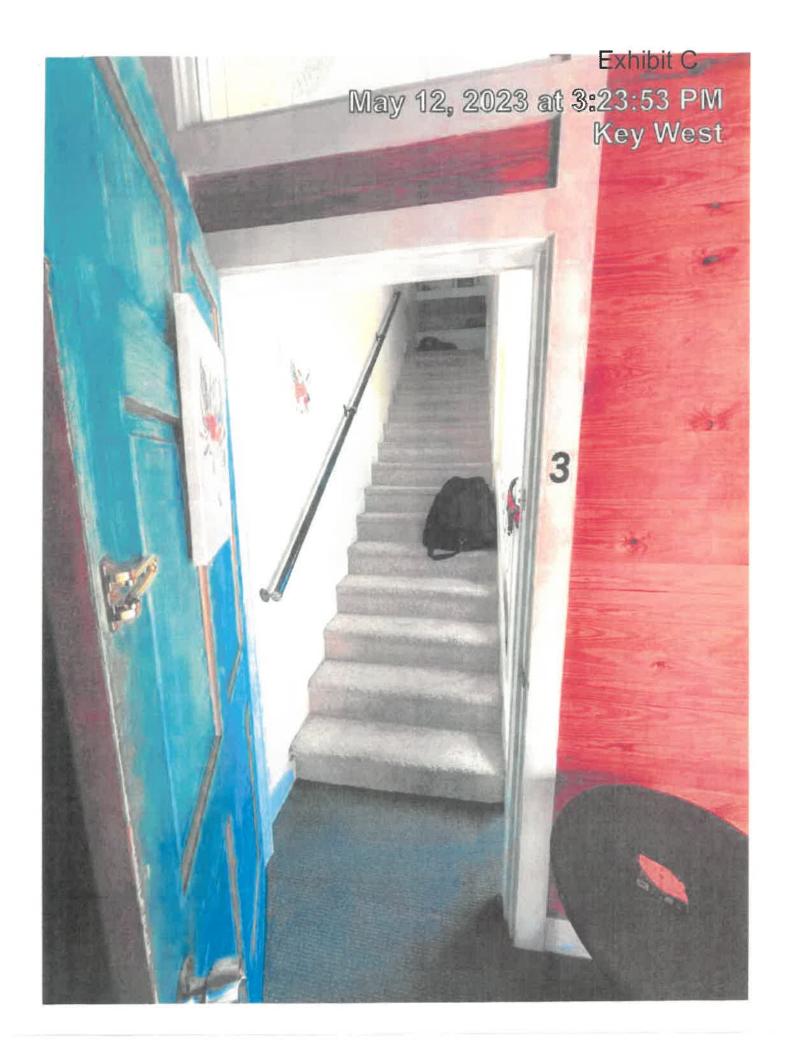
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New Law.	3.		9				
Application 98-00000			P	g7	3		3)
Ronds Contractor estrow Fees Global balance du Hispacifich history Miscallanecus inte	F 10864	Property Intormanon Address: AEY WEST. FL. 33048 Location ID: Owner name: RE #/PARCEL #/TAX ID etc. 0009-5650-0000008 Previous utility stct #/ AMORE HOTAL DESCRIPTION SEED AMORE HOTAL DESCRIPTION SEED SEED SEED SEED SEED SEED SEED SEE	Application Enternation Application Status Office O	0.0491-ETED 0.0491	COMVENSION PEST	HEST IN	4 <u>0</u>
Partial Security Receipts Security Structures Valuation calculati	8 9	Contractor Information Contractor Number 88-90305460 Contractor Number 98-90305460 Type Status Contractor Requirements Edg. Number Contractor Requirements MC100731600 [1]	Outstanding inspections Schedu Type ID Date No outstanding inspections exict	ns Schedole Date Ctions exict	Musber	60	
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Exit	13680	" COOKING PACILITIES ALLONED"	\$7.57.538		Personal		
C. Daireash	in the second	28.120.213 5.177	6/01/1398				Joh
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	2017.50	" " W EKE'S COOLING & REALTHG	5667/30/9	300		-	700
Commissions	1	ALL CENTRAL AL STETEM FOR ATTIC	1,08/1398	344	54		2001
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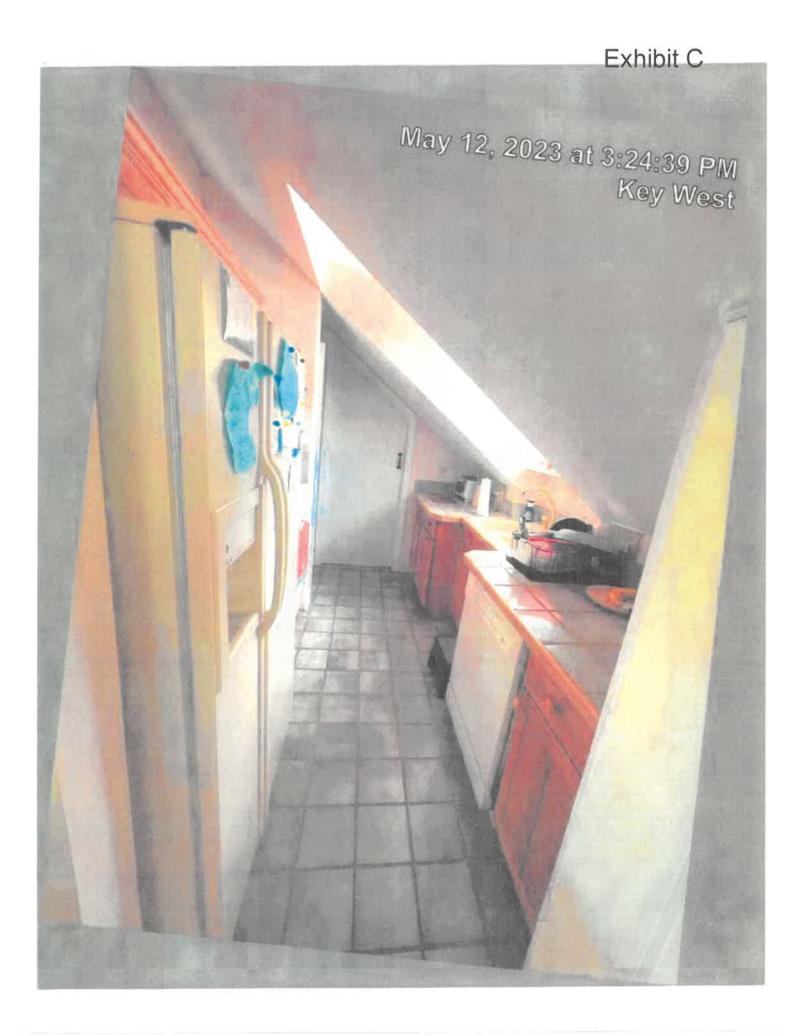


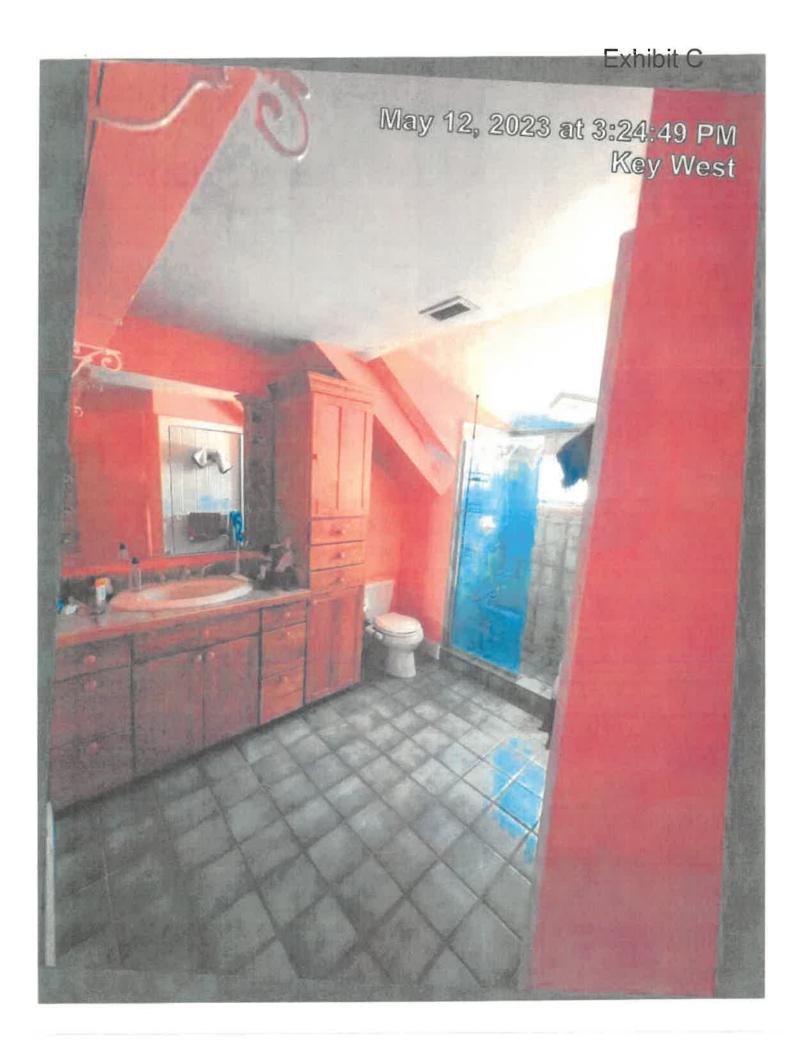




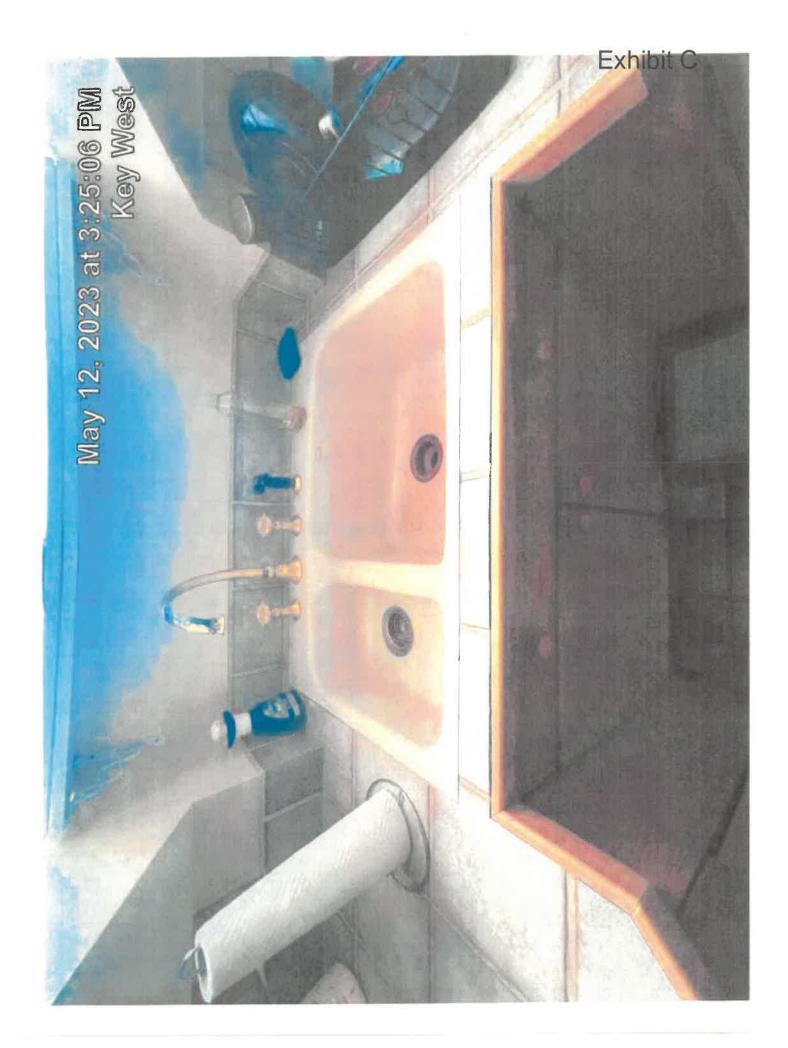


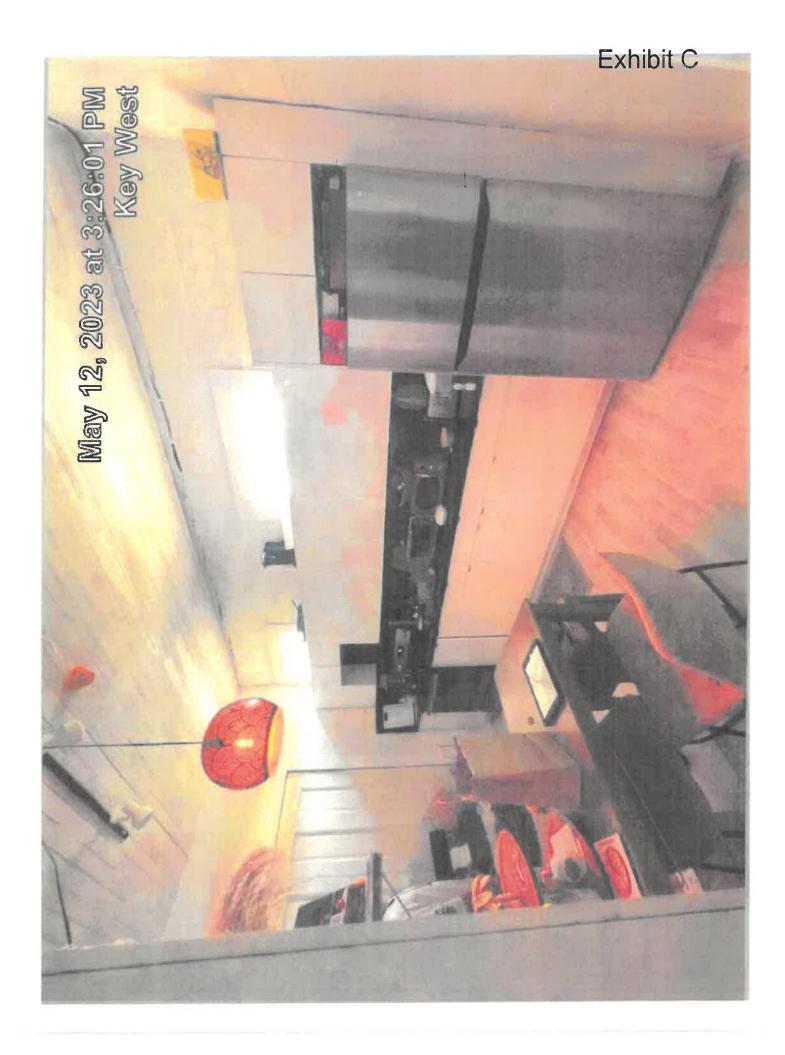




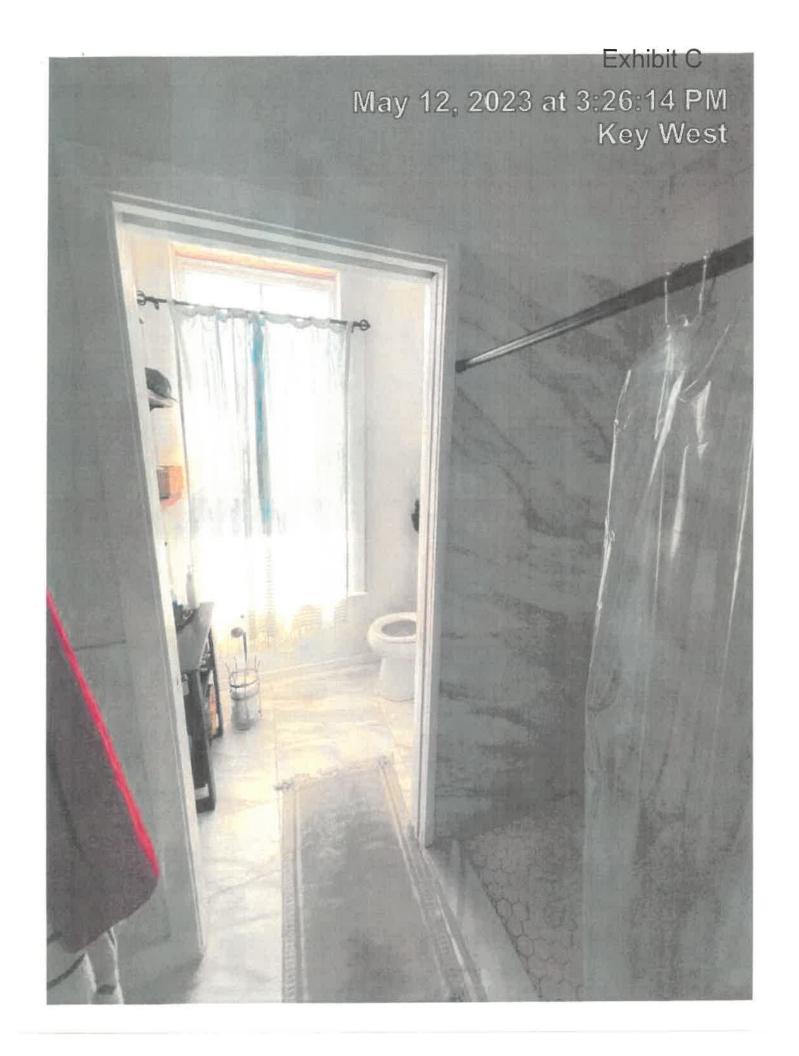


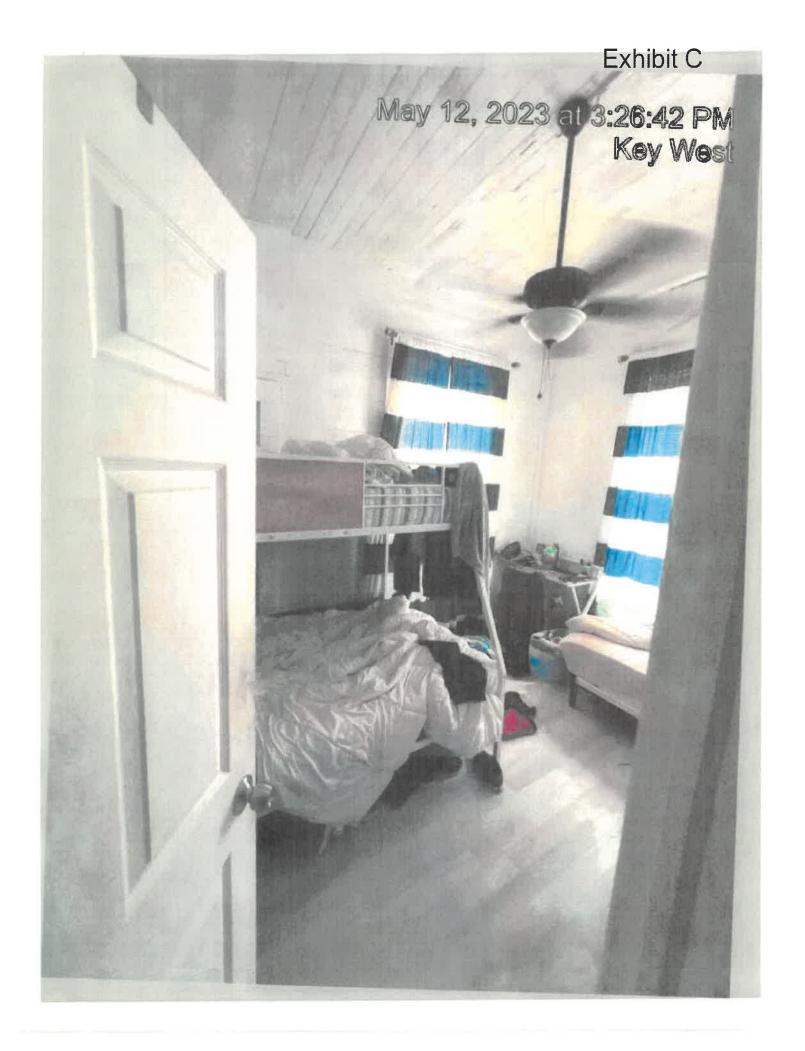


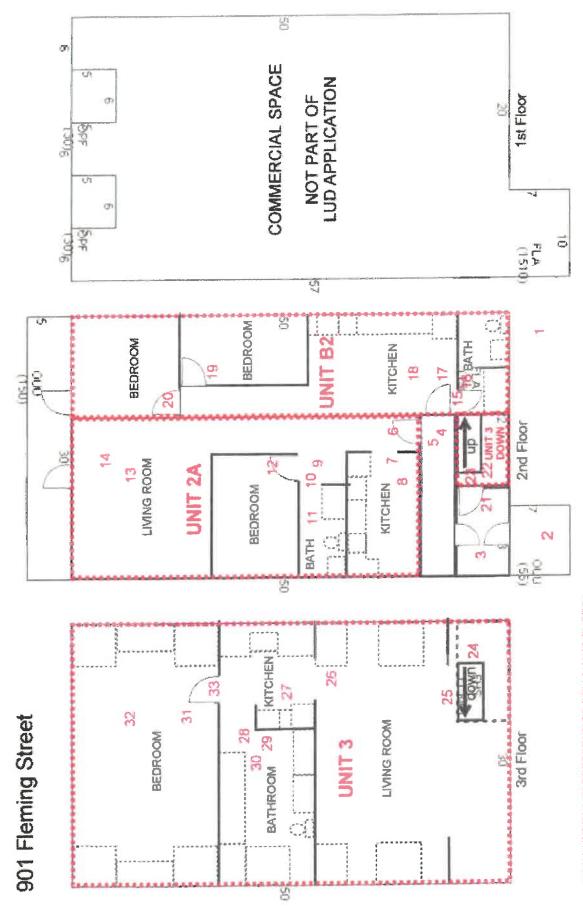






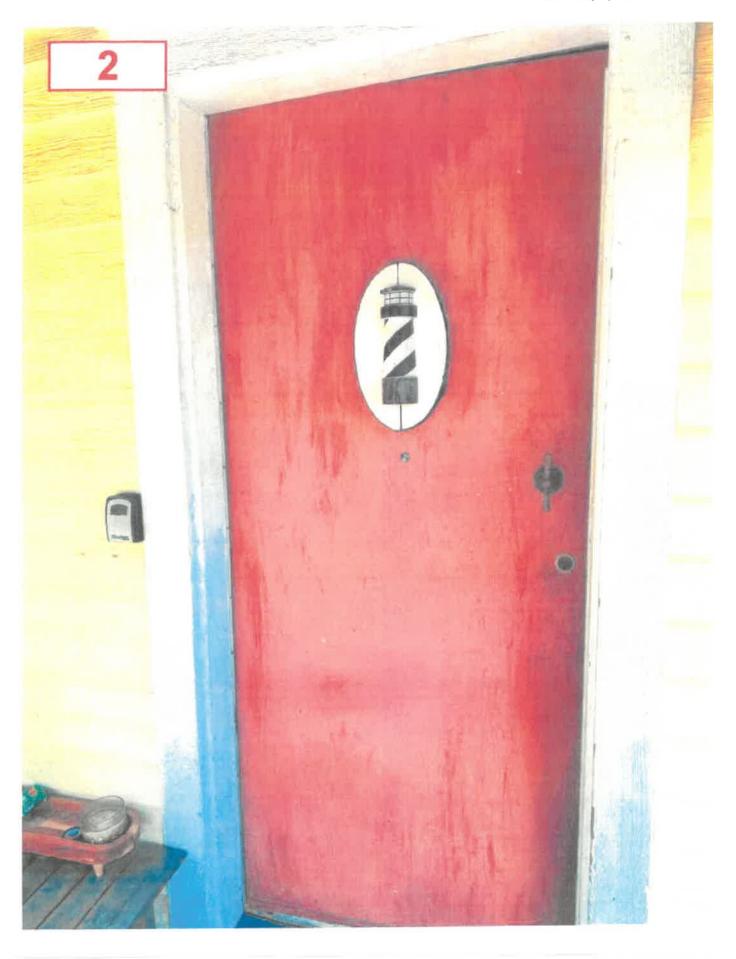






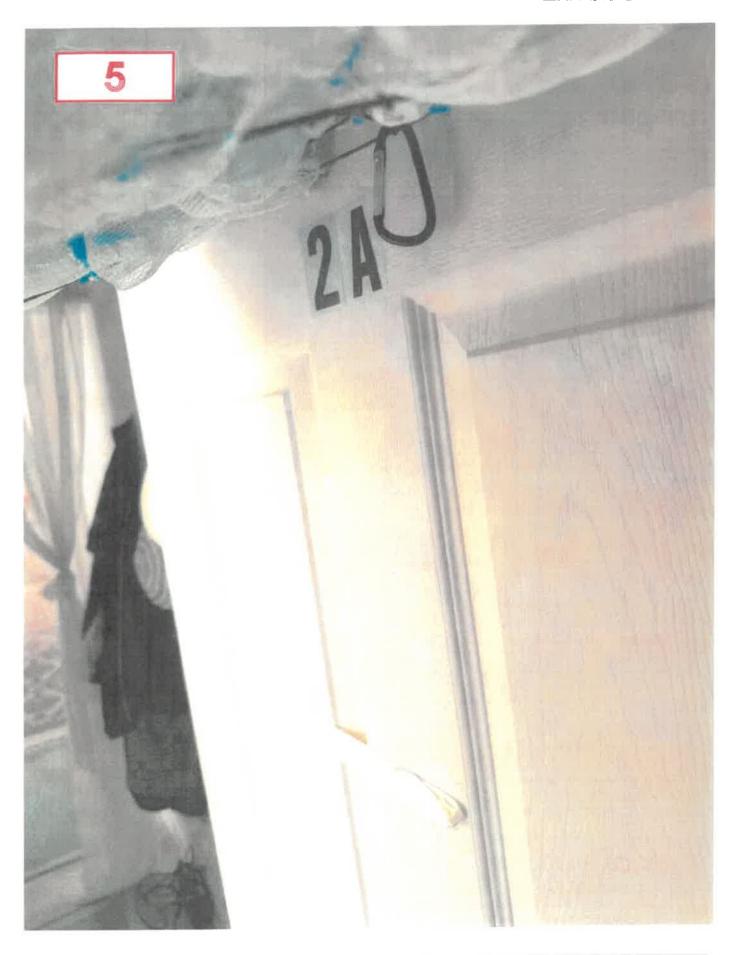
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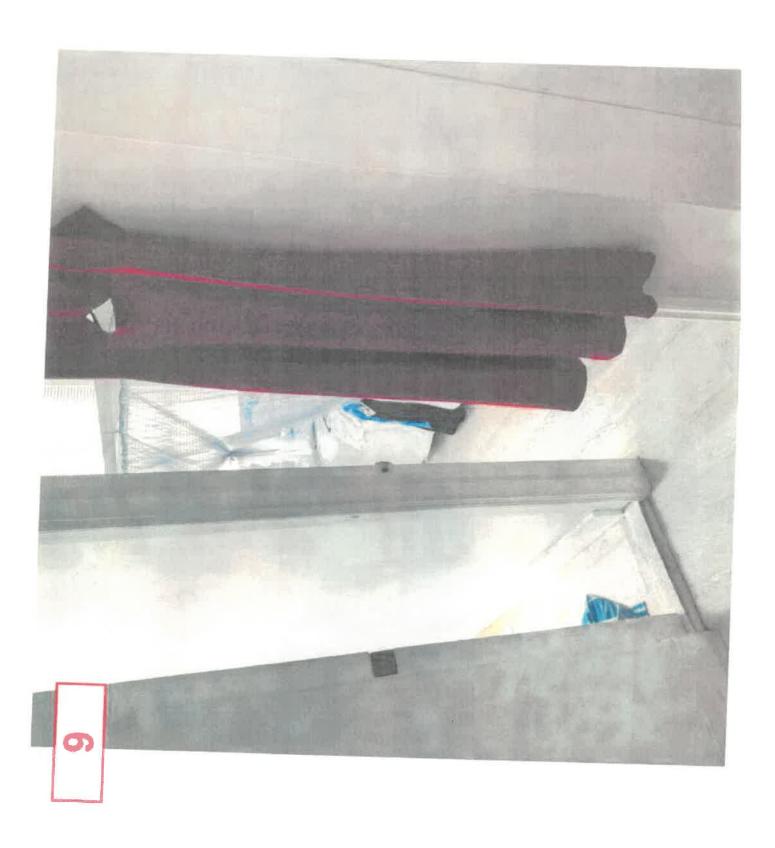


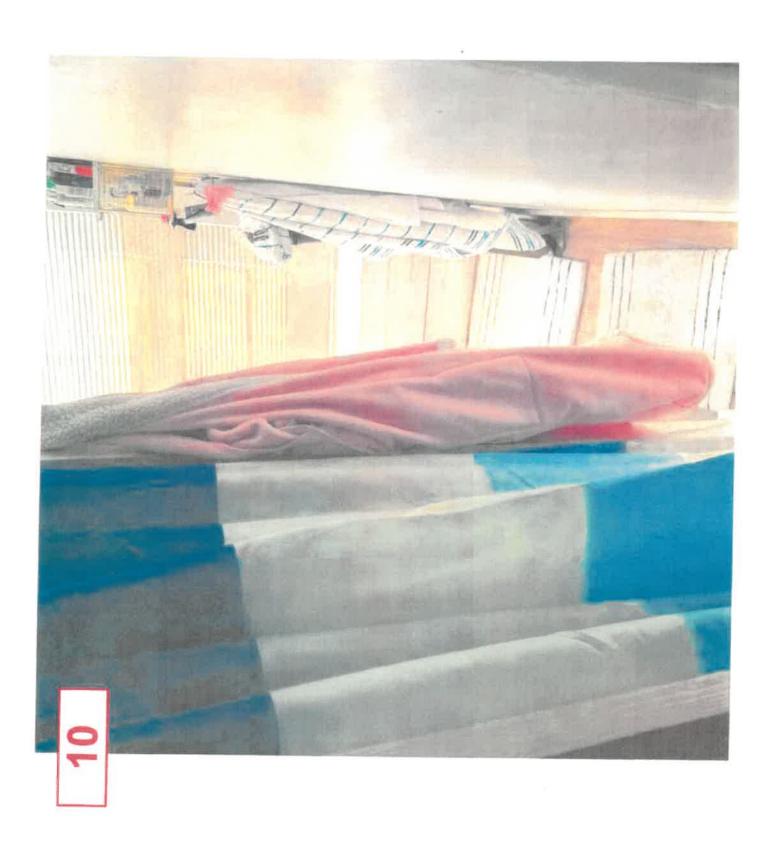








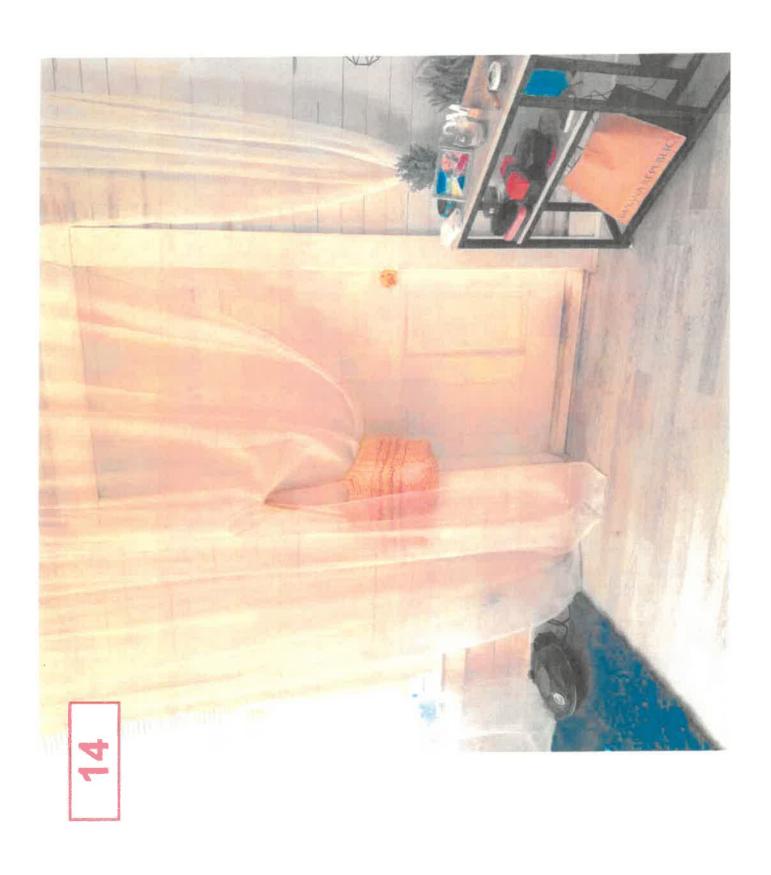


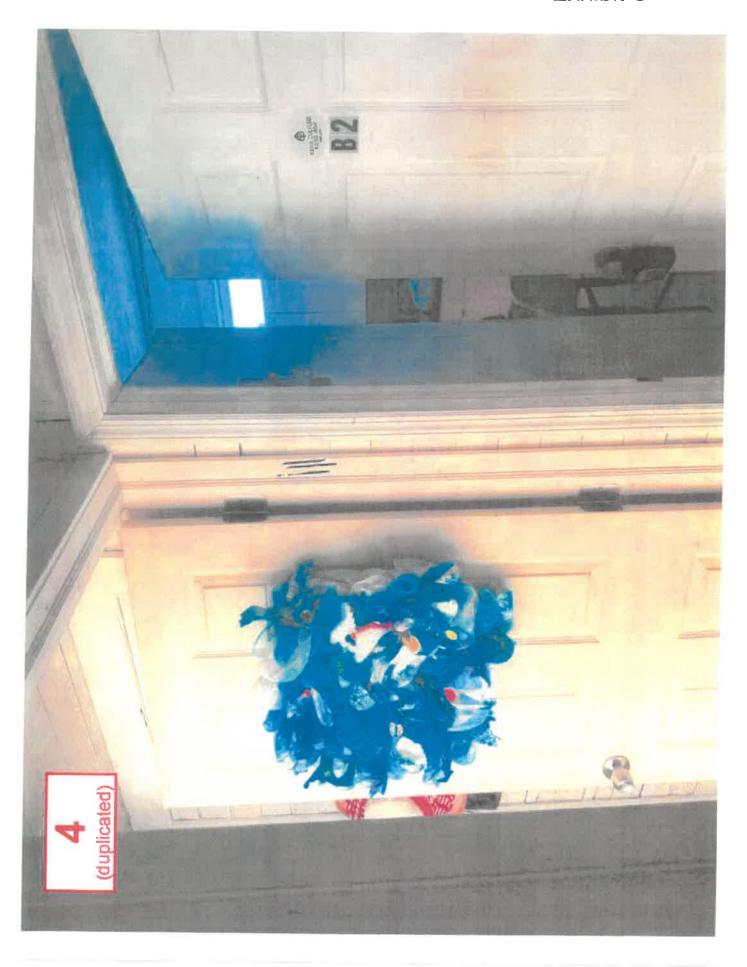












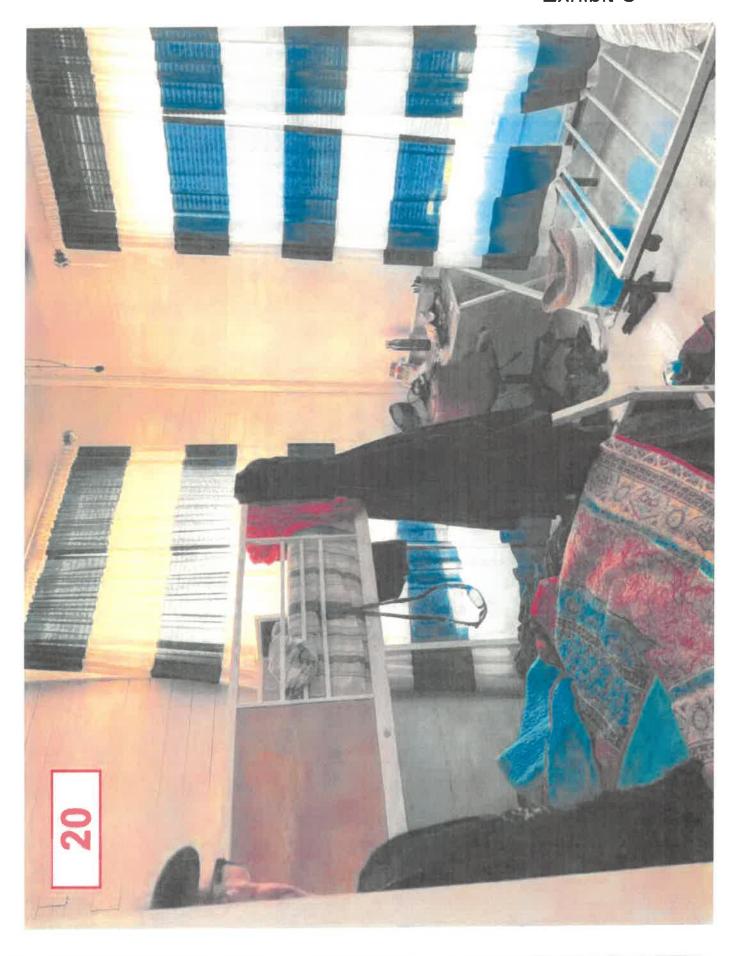


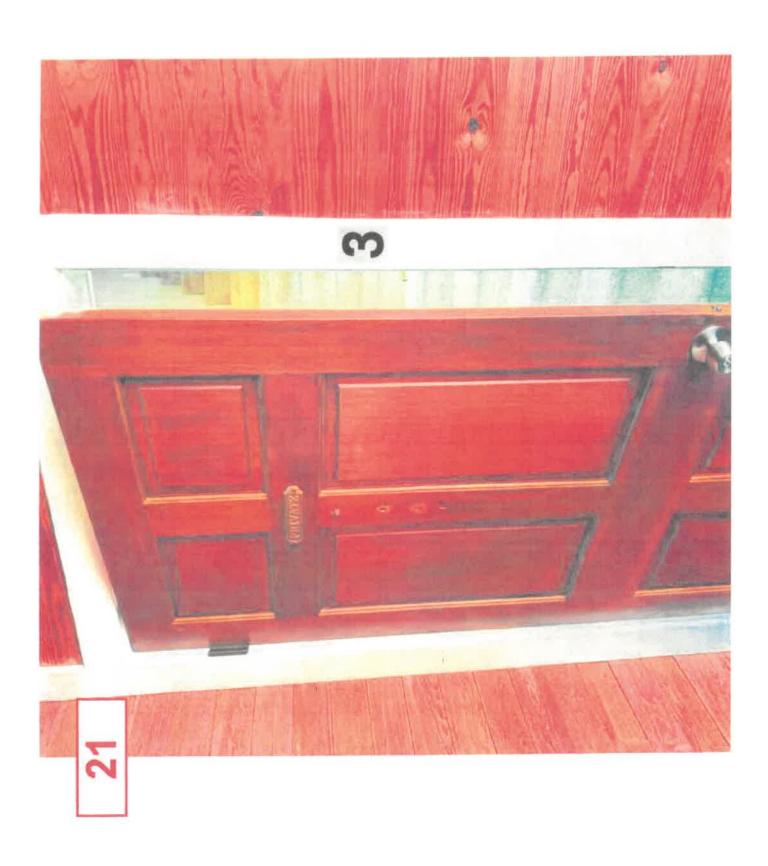




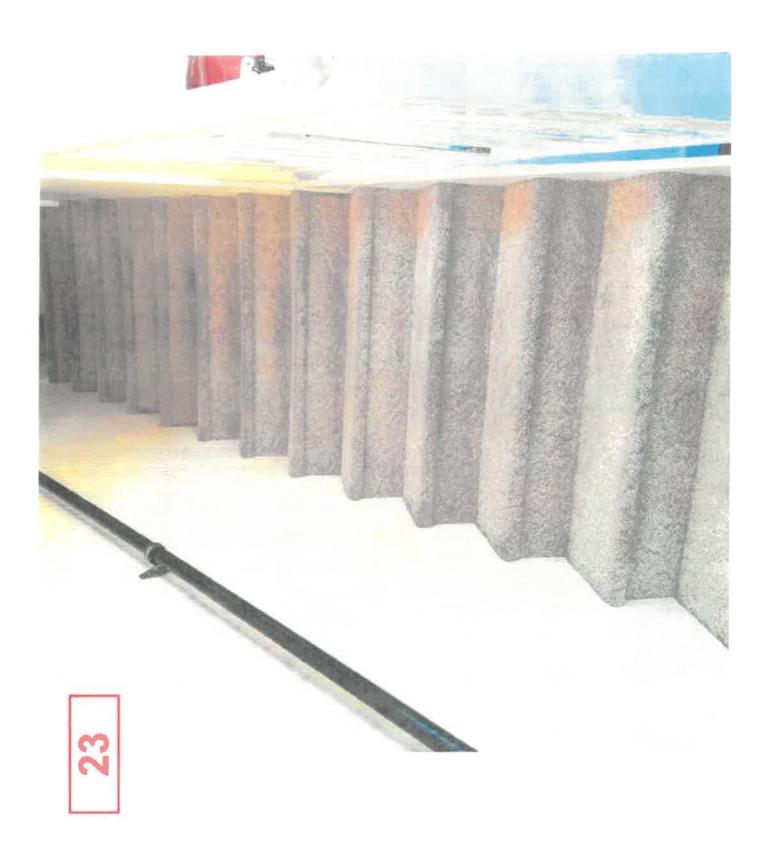


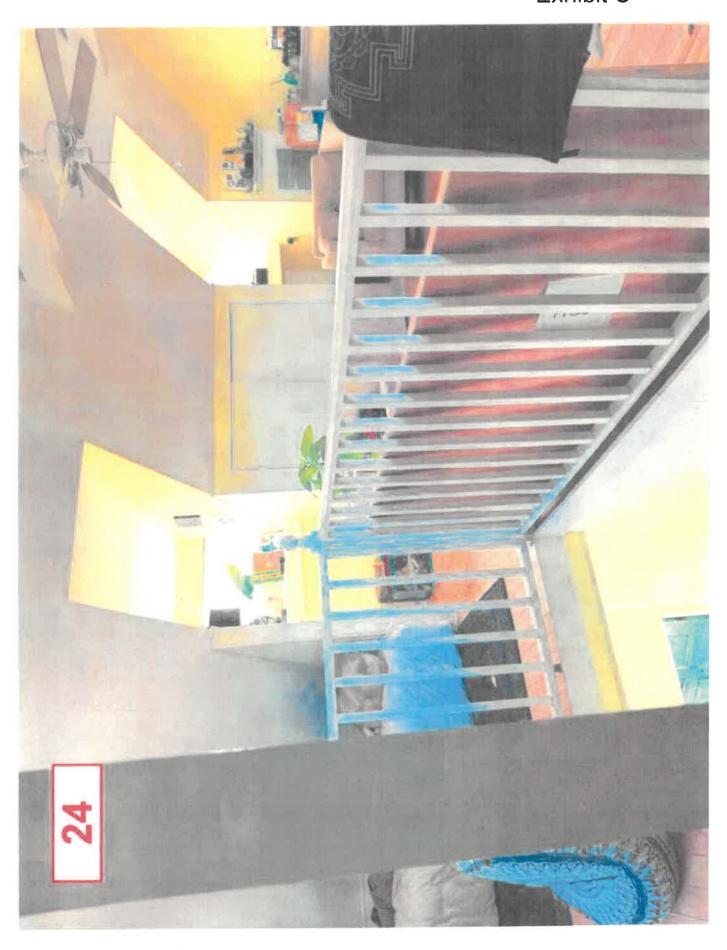












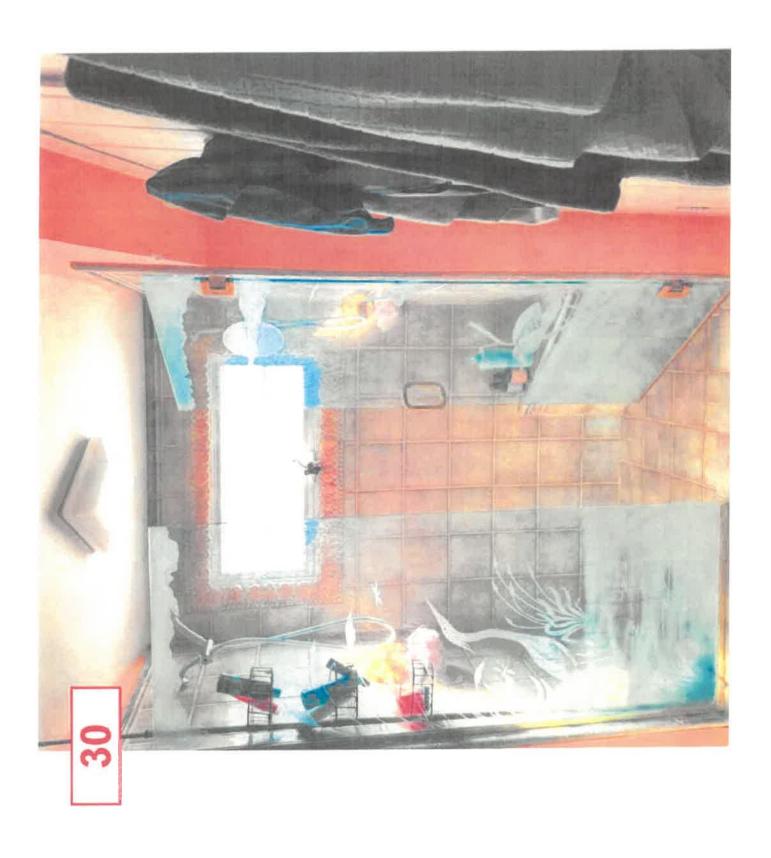














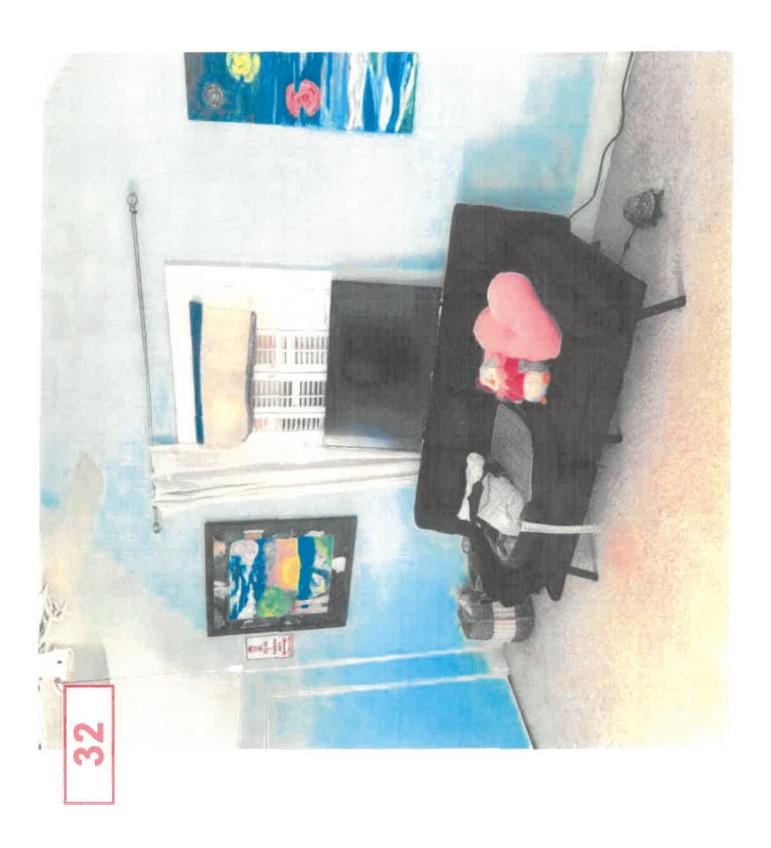




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	Ctoff Additions.	
	Staff Additions:	
	102C Combour Man	
	1926 Sanborn Map	

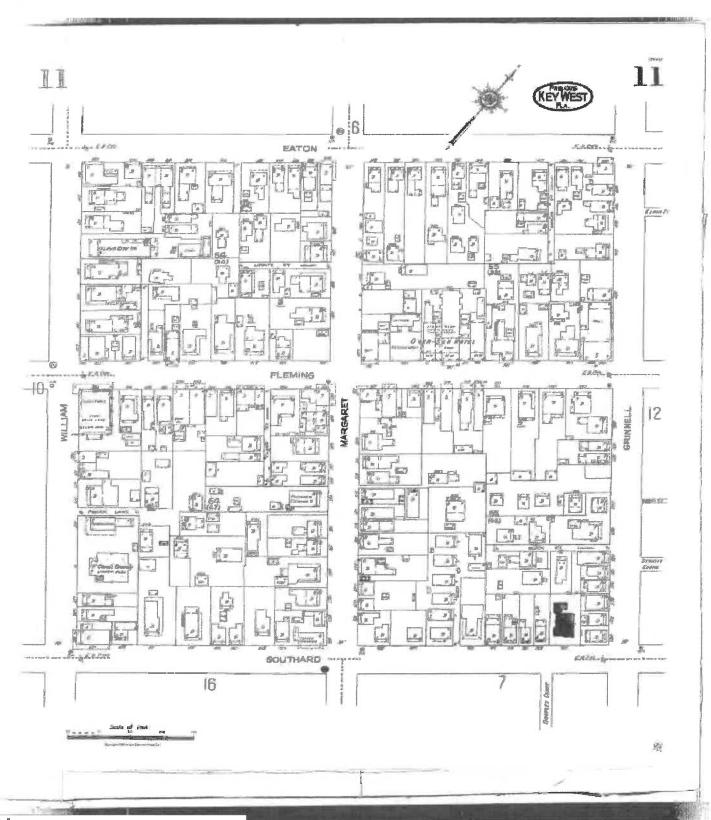
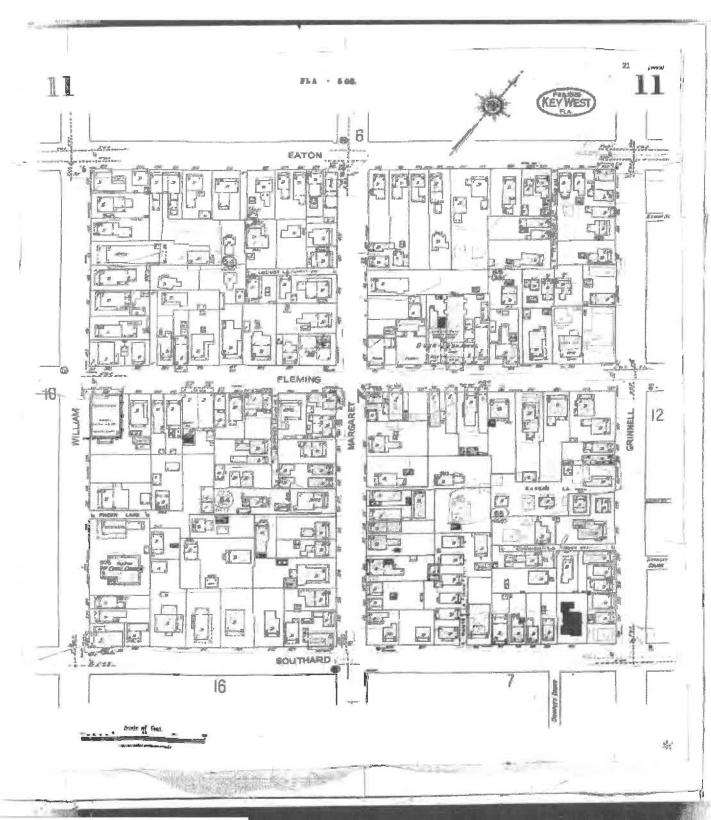




	Exhibit C
	Exhibit C
1948 Sanborn Map	





	- Valbit C
	Exhibit C
1962 Sanborn Map	

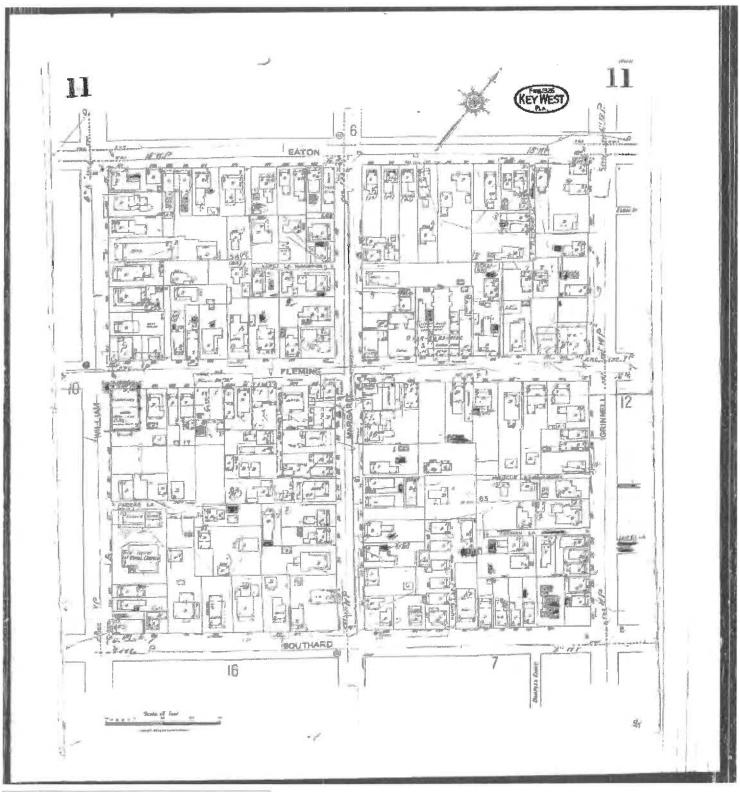




	Exhibit C
	EXHIBIT O
1970's Zoning Code ORD 85-33 HP-1 Code Change	

2,2-

[1] Off-street parking and loading requirements. As specified in Section IX.

[m] Sign limitations. Same as for R-1A, and in addition:

 A nonilluminated sign not exceeding 6 square feet in area used to identify a building containing multiple-family dwellings.

[6] Reserveu.

Editor's note—At the city's instruction, § VII[6], H-2 Large hotel, motel and multiple-family district, has been deleted from App. A, and the user's attention is directed to § VII[13], R-2H Large hotel, motel and multiple-family district.

[7] HP-1 Residential Historic Preservation District.

- [a] Intent. The provisions of this district are intended to protect and enhance the character of the residential historic areas of the City of Key West.
- [b] Principal uses and structures. Same as for R-1B, and in addition:
 - Two-family dwellings.
 - 2. Multi-family structures not to exceed A dwelling units. For any application on \$5-33
 - [c] Accessory uses and structures. Same as in R-1B.
- [d] Special exceptions permissible by board of adjustment.
 - 1. Public and private schools with conventional curriculums, public libraries.
 - 2. Churches and other places of worship.
 - Public safety structures and equipment, such as fire substations, civil defense facilities, and the like.
 - 4. Garage apartments.
 - General sales offices such as real estate sales and similar uses.

ORDINANCE NO. 85-33

AN ORDINANCE AMENDING SUBSECTION (7) OF SECTION VII OF THE ZONING ORDINANCE OF THE CITY OF KEY WEST (ORDINANCE NO. 69-29); AMENDING PARAGRAPH (b)(2) BY PROVIDING A DEFINITION OF MULTI-FAMILY STRUCTURES; AMENDING THE DEWSITY REQUIREMENT TO HP-1; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING WHEN ORDINANCE GOES INTO EFFECT.

BE IT ENACTED by the City Commission of the City of Key West, Florids:

Section 1. Subsection (7) of Section VII of the Zoning Ordinance of the City of Key Hest, (Ordinance No. 69-29) is amended to read as follows:

(7) HP-1 Residential Historic Preservation District.

- (a) Intent. The provisions of this district are intended to protect and enhance the character of the residential historic areas of the City of Key West.
- (b) Principal uses and structures. Same as for RIB and in addition:
 - 1. Two-family dwellings.
 - Multi-family structures not to exceed 22 dwelling units per acre density.
- (c) Accessory uses and structures. Same as for 3-18.
- (d) Special exception permissible by the board of adjustment.
 - Public and private schools with conventional curriculums, public libraries.
 - 2. Churches and other places of worship.
 - Public safety structures and equipment, such as fire substations, civil defense facilities, and the like.
 - 4. Garage apartments.
 - General sales offices such as real estate sales and similar uses.

(e) Prohibited uses and structures.

- All uses not specifically or provisionally permitted herein; any use not in keeping with the residential character or professional character of the district.
- (f) Minimum lot area
 - 1. Single-family: 5,500 square feet.
 - 2. Multiple family: 5,500 square feet.

- (g) Minimum averge lot width.
 - Single family: 50 feet
 Multiple-family: 50 feet
- (h) Minimum average lot depth.
 - Single family: 100 feet
 Multiple-family: 100 feet
- (i) Maximum lot coverage.
 - 1. Single family: 50 percent 2. Multiple family: 50 percent
- () Maximum height:
 - Single family: 30 feet
 Multiple family: 30 feet
- (k) Minimum building setbacks.
 - 1. Side interior lot:
 - a. Single family: 5 feet or 10 per cent of the width of the lot up to fifteen feet, whichever is greater.
 - Molriple-family: 5 feet or 10 per cent of width of lot up to 15 feet, whichever is greater.
 - 2. Side corner lots
 - a. Single family: 5 feet. b. Multiple family: 5 feet.
 - 3. Resr:
 - a. Single family: 20 feet b. Multiple family: 20 feet
- (1) Off-street parking and loading requirements.
 - Single family: As specified in Section IX.
 - Multiple-family: As specified in Section IX.
- (m) Sign limitations.
 - 1. Single family: Same as for R-IA.
 - 2. Multiple family: Same as for R-1A.

Section 2. All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby repealed to the extest of such conflict.

Section 3. This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of Commission.

Exhibit C

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	Exhibit C
	LAMIDICO
Email with Tax Collector's O	ffice

From:

Jennilyn Roberts

To: Subject: Benjamin Gagnon; Patti Atwell

Subject

[EXTERNAL] RE: BTR question - Key West

Date:

Thursday, June 27, 2024 9:03:51 AM

Attachments:

image002.png image003.png

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 Ben,

3 units total on site that could be either a residence, commercial, office, etc.

We only count rooms when we do Hotel/Motels.

Hope this helps.



Jennilyn Roberts-Denham, CBTO

Associate Director of Business Collections Monroe County Tax Collector's Office 1200 Truman Ave., Suite 101 Key West, FL 33040 (305) 295-5060



www.MonroeTaxCollector.com

How was our service? Help us improve by leaving a review!

Please note: Florida has a broad public records law. Any information you send to this address, including your contact information, may be subject to public disclosure.

From: Benjamin Gagnon

 denjamin.gagnon@cityofkeywest-fl.gov>

Sent: Thursday, June 27, 2024 8:58 AM

To: Patti Atwell <patwell@monroetaxcollector.com>; Jennilyn Roberts

<jroberts@monroetaxcollector.com>
Subject: BTR question - Key West

Good Morning,

I have a question regarding the attached Business Tax Receipt.

Where it says Business Type: Apartments Condos Houses & Commercial Units (Commercial Rentals)

Rooms 3

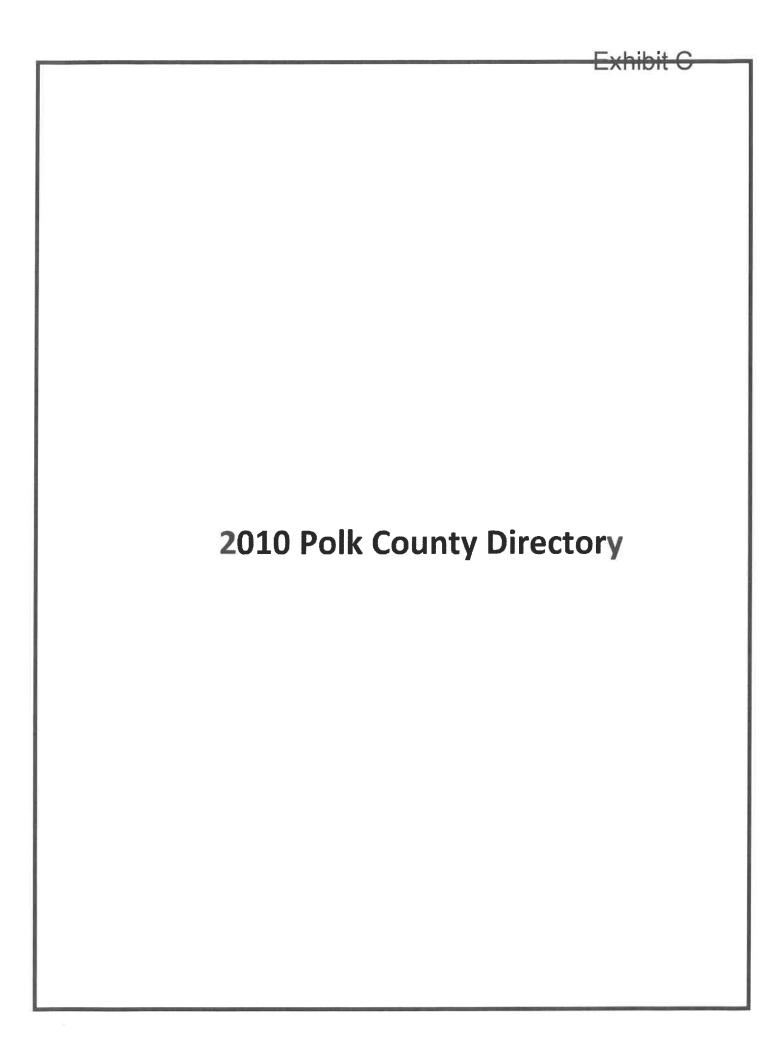
Does Rooms 3 mean 3 living units? Or 3 units total on site that could be either a residence, commercial, office, etc.

Best,

Ben Gagnon

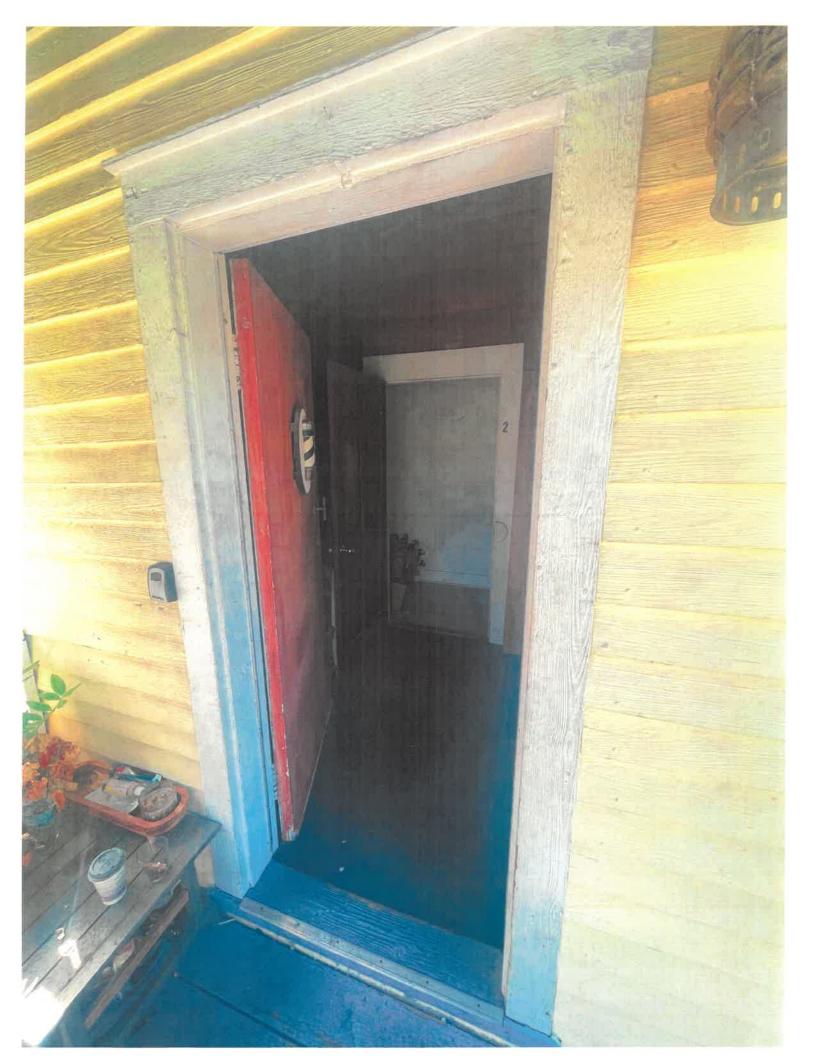
Planner I
City of Key West
1300 White Street
Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov





FLEMING ST - FLORIDA ST	32	Exhibit C
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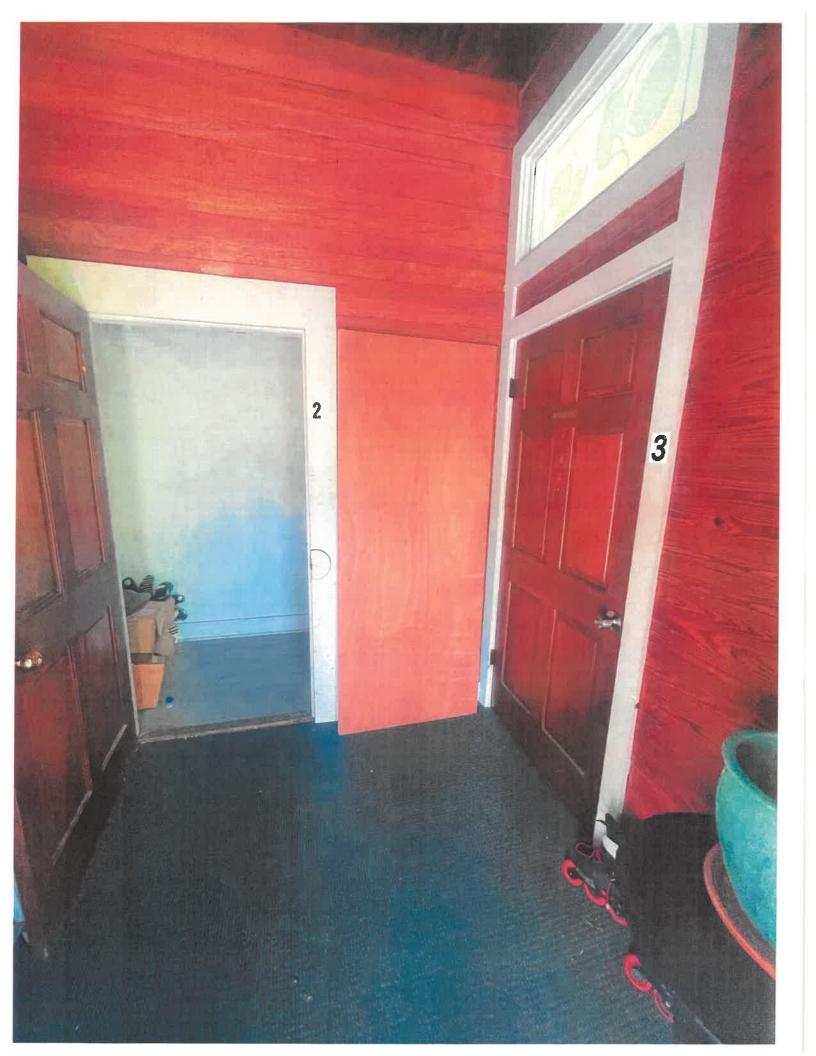
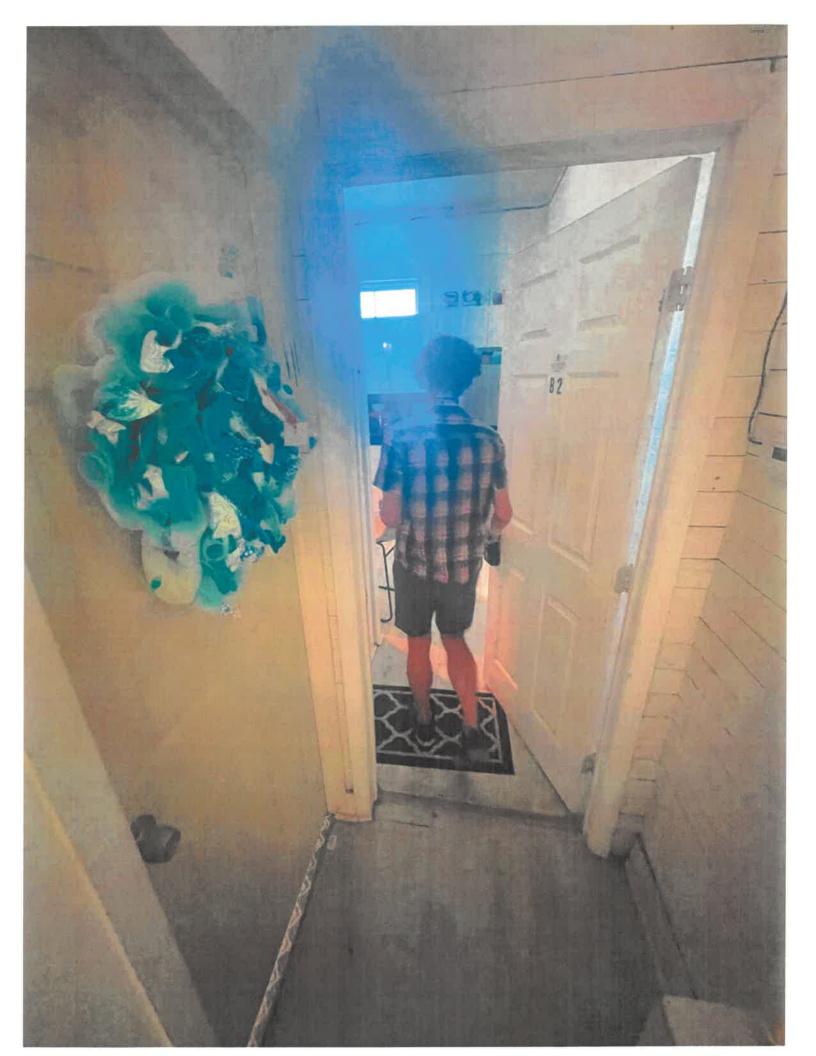
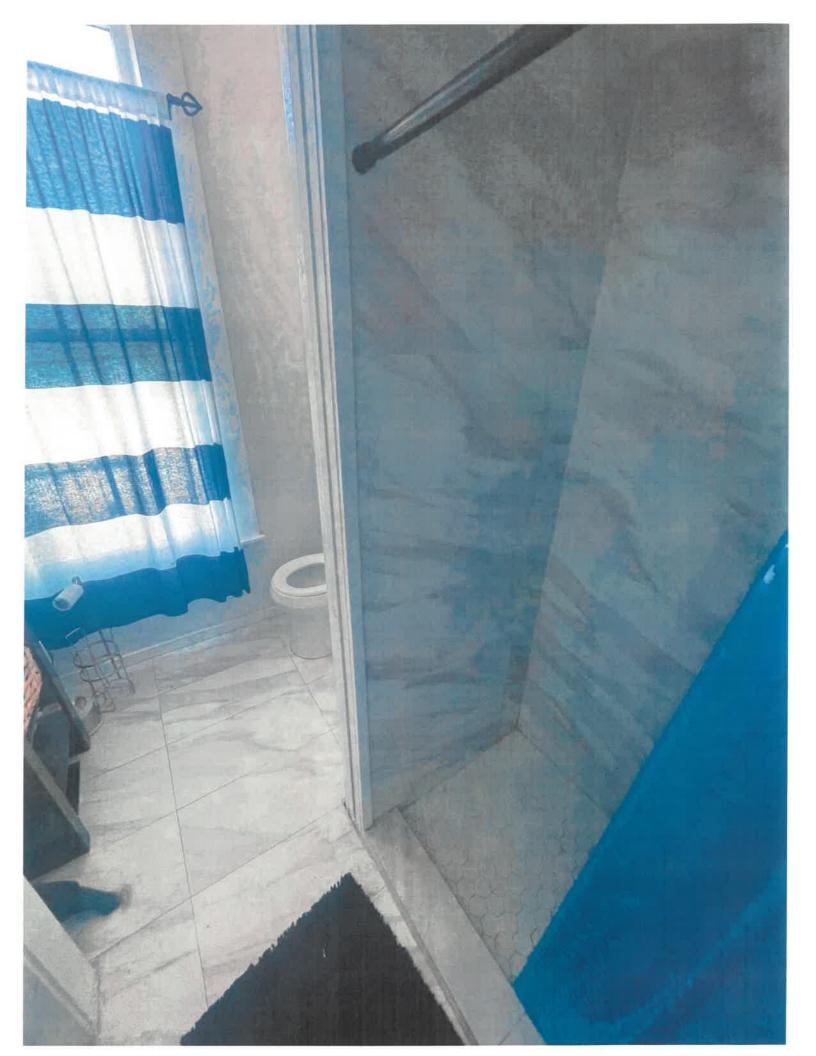
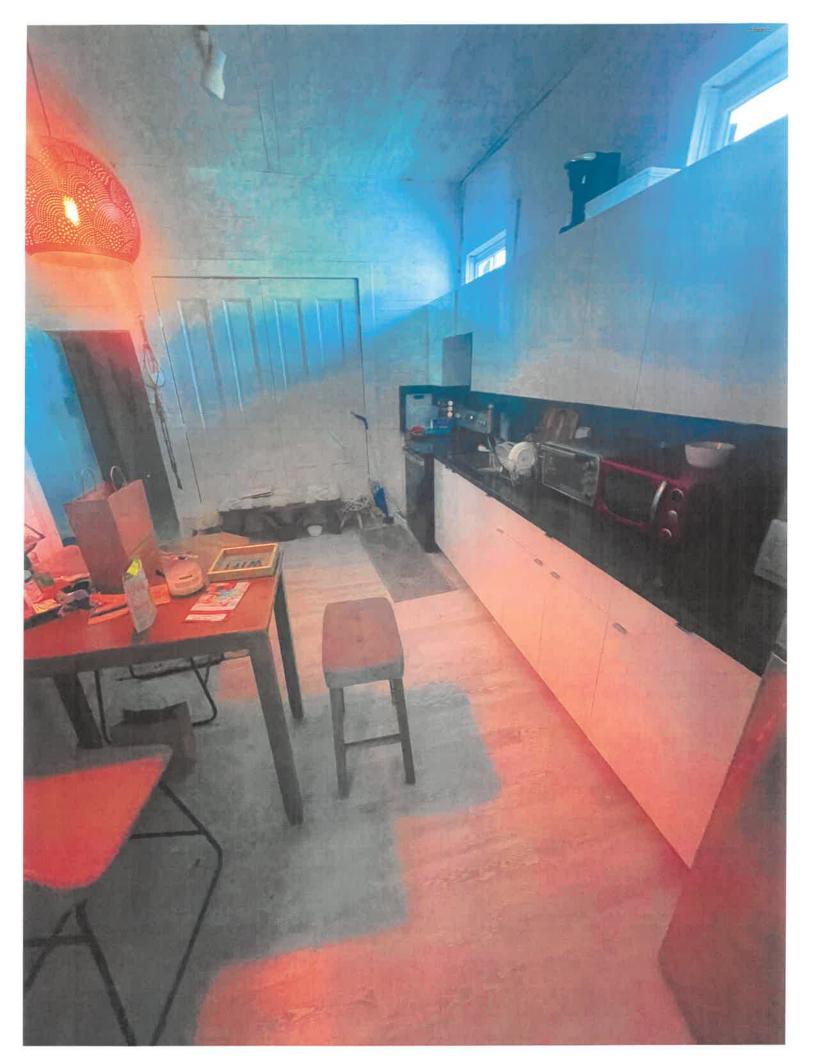
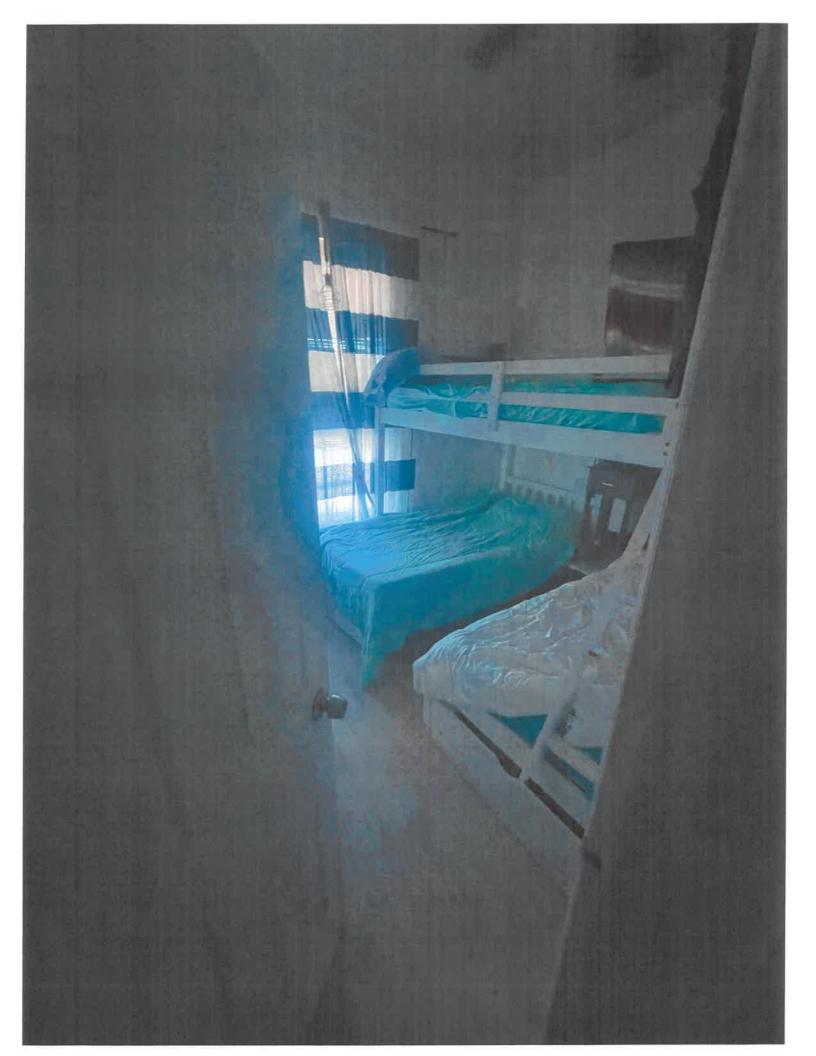


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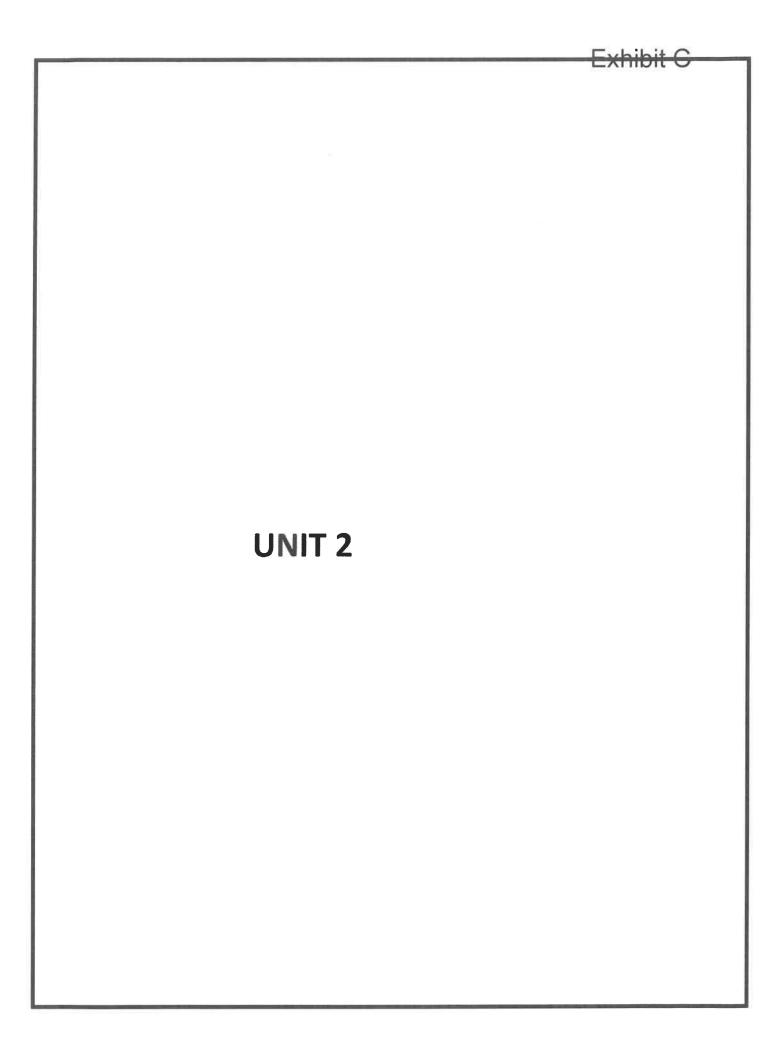


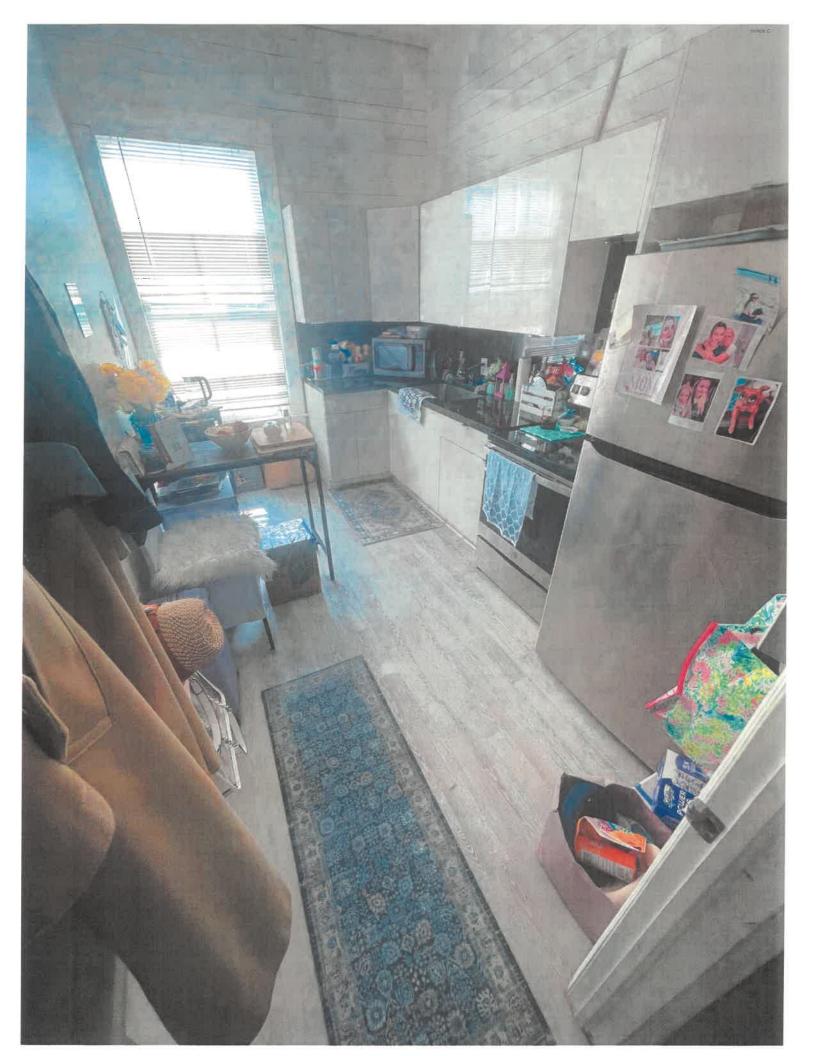


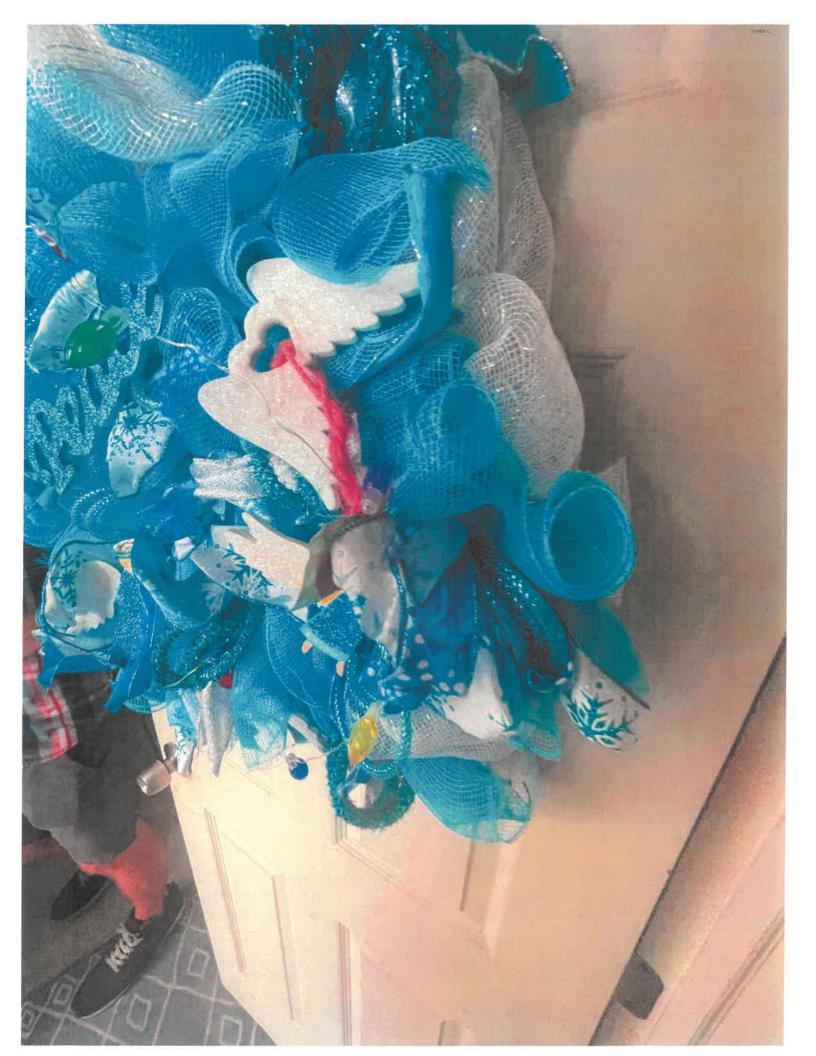


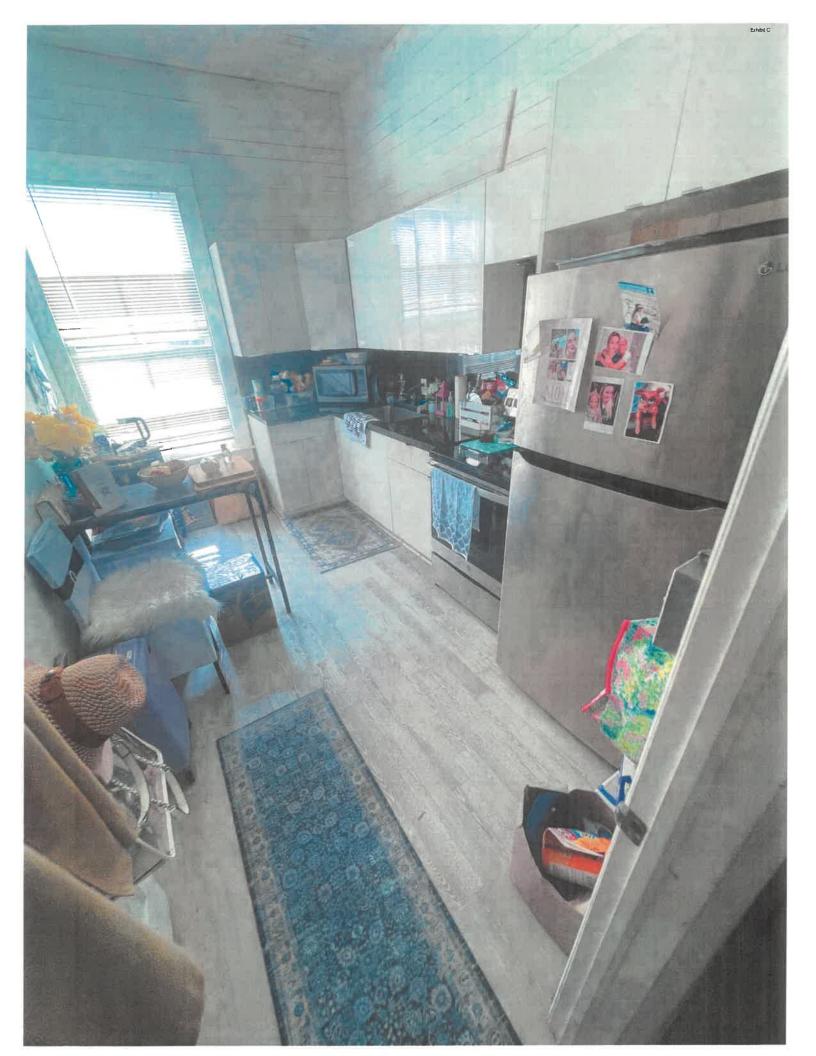


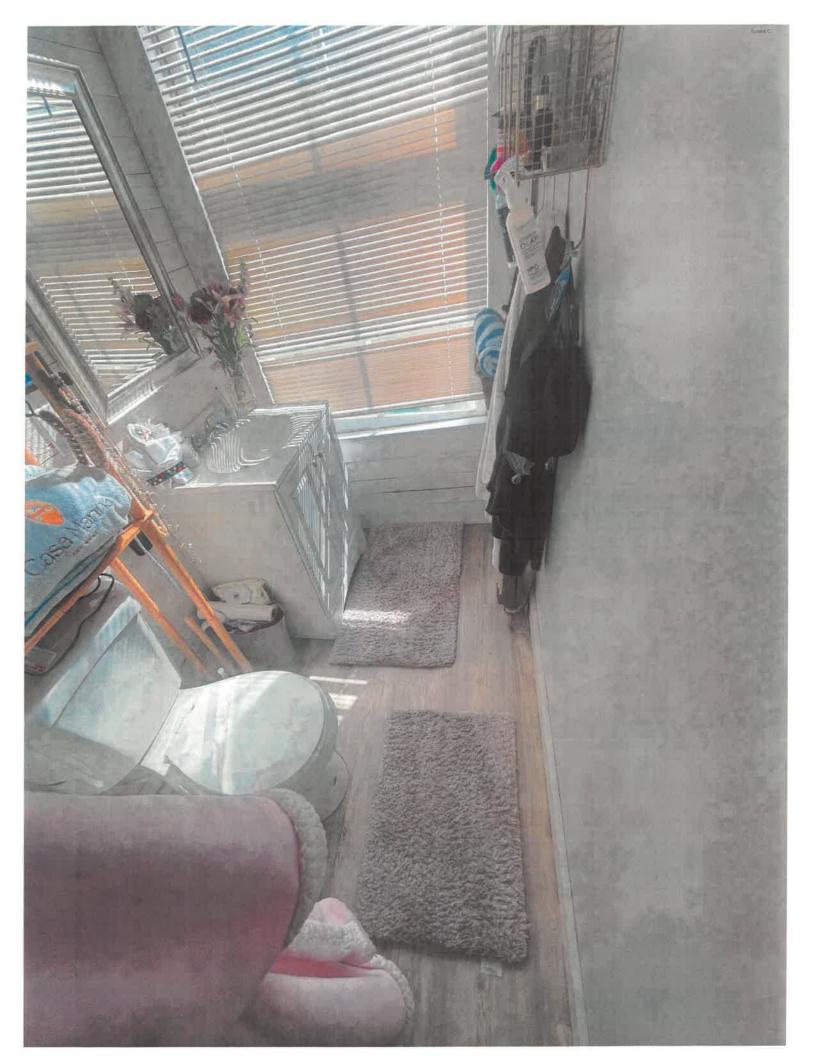


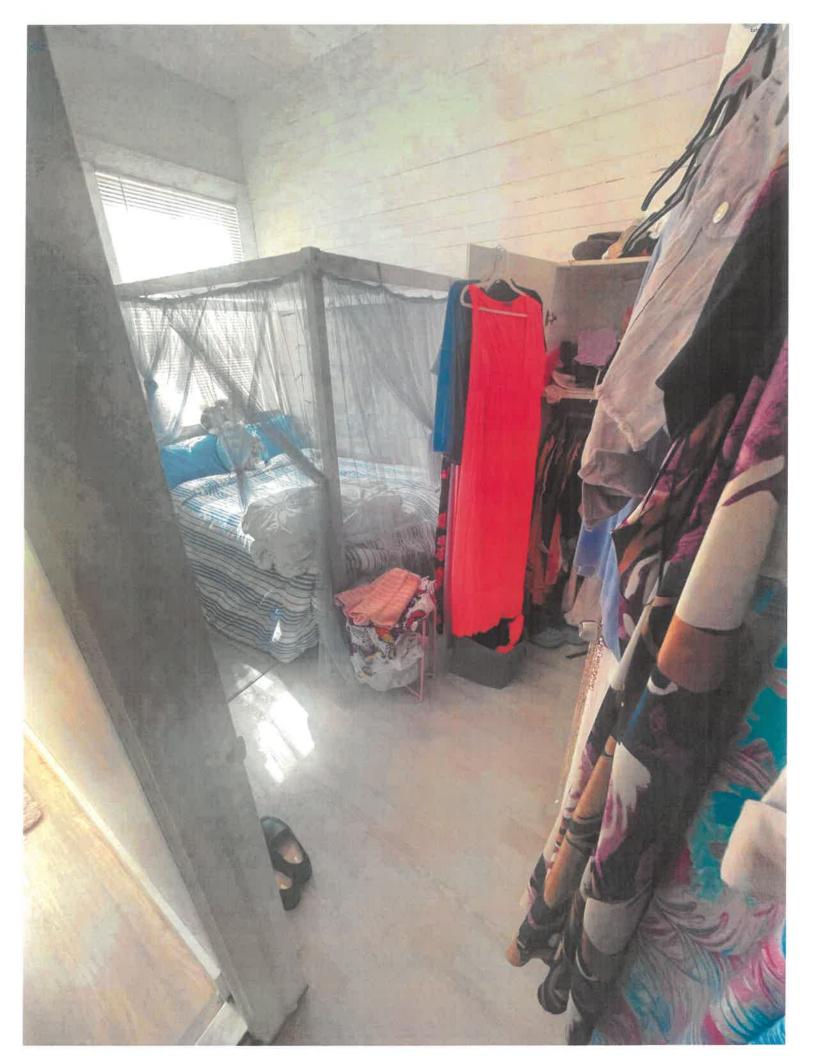


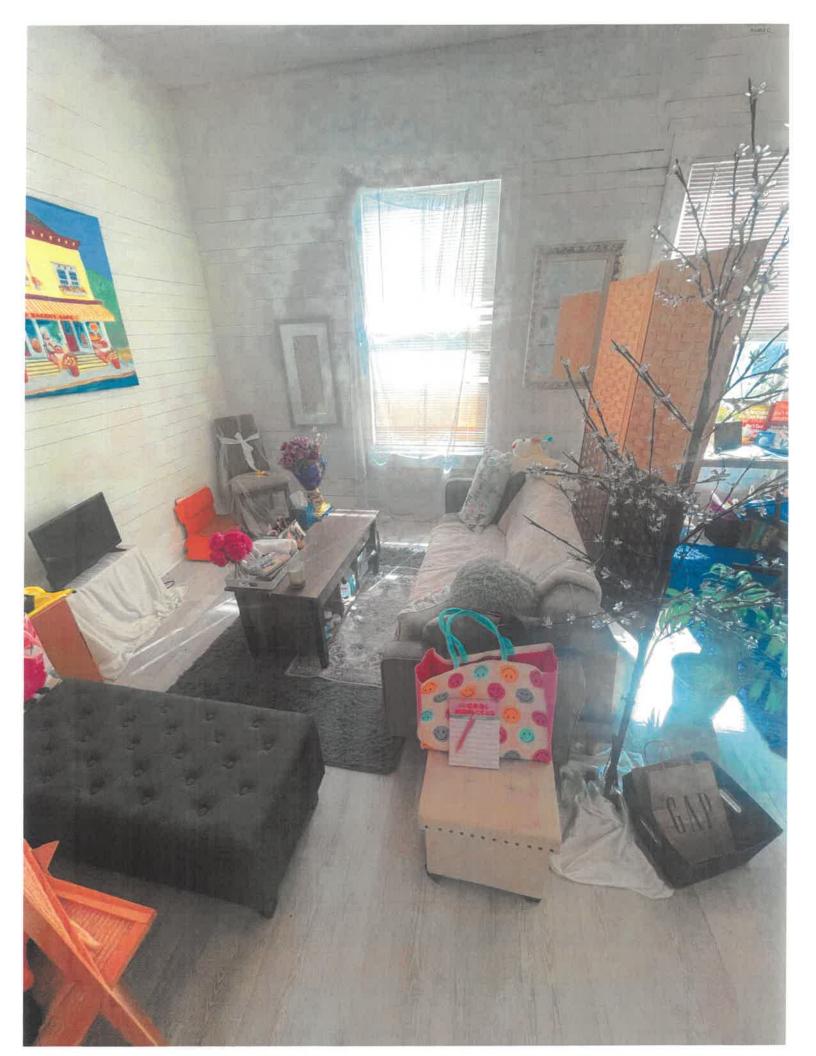


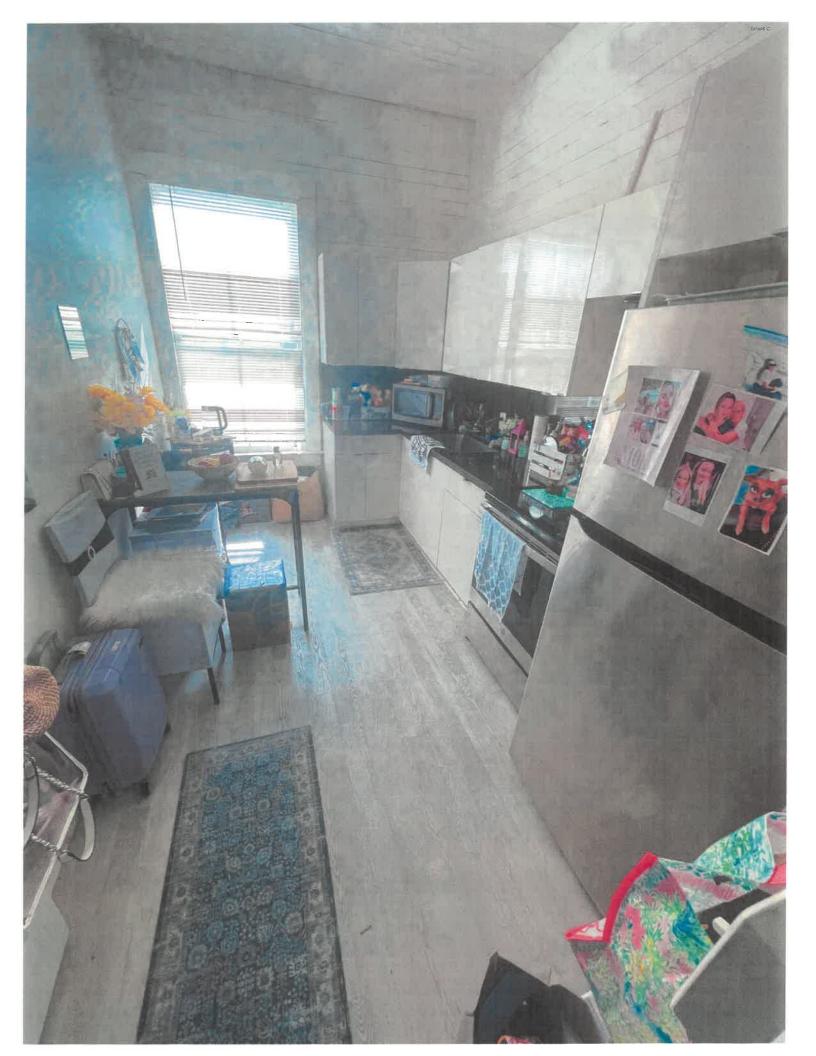


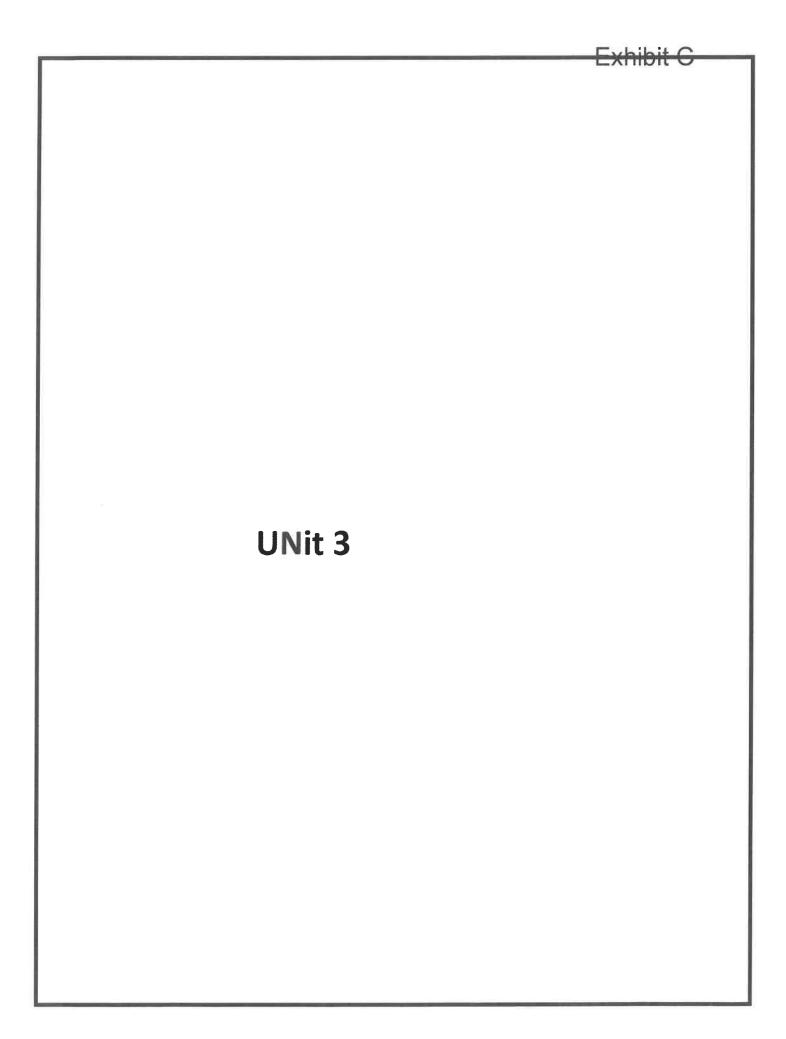


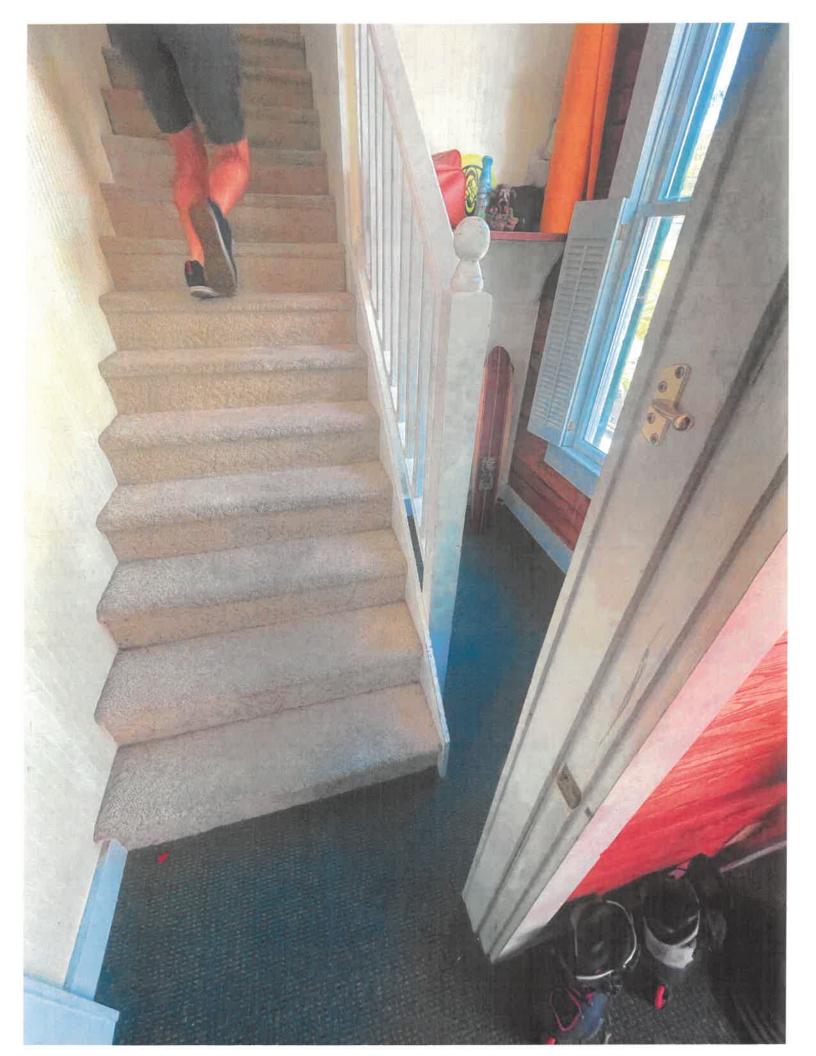


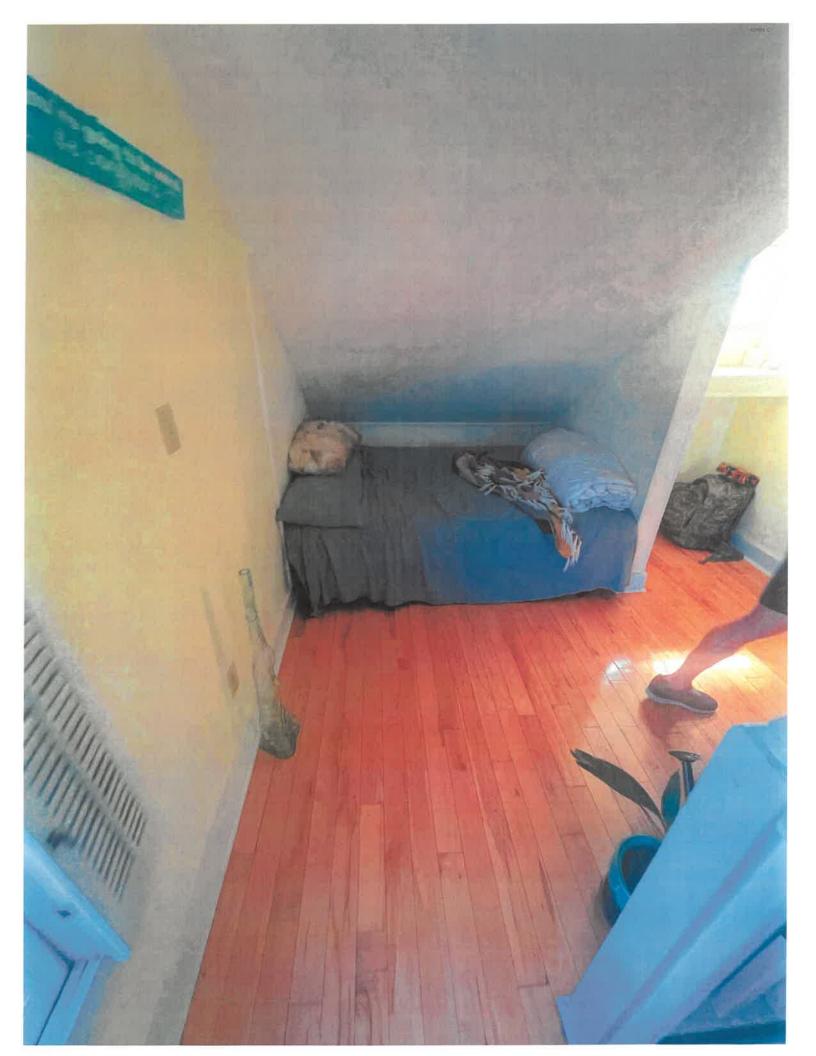


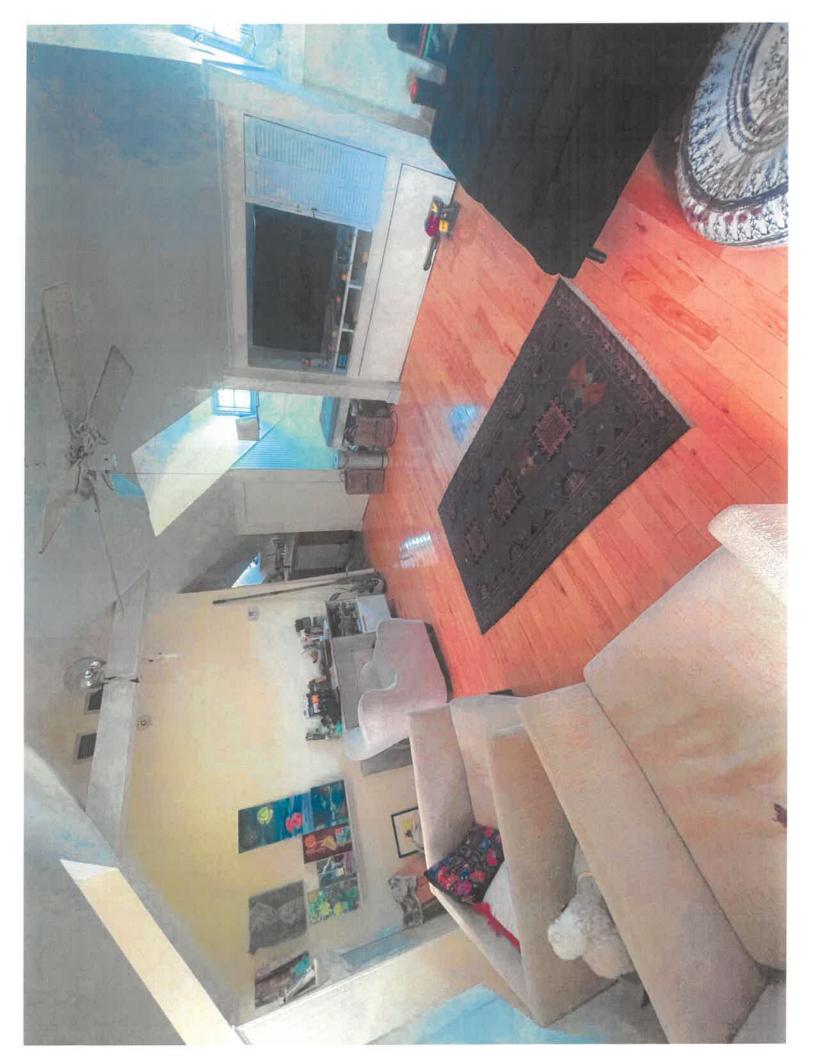






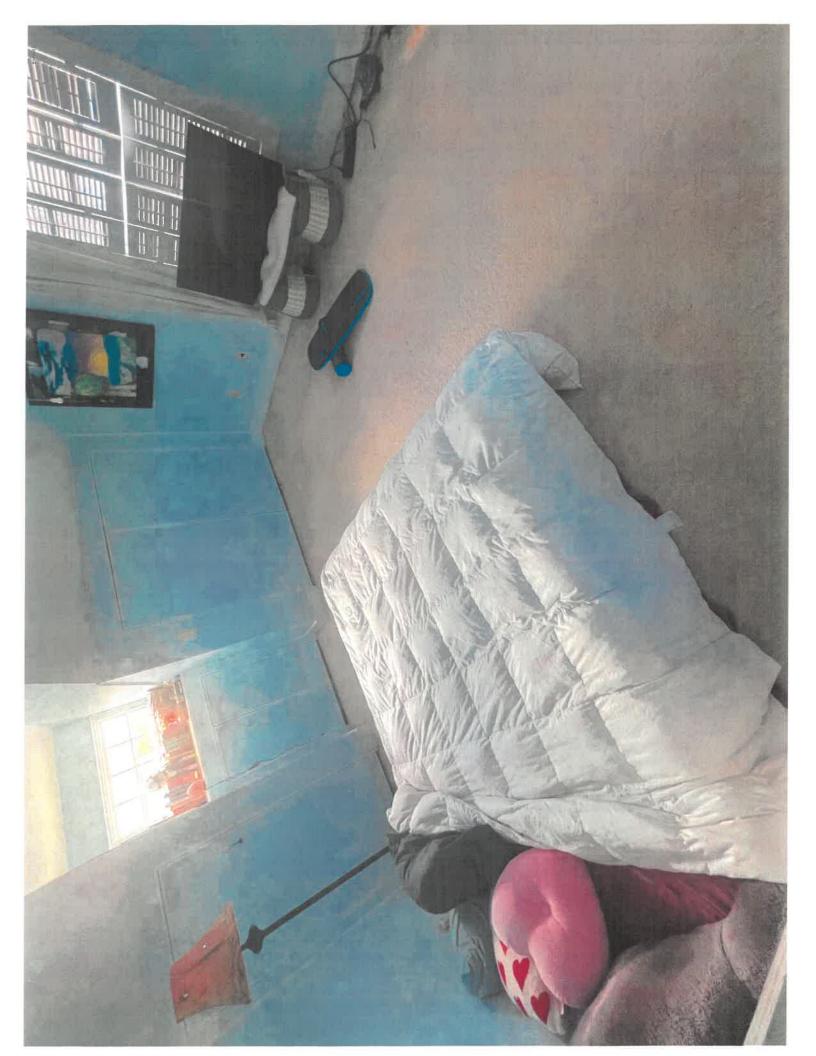
















Re: [EXTERNAL] Fw: 901 Fleming - case no. 22-1194

From Patrick Wright <patrick.wright@cityofkeywest-fl.gov>

Date Fri 8/8/2025 3:53 PM

To Brian L. Barroso <brian.barroso@cityofkeywest-fl.gov>; Owen Trepanier <owen@owentrepanier.com>

Owen,

Ben will send you the signed LUD Monday morning. I apologize for the delay. I understand this was under my review, that being said in the future under the Planning Director's continued absence please communicate all Planning project status updates through Ben and Lily directly.

Patrick T. Wright

Growth Management Director

City of Key West 1300 White Street Office: 305-809-3877 Mobile: 786-492-2389

Email: Patrick.Wright@cityofkeywest-fl.gov



From: Brian L. Barroso <bri> sprian.barroso@cityofkeywest-fl.gov>

Sent: Friday, August 8, 2025 1:39 PM

To: Patrick Wright <patrick.wright@cityofkeywest-fl.gov>; Owen Trepanier <owen@owentrepanier.com>

Subject: Fw: [EXTERNAL] Fw: 901 Fleming - case no. 22-1194

Patrick, please connect with Owen today.

Thank you in advance,

Brian L. Barroso

City Manager

City of Key West 1300 White Street

Office: 305-809-3954 Mobile: 305-315-5942

Email: Brian.Barroso@cityofkeywest-fl.gov

From: Owen Trepanier <owen@owentrepanier.com>

Sent: Friday, August 8, 2025 1:30:01 PM

To: Brian L. Barroso brian.barroso@cityofkeywest-fl.gov Subject: [EXTERNAL] Fw: 901 Fleming - case no. 22-1194

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.

Hi Brian,

I need some help. I am getting almost no response from Patrick on my projects.

What do I need to do? Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier < owen@owentrepanier.com>

Sent: Thursday, August 7, 2025 10:54 AM

To: patrick.wright@cityofkeywest-fl.gov <patrick.wright@cityofkeywest-fl.gov>

Cc: Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Brian L. Barroso <Brian.Barroso@cityofkeywest-fl.gov>

Subject: Re: 901 Fleming - case no. 22-1194

Hi Patrick,

This is the 4th follow up regarding this LUD. I have not received a response from you. Could you please do me the professional courtesy of letting me know the status of this application?

This LUD has been pending in the Planning Department since 04/01/24.

We very much want to resolve the issue.

Please let me know if there is anything I can do to move this along.

Thank you.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier

Sent: Tuesday, July 29, 2025 12:07 PM

To: patrick.wright@cityofkeywest-fl.gov <patrick.wright@cityofkeywest-fl.gov>

Cc: Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>

Subject: RE: 901 Fleming - case no. 22-1194

Hi Patrick,

Following up on the email below.

Thanks.

Owen Exhibit D

From: Owen Trepanier < owen@owentrepanier.com>

Sent: Wednesday, July 16, 2025 5:31 PM **To:** patrick.wright@cityofkeywest-fl.gov

Cc: Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>

Subject: Re: 901 Fleming - case no. 22-1194

Dear Patrick.

I might have missed your response to my previous email. I'm following up on the pending LUD application for 901 Fleming.

I will be out of the office on vacation for the next two weeks and will have limited access to email. Could you please provide an update on when I might expect to receive the LUD determination? I want to ensure that, in the event of a denial, the client does not miss the opportunity to respond while I am away.

Thank you very much for your assistance.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier < owen@owentrepanier.com>

Sent: Monday, July 14, 2025 11:09 AM

To: patrick.wright@cityofkeywest-fl.gov <patrick.wright@cityofkeywest-fl.gov>

Subject: Re: 901 Fleming - case no. 22-1194

Hi Patrick,

There is also this LUD. Both of these clients are, of course, very interested to understand the disposition of the applications. If you could pls let me know something that I can share with them, I'd appreciate it. Thank you

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier < owen@owentrepanier.com >

Sent: Thursday, July 10, 2025 10:00 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov > **Cc:** Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov >

Subject: Re: [EXTERNAL] Re: [EXTERNAL] Re: 901 Fleming - case no. 22-1194

Ok, thanks for letting me know.

Owen Trepanier

Exhibit D

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Sent: Thursday, July 10, 2025 9:56 AM

To: Owen Trepanier < owen@owentrepanier.com>

Cc: Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov>

Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: 901 Fleming - case no. 22-1194

Both of these LUDS are with Patrick, Owen.

Ben Gagnon

Planner
City of Key West
1300 White Street
Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier < owen@owentrepanier.com>

Sent: Thursday, July 10, 2025 9:21 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov > Cc: Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov >

Subject: [EXTERNAL] Re: [EXTERNAL] Re: 901 Fleming - case no. 22-1194

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.

Can you tell I am doing my morning project status review? Can we have the 901 Fleming LUD? Thanks.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Sent: Tuesday, July 8, 2025 10:09 AM

To: Owen Trepanier < owen@owentrepanier.com>

Cc: Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov> Subject: RE: [EXTERNAL] Re: 901 Fleming - case no. 22-1194

Hi Ryan,

I am I OK to release the LUD letter to Owen?

Thank you,

Exhibit D

Ben Gagnon

Planner City of Key West 1300 White Street Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier < owen@owentrepanier.com >

Sent: Tuesday, July 8, 2025 9:44 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov>

Subject: [EXTERNAL] Re: 901 Fleming - case no. 22-1194

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.

Hi Ben,

Following up to see if Ryan or Leo confirmed that the code case was settled and thus we can move forward to resolve the remianing case involveing the LUD.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier < owen@owentrepanier.com>

Sent: Wednesday, July 2, 2025 9:31 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov>

Subject: Re: 901 Fleming - case no. 22-1194

Hi Ben.

Did you receive confirmation from Ryan and Leo that the KAVA code case was resolved?

Thanks. Owen

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier < owen@owentrepanier.com >

Sent: Tuesday, June 24, 2025 11:20 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Cc: Jackie (Office Staff) <office@owentrepanier.com>; Leo Slecton <leo.slecton@cityofkeywest-fl.gov>; Patrick



Wright < patrick.wright@cityofkeywest-fl.gov>; Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov>

Subject: Re: [EXTERNAL] 901 Fleming - case no. 22-1194

Thank you. I appreciate that.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Sent: Tuesday, June 24, 2025 11:19 AM

To: Owen Trepanier < owen@owentrepanier.com>

Cc: Jackie (Office Staff) < office@owentrepanier.com; Leo Slecton < leo.slecton@cityofkeywest-fl.gov; Patrick Wright < patrick.wright@cityofkeywest-fl.gov; Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov; Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov>

Subject: RE: [EXTERNAL] 901 Fleming - case no. 22-1194

Hi Owen,

I will proceed with processing should Ryan and Leo confirm that this is settled.

Thank you,

Ben Gagnon

Planner City of Key West 1300 White Street Key West, FL 33040

305-809-3723 benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier < owen@owentrepanier.com>

Sent: Tuesday, June 24, 2025 11:14 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Cc: Jackie (Office Staff) < office@owentrepanier.com; Leo Slecton < leo.slecton@cityofkeywest-fl.gov; Patrick Wright < patrick.wright@cityofkeywest-fl.gov; Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov; Ryan Waterhouse < ryan.waterhouse@cityofkeywest-fl.gov;

Subject: [EXTERNAL] 901 Fleming - case no. 22-1194

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.

Hi Ben,

Please see attached. Case #22-1194 at 901 Fleming Street was settled on 06/11/25. The Planning Department stopped processing a LUD application for this property on July 31, 2024, which was filed to

resolve case no. CC2023-00401. Planning stopped processing the LUD because case no. 2

resolved.

Now that 22-1194 is resolved, would you please resume processing the LUD application so we can move case 2023-00401 to resolution as well?

Thanks.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Sent: Wednesday, July 31, 2024 12:29 PM

To: Thomas Francis-Siburg < thomas@owentrepanier.com>

Cc: Owen Trepanier <owen@owentrepanier.com>; Jackie (Office Staff) <office@owentrepanier.com>

Subject: RE: [EXTERNAL] Re: 901 Fleming

Great,

Please let me know if the fines get paid and the LUD can move forward.

Ben

From: Thomas Francis-Siburg < thomas@owentrepanier.com >

Sent: Wednesday, July 31, 2024 8:56 AM

To: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov>

Cc: Owen Trepanier < owen@owentrepanier.com >; Jackie (Office Staff) < office@owentrepanier.com >

Subject: [EXTERNAL] Re: 901 Fleming

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, Ben,

Thank you for the email. My colleague Jackie was able to be present for the code hearing last week and gave us a similar update. I appreciate you following up.

Best regards,

Thomas

Get Outlook for iOS

From: Benjamin Gagnon < benjamin.gagnon@cityofkeywest-fl.gov >

Sent: Wednesday, July 31, 2024 8:42 AM

To: Thomas Francis-Siburg < thomas@owentrepanier.com >

Exhibit D

Cc: Owen Trepanier < owen@owentrepanier.com>

Subject: 901 Fleming

HI Thomas,

I was out sick for the code hearing last week. Just in case you haven't been told, but our current Legal teams' position is that we cannot approve or deny, or even send the LUD letter for 901 Fleming until fines are paid. As per Sec. 14-1. - Payment of fees, assessments and service charges required prior to issuance of permit, approval, development order, variance or certificate.

The city and its agencies, departments, boards and authorities shall not issue any permit, approval, development order, variance, or certificate on any lot or parcel of property in the city until all fees, fines, charges and assessments of any nature due or accruing to the city have been paid on the subject parcel or lot.

Best,

Ben Gagnon

Planner
City of Key West
1300 White Street
Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov

