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)

Exhibit A

THE CITY OF KEY WEST
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;*

h. *Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and*

i. *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.

a. 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.

b. 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.

c. 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.

e. 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.

f. 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

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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 on-site, 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.

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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

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Patrick T. Wright

Growth Management Director

Dated: 8-12-25

Attachments:

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

Exhibit B

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

RECEIVED
APR 1 [illegible] 2024
BY: JM

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, Effective May 7, 2019

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

PROPERTY DESCRIPTION:
Site Address: 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 ☒ Authorized Representative
Name: Trepanier & Associates, Inc. (Thomas Francis-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

PROPERTY OWNER: (if different than above)
Name: 901 Fleming Street LLC
Mailing Address: 45 NW 21st Street
City: Miami State: FL Zip: 33127
Home/Mobile Phone: Office: c/o (305) 293-8983 Fax: c/o (305) 293-8748
Email: c/o thomas@owentrepanier.com

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO

Owen Trepanier & Associates Inc
1421 1st Street, Ste 101
Key West, FL 33040-3648
305-293-8983

EZ Shield™ Check Fraud Protection
63-9138/2931

001263

DATE 4/9/24

PAY TO THE ORDER OF City of Key West $ 2,894.06

Two Thousand Eight Hundred Ninety Four and 06/00 DOLLARS

Truist
1010 Kennedy Dr Ste 100
Key West, FL 33040-4133

MEMO Cohen - 901 Fleming - LUD Application fee

[redacted]

Exhibit B

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

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

PROPERTY DESCRIPTION:
Site Address: 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 ☒ Authorized Representative
Name: Trepanier & Associates, Inc. (Thomas Francis-Siburg)
Mailing Address: 1421 First Street, Unit 101
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Home/Mobile Phone: Office: c/o (305) 293-8983 Fax: c/o (305) 293-8748
Email: c/o thomas@owentrepanier.com

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

Print Name of property owner or agent or licensed contractor	Signature
Trepanier & Associates, Inc. (Thomas Francis-Siburg)	

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

JEFFREY A. BURGESS
Commission # HH 140042
Expires June 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Personally known or produced **as identification.**

Official Use Only:

Exhibit B

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

UNIT TYPE	NUMBER OF UNITS	
	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

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

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

- [x] Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- [x] 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*** ← not requirement in LDRs
- [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);
- [x] Similar documentation as listed above.

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

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

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official.

b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

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

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

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

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

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;

2. Staff will schedule a site visit to include the Building Official when the application is under review;

3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed;

4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Application checklist:

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

Exhibit B

COVER LETTER

TREPANIER & ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

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

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Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

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)	A
1950s	HARC Record	-	Depicting historical residential balcony.	B
2009	FDOT APLUS	-	Reflects existing situation	C
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 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	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	H
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	K

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 (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)	A
1950s	HARC Record	-	Reflects existing situation	B
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	O

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	MCPA	+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	B
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

901 Fleming
LUD Application

Exhibit B


10
9
24
33
46
KEY WEST
MARGARET
34
47
EATON
FLEMING
SOUTHARD
13
6
WILLIAM
35
48
ELIZABETH
8

Exhibit B

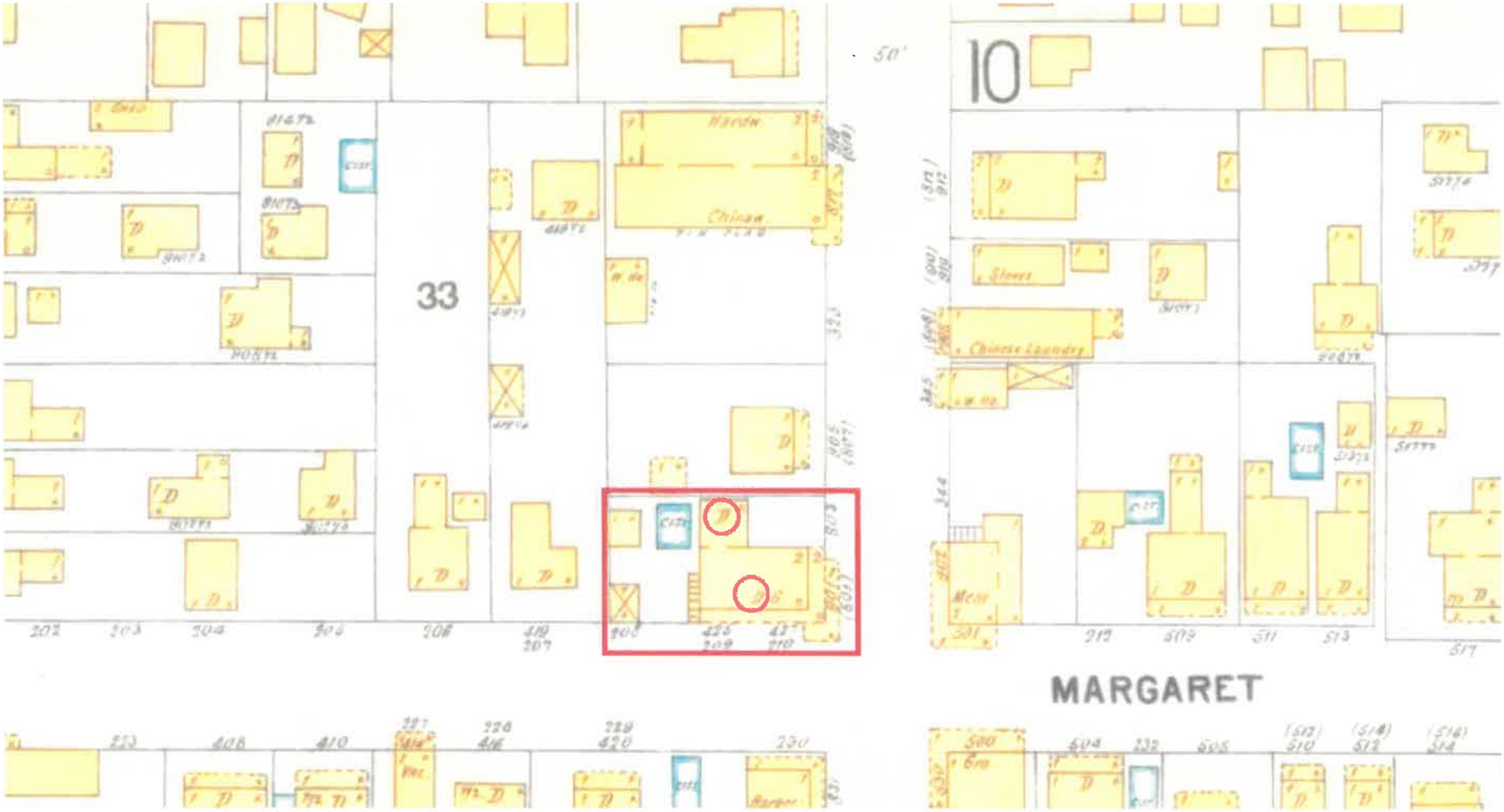


Exhibit B

901 Fleming
LUD Application

Exhibit B

Circa 1950's

Exhibit C

901 Fleming
LUD Application

Exhibit B


Source: FDOT APLUS
Name: MON2009_145045.sid
Date: 1/09/2009
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

Exhibit D

901 Fleming
LUD Application

Exhibit B


Source: FDOT APLUS
Name: MON2015_34045.sid
Date: 3/04/2015
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

Exhibit E

901 Fleming
LUD Application

Permit Details
City of Key West

Exhibit B
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**		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 STORAGE LOFT INTO A ONE BEDROOM LIVING UNIT TM**			

Process Summary

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
OWNER	LUCAS LEONARD J &	PERKINS MARK T & MARY L	KEY WEST	FL	33040			

FINANCIAL INFORMATION

INSPECTIONS

PARENT PROJECTS

REVIEWS

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

09-BUILDING	BLDR						
BLDG OFFICIAL APPROVAL							
02-PLANNING	PLNR						
06-FIRE	FR						
08-HARC	HARC	12/4/1997	12/24/1997				

BOND INFORMATION

ATTACHMENTS

Exhibit F

901 Fleming
LUD Application

Permit Details

City of Key West

Exhibit B

PERMIT NUMBER

1998-00000006

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**		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:	

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

ADD 8 DORMER WINDOWS/REMODEL EXISTING ATTIC FOR ADDITIONAL BEDROOM, BATH. NOT TO BE USED AS AN INDEPENDENT LIVING UNIT. NO COOKING FACILITIES ALLOWED HARC H-1-98-6

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

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

Process Summary

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

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

Permit Details

City of Key West

PERMIT NUMBER
1998-00000006

CONTACTS

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

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
DBPR SURCHARGE: FS468.631	0010000 2080200		$8.00	$8.00	4/7/98	1998000000060062264		CHECK		
Total Paid for DBPR SURCHARGE: FS468.631:			$8.00	$8.00						
PERMIT FEES	0010000 3220000		$53.00	$53.00	6/4/98	1998000000060080744		CHECK		
PERMIT FEES	0010000 3220000		$89.00	$89.00	6/12/98	1998000000060084245		CHECK		
PERMIT FEES	0010000 3220000		$90.00	$90.00	5/15/98	1998000000060075798		CHECK		
PERMIT FEES	0010000 3220000		$720.00	$720.00	4/7/98	1998000000060062264		CHECK		
Total Paid for PERMIT FEES:			$952.00	$952.00						
SEWER IMPACT FEE	4010000 2230300		$300.00	$300.00	4/7/98	1998000000060062264		CHECK		
Total Paid for SEWER IMPACT FEE:			$300.00	$300.00						

Permit Details

City of Key West

PERMIT NUMBER
1998-00000006

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
SOLID WASTE IMPACT	4030000 2230400		$43.00	$43.00	4/7/98	1998000000060062264		CHECK		
Total Paid for SOLID WASTE IMPACT:			$43.00	$43.00						
TOTALS:			$1,303.00	$1,303.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	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

Permit Details

City of Key West

PERMIT NUMBER
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

Exhibit G

901 Fleming
LUD Application

Exhibit B

FLEMING ST—Contd
532 Tremblay 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
612 Mc Clintock John L 296-2881
612½ Warren Leonard B ◎ 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
617½ Vacant
618 No Return
Rear Albury Joseph
619 Transients (619-623½)
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 Binn'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 lndry
830 Brito Boat Repair boat reprs (office) 294-5768
MARGARET ST INTERSECTS
900 Key West Cigar Mfg 294-4236
901 * Lind John B

1974

Exhibit B

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

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 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

Exhibit B

FLEMING ST Cont'd
1C Banks Casey M 305-294-3596
2A Wolonisk Corinne 305-294-3603
2B Lappke Carl E 305-296-7769
2D Lappke Anne E 305-296-7769
2C Not Verified
3B Dickerman Sidney 305-296-5964
3C Not Verified
801 EPIPHYTICS LIMITED greenhouses 305-294-3257
Trubey Jeanne D ▲
806 CURRY HOUSE guest houses 305-294-6777
Lawrence Gregory B 305-292-6458
807 ⊕ Babcock Rich M 305-294-8696
808 ⊕ Gisene Corinne B 305-296-7967
⊕ Mitchell Logan D 305-295-0387
1 Larsen Randall K 305-292-6919
2 Not Verified
3 Rogers Peter G 305-292-7614
809 Phillips Mark T ▲
Phillips Brooks
810 Romo Jesus G Sr & Albina C ▲
811 FLORA & FLIPP ON FLEMING delicatessens
..... 305-296-1050
Larkin Ronald H & Nancy H ▲
812 Klingener Nancy J
TIMMY TUXEDOS formal wear-rental
..... 305-294-8697
⊕ Turton-Dawson Andrea 305-292-2667
Turton-Dawson Julia 305-292-2667
814 HELIOGRAPHICS GALLERY STORE art galleries
& dlrs 305-294-7901
⊕ Pastore Michael & Nancy 305-292-3692
1 Stall David ▲ 305-294-0421
2 Not Verified
3 Boyle Alice C ▲ 305-294-3275
4 Not Verified
5 Brann Melinda 305-295-3058
6 Not Verified
7 ⊕ Hurd George 305-295-1288
7 STEVEN SMITH INC real estate ... 305-293-3036
8 ⊕ Myers Brian D ▲
815 ⊕ Guesthouse Coconut G
816 Townson Duane R
817 COCONUT GROVE GUEST HOUSE bed &
breakfast accommodations 305-296-6107
Klapper Meir L
818 EQUATOR RESORT guest houses ... 305-294-7775
• SCHIFFENS LN BEGINS
823 CORAL TREE INN guest houses 305-296-2131
OASIS GUEST HOUSE bed & breakfast
accommodations 305-296-2131
824 Braady Daniel 305-292-6035
827 Cutler Clifford C & Kip ▲ 305-296-0687
828 Griffin James C
829 BULLY'S ROAST BEEF restaurants ... 305-294-2800
830 Bates John A Jr 305-293-6282
FLAMING MAGGIE'S BOOKS ART book dlrs-retail
..... 305-294-3931
• MARGARET ST INTERSECTS
[illegible]
901 SOLARES HILL DESIGN GROUP advertising
..... 305-296-2088
Spooner Jana
TOM SAWYER'S KEYBOARD AD screen printing
..... 305-292-9315
TOWBOAT US salvage-marine
[illegible]
904 ⊕ Ocleri Paul 305-293-8511
906 CONCH TOWN BARBER SHOP barbers
..... 305-294-7912
⊕ Garcia Angel 305-296-1224
⊕ Ramirez Claudia
908 Green Bryan C ▲ 305-295-7334
909 DR FELIX VARELA LODGE 64 fraternal org
..... 305-296-6300
911 Munder Charles R ▲
912 ⊕ Kavanaugh Tim 305-296-6103
Sheldon Richard L 305-296-6683
1 - 3 Not Verified (3 Apts)
916 Gibson Benjamin 305-295-0274
918 1 Perez Peter P & Martha M 305-296-3804
2 ⊕ Dodd David S Jr 305-296-0956
920 Pfeifle Robert F & Suzanne E ▲
922 Miller Robert J Jr
923 Sexton Justin 305-292-1646
A O'Brien Linda B ▲ 305-292-6192
B Not Verified
C ⊕ Whitewolf Brad
925 Buccieri William H ▲ 305-294-4008
933 BEAL STUDIO art galleries & dlrs ... 305-292-1303
Wheeler Hubert B 305-294-5414
B Krysztofiak Elizabeth 305-292-9383
C Not Verified

FLEMING ST Cont'd
937 PRIBRAMSKY & ZUELCH accountants
..... 305-294-8137
⊕ Zuelch Christian M & Sibba M 305-294-8137
⊕ Zuelch Christian M & Sibba M 305-295-7601
939 JULIE M MC CARRON DMD dentists 305-294-1930
• GRINNELL ST INTERSECTS
1002 Sleeper Walter
1006 ⊕ Brown Samuel
1008 ⊕ Robinstein Gary A ▲
1010 ⊕ Fizer Peter M
Fizer Pamela 305-294-7481
1012 ⊕ Tucker Kenne
1 - 4 Not Verified (4 Apts) 305-295-6770
5 Christ Robin 305-295-6770
5 Christ Alton R 305-296-6868
1015 EDEN HOUSE guest houses
1016 NASSAU HOUSE BED & BREAKFAST bed &
breakfast accommodations 305-296-8513
Wells Joe 305-293-8423
1017 Carr Richard D
• NASSAU LN BEGINS
1020 Rouse James T ▲ 305-294-6474
1021 Arias Harvey ▲ 305-296-7070
1022 Leinbach Donald K & Lyra K ▲ 305-296-7056
1025 Clements Thomas R III & Katherine A ▲
1029 Nash Mary G ▲ 305-294-3230
1030 Cox Paul ▲ 305-292-0329
• FRANCES ST INTERSECTS
1100 Daniel Paul B ▲ 305-292-1286
1101 Kuehn Robert 305-295-9486
1103 Coyle Elaine S ▲ 305-294-9706
1106 Angerman Gilbert O ▲ 305-293-9671
Angerman Clair 305-293-9671
1107 Carson Robert E ▲ 305-293-0757
1108 Not Verified
1109 Coppola Michael C ▲ 305-292-6138
MIKE COPPOLA BUILDING CONTR concrete
contractors 305-294-9649
1110 Cook Philip 305-296-5026
1 Huntley Dawn M 305-296-3996
2 Not Verified
3 Watts Kelly L 305-296-5026
1113 McGrady Gregory R & Michael
1114 Not Verified
1115 Delvaney John F 305-293-8948
1117 Shelton Galedon J 305-292-1566
Shelton Lloyd G 305-292-1566
1118 ALEXANDER'S GUESTHOUSE guest houses
..... 305-294-8919
Ingram Michael B ▲ 305-292-2236
1129 ISLAND HOUSE guest houses 305-294-6284
• WHITE ST INTERSECTS
BUSINESSES 92 HOUSEHOLDS 185

FLETCHER LN (KEY WEST)-FROM 925 EATON ST
SOUTHEAST
• ZIP CODE 33040 CAR-RT C020
1 Krause Dave D
2 Williams Terry D ▲ 305-294-7362
[illegible] 05-294-4208
[illegible] 05-292-9904
2003
[illegible] SEHOLDS 6

FLIPPER RD (KEY WEST)-FROM 294 BOCA CHICA
RD SOUTHWEST
• ZIP CODE 33040 CAR-RT C017
16 Hutton Edwin C 305-296-9607
17 Katahnic Jovko ▲ 305-294-0310
18 Not Verified
19 Campbell Sandi 305-296-2609
20 ⊕ Hansen Bull & Nadja 305-295-0899
21 Woody James A & Bonnie 305-296-5927
22 Gonzalez Bonnie S ▲ 305-296-5884
23 Arnold Richard W Jr ▲ 305-294-3893
Arnold Shane 305-294-3893
25 Arnold Misty J ▲
27 Not Verified
29 Lloyd Roger A ▲ 305-294-0245
30 Lundberson Valerie L 305-292-9171
• DOLPHIN RD ENDS
• DONDI RD ENDS
HOUSEHOLDS 12

FLORAL AVE (KEY WEST)
• ZIP CODE 33040 CAR-RT C021
2 Kerr Patricia A
4 Lewis Robert H ▲
5 Vander Klay Mark ▲ 305-294-8093
6 Schreiber David J ▲ 305-294-1319
10 Chrejko Edward E & Katrzyna S ▲
12 Ahlers Robert C ▲ 305-296-3069

FLORAL AVE Cont'd
Ahlers Yvonne M
20 Greene Timothy D ▲
Greene Alison M
22 Sandusky Alexander V ▲
24 ⊕ Veach Charles ▲
Zabaldo Deana R ▲
28 Harker Dennis M & Barbara J ▲
30 Murray William D ▲
Murray Dianne H
34 Vanwie Patty R & Roger H ▲
38 ⊕ Rogers Arthur J ▲
Rogers Frances
42 Spottswood William B Jr & Andrea A ▲
44 Belland Christopher C ▲
HOUSEHOLDS

FLORIDA ST (KEY WEST)-FROM 1399 DUVAL ST
SOUTHEAST
• ANGELA ST CONTINUES
• ZIP CODE 33040 CAR-RT C042
701 Dunn Lee H
Dunn Tharon
702 ⊕ Elias Richard F
Griswold Daniel T
703 Cook Eugene W & Karen M ▲
705 ⊕ Wisner James
707 McCarron Julie
• NEWTON ST INTERSECTS
• PETRONIA ST INTERSECTS
806 ⊕ Guevarra L
⊕ Winston Jay
5 Huntley Dawn M ▲
810 Butcko Walter J ▲
• PINE ST INTERSECTS
826 Sowers Mary B ▲
Sowers Barbara
• OLIVIA ST INTERSECTS
• ZIP CODE 33040 CAR-RT C032
902 Belobraidich William R & Susan C ▲
906 Not Verified
• ALBURY ST ENDS
• TRUMAN AVE INTERSECTS
• ZIP CODE 33040 CAR-RT C010
1100 ⊕ Adams Kathryn ▲
• VIRGINIA ST CONTINUES
1102 Caceres Amelia
1103 Not Verified
• ELIZA ST ENDS
1119 MOTHER HUBBARD'S GROCERY DLVR
delivery serv
Tiffany Shirley J ▲
1120 Reid Cason M
1 Mineo Alan J
2 Not Verified
• CATHERINE ST INTERSECTS
1200 Frusher Karen E ▲
Frusher Doris W
1204 ⊕ Holmes Rita L ▲
1205 ⊕ Richards Samantha
1207 ⊕ Baker John ▲
2 Not Verified
1208 Stone Caridad V
1211 Scarano Hector F
• DUNCAN ST INTERSECTS
1212 Steadman John A ▲
1215 Not Verified
1219 ⊕ Michels Ion
1221 Vranovsky Stefan
1222 Harrell Mary B ▲
Harrell Beth
1224 Not Verified
• UNITED ST INTERSECTS
• FLAGLER AVE CONTINUES
• ZIP CODE 33040 CAR-RT C013
1501 Cobo Luis E & Jessica A ▲
• JOHNSON ST INTERSECTS
• JOHNSON ST CONTINUES
1515 ⊕ Huffman Mitt
1519 Norwood Christopher R Jr
1526 Jackson Brooks & Adriana ▲
• LAIRD ST INTERSECTS
BUSINESSES 1 HOUSEHOLDS 0

FOGARTY AVE (KEY WEST)-FROM 1301 4TH ST
NORTHEAST
• GEORGE ST CONTINUES
• ZIP CODE 33040 CAR-RT C009
1618 ⊕ Huertas Isabel & Ingris
⊕ Savka J
1 - Not Verified (5 Apts)
1623 Lopez Juan A
1624 Clark Jessica S

Exhibit B

Exhibit I

901 Fleming
LUD Application

Exhibit B

FLEMING ST Cont'd
FLORA & FUPP ON FLEMING delicatessens
Clarke-Travers Barry 305-296-1060
..... 305-293-9273
TUXEDOS formal wear-rental
..... 305-294-9897
GALLERY STORE art galleries & dlrs
..... 305-294-7901
Pearlie Michael & Nancy 305-292-3692
1 Sled David 305-294-0421
2 No Current Listing
3 Reid Jo V 305-296-0200
4 No Current Listing
5 Davis Melinda 305-295-3058
6 Davis Francis J 305-295-3058
7 No Current Listing
8 Hunt George 305-295-1289
9 Howe Brian D
COCONUT GROVE GUEST HOUSE bed & breakfast accommodations 305-296-5107
SQUATOR RESORT hotels & motels 305-294-7775
+ SCHWENS LN BEGINS
TIDAL TREE INN guest houses 305-296-2131
OASIS GUEST HOUSE guest houses
..... 305-296-2131
Sweny Daniel 305-292-6035
Dale Clifford C & Kim 305-296-0667
No Current Listing
DEPOT DINER restaurants 305-293-4545
Smoleck M 305-292-1237
LAKING MAGGIE'S BOOKS ART BOOK dlrs-retail
..... 305-294-3931
STAIR Bates John A Jr 305-293-6262
+ MARGARET ST BEGINS
NIT SIGNS & DESIGN signs/advertising specialties
..... 305-294-0411
Carr Anne K
SQUARES HILL DESIGN GROUP advertising
..... 305-296-3090
TOM SAWYER'S KEYBOARD AD advertising-promotional 305-292-9315
CONCH TOWN BARBER SHOP barbers
..... 305-294-7912
Garcia Angel 305-296-1224
Green Bryan C 305-293-7334
DR FELIX VARELA LODGE 64 fraternal org
..... 305-296-5300
KEY WEST AWARDS INC trophies awards & medals 305-295-6200
Mills Gladys E
Mills William L
Murder Charles R 305-296-3868
Murder Gail W 305-296-3868
Spencer Doug 305-293-5280
1 No Current Listing (4 Apts)
Cullen Sheila M 305-296-5464
1 Perez Peter P & Martha M 305-296-3604
2 No Current Listing
Pettit Robert F & Suzanne E 305-295-8983
2 No Current Listing
Rubenstein Eli 305-293-3617
1 Otten Linda B 305-292-6102
2 - 3 No Current Listing (2 Apts)
Barnett Patricia & William H 305-294-4006
Schlenberg Kurt A
SEAL STUDIO art galleries & dlrs 305-292-1303
Trainer R W 305-294-5414
1 Johnston Dorothy 305-294-6324
2 Johnston Francis W 305-294-6324
3 No Current Listing
PRIBRAMSKY & ZUELCH accountants
..... 305-294-8137
Zuelch Christian M & Sibbie M 305-294-8137
NO CARRON JULIE M DDS dentists 305-296-7891
+ GRINNELL ST INTERSECTS
Hendrickson Bruce C II & Helene V
No Current Listing
Rubenstein Gary A 305-296-3589
Fizer Peter M & Pamela 305-296-6064
Tucker Kelvin 305-294-7461
1 No Current Listing (3 Apts)
Wattunton Sarah L
Christ Robin 305-295-6770
Christ Allan R 305-295-6770
EDEN HOUSE guest houses 305-296-6868
Stoye Sasha P
NASSAU HOUSE BED & BREAKFAST guest houses 305-296-6513
Wells Joe 305-293-8423
No Current Listing
+ NASSAU LN BEGINS
Rosso James T 305-294-8474

FLEMING ST Cont'd
Arias Harvey
Leinbach Donald K & Lynn K 305-295-7070
Clements Thomas R III & Katherine A 305-295-7056
Nona Daniel 305-292-1020
Cox Paul S
+ FRANCES ST INTERSECTS 305-292-0329
Daniel Paul B
Kuelin Robert 305-292-1286
Coyle Elaine S 305-295-5488
Whalen Bernard 305-294-9706
Angerman Gilbert O
Angerman Clair 305-293-9671
Carlatto Robert E 305-293-9671
Green Jeffrey R & Michele 305-293-0751
Coppola Michael C 305-293-5170
Zalaska Simone 305-292-6108
1 Cook Philip & Kelly 305-292-5745
2 - 3 No Current Listing (2 Apts) 305-294-5028
4 Sutton Nancy M
No Current Listing
Belitsch J
Bawyer John 305-294-3981
Sheldon Caledon J 305-294-7139
Sheldon Sharon L 305-292-1568
ALEXANDER'S GUESTHOUSE guest houses
..... 305-294-9916
Ingram Michael B
ISLAND HOUSE guest houses 305-294-4284
+ WHITE ST INTERSECTS
BUSINESSES 98 HOUSEHOLDS 174

FLETCHER LN (KEY WEST)-FROM 929 EATON ST SOUTHEAST
2004
No Current Listing
Diaz-Balsa Mario 305-295-5288
Diaz-Balsa Carol 305-295-5288
HOUSEHOLDS 6

FLIPPER RD (KEY WEST)-FROM 294 BOCA CHICA RD SOUTHWEST
+ ZIP CODE 33040 CAR-RT C017
16 No Current Listing
17 Kallaires Jokin 305-294-0310
18 No Current Listing
19 Suter Frank J 305-296-3713
20 Hansen Ralph B & Brigita N 305-295-0695
21 Woody James A & Bonnie 305-296-5327
22 Gonzalez Roberto A 305-296-5884
Gonzalez Bonnie S 305-296-5884
23 Arnold Richard W Jr & Doris R 305-294-3861
25 Arnold William S & Mary J
26 - 27 No Current Listing (2 Hses)
29 Lloyd Roger A & Betty T 305-294-0045
30 Lambertson Valerie L 305-292-4192
+ DOLPHIN RD ENDS
+ DONDI RD ENDS
HOUSEHOLDS 13

FLORAL AVE (KEY WEST)
+ ZIP CODE 33040 CAR-RT C021
2 Brookman Edward W 305-294-6440
4 Lewis Robert H 305-294-6093
5 Vander Kloy Mark 305-294-1319
6 Schreiber David J 305-296-1240
10 Chwojko Edward E & Katzyna S
12 Ahlers Robert C 305-296-3063
Ahlers Yvonne M 305-296-3063
20 Greene Timothy Q & Lisa J 305-294-8303
22 Sandusky Alexander V & Mary E
..... 305-294-6863
24 Veach Charles
26 Pascal Robert A 305-296-5012
30 Murray William D
Murray Dianne H
34 Vanwie Patty R & Roger H 305-296-2052
36 Rogers Arthur J 305-294-4489
Rogers Frances 305-294-4489
42 Spottswood William III & Andrea A
..... 305-295-6703
..... 305-296-2002
44 Nathan Plotkin
HOUSEHOLDS 15

FLORIDA ST (KEY WEST)-FROM 1399 OLIVIA ST SOUTHEAST
+ ANGELA ST CONTINUES
+ ZIP CODE 33040 CAR-RT C042

FLORIDA ST Cont'd
Dunn Lee H 305-292-3844
Dunn Theron 305-292-3844
Gatewold Daniel T 305-296-2710
Cook Eugene W & Karen M 305-294-6432
Wisner James 305-296-0153
McCarron Julie M 305-296-6963
+ NEWTON ST INTERSECTS
+ PETRONIA ST INTERSECTS
Koo Kameena
1 Hollman Nancy
2 Huntley Dawn M 305-296-3096
Bulcko Magnolia F 305-294-0012
Bulcko Paul M 305-294-3012
+ PINE ST INTERSECTS
Sowers Mary B 305-294-7295
Sowers Barbara 305-294-7295
+ OLIVIA ST INTERSECTS
+ ZIP CODE 33040 CAR-RT C032
Bielobradich William R & Susan C
Blake Susan J
+ ALBURY ST ENDS
+ TRUMAN AVE INTERSECTS
+ VIRGINIA ST CONTINUES
+ ZIP CODE 33040 CAR-RT C015
Caceres Amalia 305-296-6465
No Current Listing
+ ELIZA ST ENDS
Tiffany Shirley J
Mineo Alan J 305-295-2977
2 Morando Italo J & Joseph J
+ CATHERINE ST INTERSECTS
Prutiher Karen E 305-292-4637
Frutiher Doris W 305-292-4637
Helena Rita L 305-295-8435
No Current Listing
Baker John P 305-295-6893
2 No Current Listing
Stone Carlisle V 305-295-3085
Dmurphy Russell G
Dmurphy Kate
+ DUNCAN ST INTERSECTS
Blasdman John A 305-296-4048
Blaine Shayer M 305-294-4589
Michels Ion 305-295-2732
No Current Listing
Olney James T 305-296-1765
No Current Listing
+ UNITED ST INTERSECTS
+ FLAGLER AVE CONTINUES
+ ZIP CODE 33040 CAR-RT C043
Cobo Luis E & Ana G 305-293-9433
+ JOHNSON ST INTERSECTS
+ JOHNSON ST CONTINUES
Huffman Mill 305-292-5574
Norwood Christopher R Jr 305-295-9433
Jackson Brooks & Adriana 305-294-0595
+ LAIRD ST INTERSECTS
HOUSEHOLDS 34

FOGARTY AVE (KEY WEST)-FROM 1301 4TH ST NORTHWEST
+ GEORGE ST CONTINUES
+ ZIP CODE 33040 CAR-RT C009
Savka J 305-296-6353
1 - No Current Listing (5 Apts)
Clark Jessica S 305-294-8609
Williams Barbra 305-295-7782
Boyer Michael R 305-294-1973
Boyer Ralph M 305-294-1973
2 No Current Listing
EVOLUTION PRODUCTION film studio prod facilities 305-296-2209
Yates Dennis E 305-292-3644
1 No Current Listing
2 Zachariason Thomas H
3 - 5 No Current Listing (3 Apts)
6 Cagaban Joseph L 305-295-6087
7 Avram Lloyd D 305-294-0855
7 Avram D 305-294-0855
+ 1ST ST INTERSECTS
+ 1ST ST CONTINUES
ALL KEYS COMPLETE WELLNESS CTR chiropractors dc 305-296-7033
Latimer Susan 305-295-3389
1 - 3 No Current Listing (3 Apts)
Oda Raffaella 305-293-0514
Kunstmann Didier & Sandra M 305-293-9977
Lowe Emma C & Norman 305-296-2185
Cleghorn Joseph
Forna Marian T & Evelio X 305-296-8361
Paz Eliga
McCord Robert C & Lynn A 305-294-8425
Murdin Ryan

Exhibit J

901 Fleming
LUD Application

Exhibit B

FLEMING ST Cont'd

516 CHANGES IN ATTITUDE MASSAGE phys therapists
Rieman David C
Sanders Anna K
517 Condon Quan D
ZBYSZEK GALLERY art galleries & dlrs
518 LITTLE GALLERY art galleries & dlrs
SAM'S TREASURE CHEST antiques-dlrs
York Bryan A
519 STONE SOUP art galleries & dlrs
+ BAHAMA ST INTERSECTS
522 FAUSTO'S FOOD PALACE grocers-retail
527 Island Needlework
ISLAND NEEDLEWORK needlework/needlework mrkt
JULIE PISCHKE DESIGN gift shops
Pischke Richard M & Julie L
531 CHINA GARDEN DOWNTOWN restaurants
532 Ezmely D & [illegible]
Ezmely Shelee
Grimados Nathan R
Somers Tammy
534 K W LIGHT GALLERY art galleries & dlrs
536 Castleman Chris
Childs Tami L
Island Blake R III & Amanda
ISLAND ANTIQUES antiques-dlrs
+ SIMONTON ST INTERSECTS
600 CAFE MARQUESA restaurants
MARQUESA HOTEL hotels & motels
601 DUCK & DOLPHIN ANTIQUES antiques-dlrs
611 Gutelius Scott
612 IMPRESSIONS COMMUNICATIONS advertising
613 3 Panelelli Carlo
4 Metzler Alicia D
614 Bibsy Delbert P
Jakub Carsten
615 DAVISON J MICHAEL graphic designers
617 Fzot Walter
Magnolia M
McKnight Philip
1 Donaldson Mary A
2 Lalumiere Joanne & Paul
3 Peltier Michael
4 McBain Jay
5 Eskew Kathleen
8 Sant Walter S
9 McKenzie John
616 AMBROSIA HOUSE TROPICAL LDGNG guest house
Miano Kate
623 Meister Alfred R
624 UNI - No Current Listing (2 Aprts)
626 B Russo Ronald A
628 A BLUE MOON WEDDINGS photographers-commercial
A MOMENT TO REMEMBER process servers
Taylor Clara T
+ ELIZABETH ST INTERSECTS
700 Jensen Karen M
MONROE COUNTY PUBLIC LIBRARY libraries-public
701 Allandre Robert N
703 Schiff Vera M
709 McMarius Mike
+ LOVE LN INTERSECTS
715 Phillips Philippe L
717 Griffith Richard P
719 Potatz John J
723 No Current Listing
724 Fabis Dominic J
Fabis Bauerle L
Soddy Michael C
725 Sharpe Rob
726 McKeel Sherri H
729 Hicks B J
SOUTHERNMOST CHURCH OF GOD churches
SOUTHERNMOST PRAYER/FAITH CTR amusement & recreation
730 Karstens Kerry
Martin Brett W & Cindy
+ WILLIAM ST INTERSECTS
+ ZIP CODE 33040 CAR-RT C004
800 Eberhardt Jules
Epstein Richard
Green Jeffrey
Gross William R
Sanger James
WILLIAM FLEMING HOUSE hotels-related establishments
18 ECO-DIVES OF KEY WEST diving instruction

FLEMING ST Cont'd

19 McCall Robert E III & Kathy B
HC Banks John T & Lynn P
29 Lappke Carl E & Anne K
38 Dickerman Sidney
801 EPIPHYTICS UNITED greenhouses
Trubey Jeanne D
806 Ballard David P
CURRY HOUSE guest houses
807 Wall J
808 Albrecht Daniel B
Boerema Marilyn
Korzo Thomas
Rogers Peter G
Walker Brian
809 Cardenas Robert
Chute Joseph J
Chute Dayna A
Little Joshua
Whitney Brooks E
810 Romo Jesus G Sr & Albina C
Saverio Rich
811 FLORA & FUPP ON FLEMING delicatessens
Lawson Ronald H & Nancy H
812 Cline David L
Dalton Peter O
TIMMY TUXEDOS formal wear-rental
Vey Peter
814 HELIO GALLERY STORE art galleries & dlrs
Palmore Michael P & Nancy
1 Sapir David
3 Boyle Alice C
3 Whitfield Josh P
5 Brann Melinda
7 Hurd George
817 COCONUT GROVE GUEST HOUSE bed & breakfast accommodations
818 EQUATOR RESORT guest houses
822 Cavanaugh Annette M
823 CORAL TREE INN guest houses
OASIS GUEST HOUSE bed & breakfast accommodations
824 Sheehy Daniel L
+ SCHIPPENS LN BEGINS
827 Cutler Clifford C & Kip
829 Hepp Stephanie A
829 MONSOON CAFE restaurants
+ MARGARET ST BEGINS
900 Sudke Lori C
901 301 SIGNS & DESIGN signs
MONARCH REALTY OF KEY WEST INC real estate
Sawyer Thomas M
SQUARES HILL DESIGN GROUP advertising
TOM SAWYERS KEYBOARD AD advertising professional
2006
909 09 FELIX VARELA LODGE int retreat ctrs
FLEMING STREET FITNESS health clubs-studios gymnasium
KEY WEST AWARDS INC trophies-awards & medals
911 Minder Charles R
912 Sheldon Richard L
Spencer Doug
916 No Current Listing
918 Feisz Peter P & Martha M
920 Burns Andrew S Jr & Sandra S
Garcia Sandra S
922 Miller Robert J Jr
923 O'Brien Linda B
Rubenstein Eli
Weinkoff Michael N
Weinkoff Tevie
C Richards Lori A
925 Soderberg Kurt A
Vorsaggem C B
933 Bencolts Rafael P Jr
REAL STUDIO art galleries & dlrs
Junius Terry M
Junius April J
Wheeler Hubert B
Younger Robert W
933 B Hamilton James O
937 PRUBRAMSKY & ZUELCH accountants
Prubramsky Steven P & Robin
939 MC CARRON JULIE M DDS dentists
McCarron Julie M
Moss Gary P
+ GRINNELL ST INTERSECTS
1002 Gorizon Francis J

Exhibit K

901 Fleming
LUD Application

Exhibit B

FLEMING ST Cont'd
Griffin Richard P & Kerstin
Polatz John J & Susan E 305-294-0144
Adams David G & Lucie F 305-294-6407
Scully Michael C 305-293-4411
Sharpe Rob 305-294-6002
McKeel Sherri H 305-295-0865
McKeel Kevin D 305-295-8433
Hale B J 305-295-8433
SOUTHERNMOST CHURCH OF GOD clergy 305-292-6416
SOUTHERNMOST PRAYER & FAITH churches 305-294-1619
Fiette Dana L
Miller Jeremiah A
• WILLIAM ST INTERSECTS
• ZIP CODE 33040 CAR-RT C004
Ehrhardt Julie
Brown Richard 305-295-9758
Green Jeffrey 305-294-6250
Singer James 305-292-5291
WILLIAM FLEMMING HOUSE nonclassified establishments 305-294-8261
ECO-DIVES OF KEY WEST diving instruction 305-296-5640
McCall Robert E III & Kathy S 305-293-9905
Banks John T & Lynn P 305-293-9986
Lappke Carl E & Anne E 305-294-3594
Grose William R 305-296-7769
Dickerman Sidney 305-294-4971
EPIPHYTICS LIMITED greenhouses 305-294-5084
Tolley Jeanne D 305-294-3257
Tolley Susan C
CURRY HOUSE guest houses 305-294-6777
Lawrence Gregory B
Middleton Travis H
Kozel Tomas 305-295-0846
Brownie Marilynn Y 305-294-3902
Rogers Peter G 305-292-7614
Phillips Mark T
Phillips Brooks W
Rivero Jesus G Sr & Albina C
Pastore Michael P & Nancy C
TIMMY TUXEDOS formal wear-rental 305-294-8897
Pastore Michael P & Nancy 305-292-3692
Stort David 305-294-0421
Boyle Alice C 305-294-3275
Vey Peter L 305-293-9875
Brann Melinda 305-295-3058
Hurd George M 305-295-1288
Stair Lynne D
COCONUT GROVE GUEST HOUSE bed & breakfast accommodations 305-296-5107
EQUATOR RESORT guest houses 305-294-7775
CORAL TREE INN bed & breakfast accommodations 305-296-2131
Kasik John
OASIS GUEST HOUSE guest houses
Tinto Gerry 305-296-0468
Brady Daniel L 305-293-0211
• SCHIPPENS LN BEGINS
Cutler Clifford C 305-295-5403
Cutler Kip C 305-295-5403
Chaves Keaton
SUBBA'S CHICKEN FISH & BLUES restaurants 305-292-0456
MONSOON CAFE restaurants 305-292-2835
Bates John A Jr
• BARGARET ST BEGINS
Jacoby Robert
Jacoby Tracy
901 SIGNS & DESIGN signs 305-294-0411
KEY WEST WEDDING GROUP wedding supl & serv 305-292-2210
Sawyer Thomas M 305-295-8789
SOLARES HILL DESIGN GROUP advertising 305-296-3080
TOM SAWYER'S KEYBOARD AD embroidery 305-292-9315
Wylie Patrick J
Ramirez Marta L
No Current Listing
DAY FELIX VARELA LODGE 84 fraternal org 305-296-5300
FLEMING STREET FITNESS health clubs studios/gymnasiums 305-294-8891
KEY WEST AWARDS INC trophies awards & medals 305-295-6300
Mitza William L & Gladys E
B Yankee William R Jr
Amato Craig T & Ellen A
Shelton Richard L 305-296-9620
Gadbois John F
D INTERIORS int decorrs design/consultants 305-292-1777
Tracy Robert L
The Alfonso Dionna P 305-296-3804
Alfonso Luciano A 305-296-3804
Hunter David 305-294-8430
Perez Peter P & Martha M 305-296-3804
Burns Andrew S Jr & Sandra S 305-295-6406

FLEMING ST Cont'd
922 Collier Perry A & Susan M 305-292-3354
923 Erikson Claude 305-292-9604
O'Brien Linda B 305-294-6607
Wielick Richard 305-292-9289
C Delay Gary E
925 Vinisaggieri C B 305-295-6448
933 Bancells Rafael P Jr 305-296-5977
Wheeler Hubert B 305-294-5414
Younger Robert W 305-294-5414
937 PIBIRAMSKY & CO tax consultants 954-358-0744
PIBIRAMSKY & ZUELCH accountants 305-294-8137
Pibiramsky Steven R 305-294-8137
Pibiramsky Robin L 305-294-8137
939 MC CARRON JULIE M DDS dentists 305-296-7801
• GRINNELL ST INTERSECTS
1002 McGuire James J
1006 No Current Listing
1008 Rubinstein Gary A 305-296-3589
1010 Justice Anthony G 305-296-9616
1012 1 Moss Scott A
4 Warburton Sarah L
5 Chitat Robin 305-296-8770
6 Chitat Allen R 305-296-8770
1015 EDEN HOUSE guest houses 305-296-6866
1016 Hall Bo
Hall Hans V
NASSAU HOUSE BED & BREAKFAST bed & breakfast accommodations 305-296-8513
1017 Olson Robert M
1020 Begin Robert A
1021 No Current Listing
1022 Leinbach Donald K & Lyra K 305-292-7232
Schiller Lyris 305-293-0083
1025 Clements Thomas R III & Katherine A 305-292-1025
• NASSAU LN BEGINS
1029 Arnold Louis A
1030 Cox Paul S 305-295-0547
• FRANCES ST INTERSECTS
1100 Daniel Paul B 305-292-1286
1101 Kuehn Robert 305-295-9486
1103 McKenzie John
1106 Angerman Gilbert O & Clare P 305-293-9871
1107 Carlson Robert E 305-293-0757
Money Jack R
1108 Ernest Grenville 305-293-1308
1109 MIKE COPPOLA BUILDING CONTR concrete contractors 305-745-1510
1110 Fisher Mark H
1 Cook Philip & Kelly L 305-296-5626
4 Sutton Nancy M
1112 No Current Listing
1114 Semich J W 305-294-3961
1115 Andrews Kevin E
Johansen Eric 305-292-3193
Sawyer John 305-294-7138
1117 Shelton Caledin J & Sharon L 305-292-1566
1118 ALEXANDER'S GUESTHOUSE guest houses 305-294-9919
1129 ISLAND HOUSE guest houses 305-294-6284
Newman Chad R
• WHITE ST INTERSECTS
BUSINESSES 89 HOUSEHOLDS 172

FLETCHER LN (KEY WEST)-FROM 615 EATON ST-

2008

Kyrpoulos Constantine D 305-294-4208
Tenney W D 305-294-4208
4 Erikson Erik B 305-294-7347
Erikson Claude 305-294-7347
5 Dunn Kevin T
6 Disabatino Mario 305-295-5228
HOUSEHOLDS 7

FLIPPER RD (KEY WEST)
• ZIP CODE 33040 CAR-RT C017
16 No Current Listing
17 Katalinic Joe B 305-294-0310
Katalinic Jasko 305-294-0310
18 Klosowski Matthew P 305-296-2966
19 Campbell Bambi 305-295-2605
20 Hansen Ralph B & Brigitte N 305-295-0899
21 Howe Sonja C
22 Gonzalez Bonnie S 305-296-5884
23 Arnold Richard W Jr & Misty J
25 Arnold William S & Misty J 305-294-3893
Jamieson Misty D
26 Taylor Jesus G
27 Dalton Edwin P
28 No Current Listing
29 Lloyd Roger A & Betty T
30 Lamberson Valerie L 305-292-4182

FLIPPER RD Cont'd
Lamberson James A 305-292-4182
HOUSEHOLDS 15

FLORAL AVE (KEY WEST)-FROM 299 KEY HAVEN RD NORTHEAST
• ZIP CODE 33040 CAR-RT C021
2 No Current Listing
4 Lewis Robert H 305-294-8093
5 Vender Kley Mark 305-294-1319
6 Agee Sharon A 305-296-1240
Schreiber David J 305-296-1240
8 Kley Mark A
10 Sophia Douglas A 305-296-4380
12 Arkins Robert C 305-296-3069
Arkins Yvonne M 305-296-3069
20 Harrigan Peter A 305-296-6525
22 Sandulsky Alexander V & Mary E 305-295-6430
24 Rudskin Peter A & Deborah S 305-296-3356
28 No Current Listing
30 Murray William D
Murray Dianna H
32 No Current Listing
34 Orig James N & Elaine W 305-296-0136
36 Rogers Arthur J & Frances M 305-294-4489
38 No Current Listing
41 Norquoy Peter E & Donna C
42 Spottswood William B Jr & Andrea A 305-296-3908
44 No Current Listing
HOUSEHOLDS 20

FLORIDA ST (KEY WEST)-FROM 1401 OLIVIA ST SOUTHEAST
• ANGELA ST CONTINUES
• ZIP CODE 33040 CAR-RT C042
701 Dunn Lee H 305-292-9844
Dunn Theron 305-292-9844
702 Whitehurst Charles T III
Whitehurst Tina
703 White Sherry L 305-294-4213
705 Wisner James L 305-295-0753
707 No Current Listing
• NEWTON ST INTERSECTS
• PETRONIA ST INTERSECTS
806 Parrin D 305-296-1463
3 Hudspeth Robert S
5 Fisher Robert W III & Ellen L
810 Butcko Marjorie F 305-294-3012
Butcko Paul M 305-294-3012
• PINE ST INTERSECTS
826 Sowers Mary B 305-294-7295
Sowers Barbara 305-294-7295
• OLIVIA ST INTERSECTS
• ZIP CODE 33040 CAR-RT C032
902 Cardenas Susan M
906 Blake Susan J
• ALBURY ST ENDS
• TRUMAN AVE INTERSECTS
• VIRGINIA ST CONTINUES
• ZIP CODE 33040 CAR-RT C010
1100 Reynolds Michelle A
1102 Caceres Amelia
Wilson John
• ELIZA ST ENDS
1119 Tiffany Shirley J
1120 Troppe Albert 305-295-9659
• CATHERINE ST INTERSECTS
1200 Dickinson L 305-296-5572
Frasher Doris W 305-292-4637
Frasher Karen E 305-292-4637
1204 Holmes Rita L 305-295-6438
1205 No Current Listing
1207 Grob Barbara S 305-295-9662
Vitarelli William E & Janet L
1 Cunningham Amy E
1208 Cotton Julie M
1211 Murphy Russell G
1212 Fiella Ruth P
• DUNCAN ST INTERSECTS
1215 Campos Joseph
1219 No Current Listing
1221 Marion Lisa M
1222 Ficarrotta Thomas P
1224 Seckel Sean P
• UNITED ST INTERSECTS
• FLAGLER AVE CONTINUES
• ZIP CODE 33040 CAR-RT C043
1501 Cobo Lula E & Ana G 305-294-5989
1507 Mulellanno Victor H 305-294-0123
1515 No Current Listing
• JOHNSON ST CONTINUES
• JOHNSON ST INTERSECTS
1519 Anapol Andrea C 305-295-3433
1526 Jackson Estelle 305-294-3595
Jackson Adriana 305-294-3595
• LAIRD ST INTERSECTS
HOUSEHOLDS 37

STREET GUIDE

Exhibit L

901 Fleming
LUD Application

Exhibit B

AFFIDAVIT

I, Gary Burchfield 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.
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.

Signature 4.9.24 Date

Subscribed and sworn to (or affirmed) before me on April 9, 2024 (date) by Gary Burchfield (name of affiant), he/she is personally known to me or has presented _____ as identification.

Notary's Signature and Seal

Alexandra Nicole Albury Name of Acknowledger printed or stamped

HH 230886 Commission Number, if any

ALEXANDRA NICOLE ALBURY
MY COMMISSION # HH 230886
EXPIRES: June 4, 2026

Exhibit M

901 Fleming
LUD Application

Exhibit B

SAM C. STEELE, CFC
Continental Tax Collector
Monroe County, Florida

Business Tax Account #104857

Current owner:

Current business address:

See bills by email

2011 Details

Account number:

Account status:

Business start date:

Business close date:

Physical business location:

Business address:

Mailing address:

Owner(s):

Exhibit B

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

RECEIPT# 25230-104857

Business Name: 901 FLEMING INC

Owner Name: TOM SAWYER, DEAN MULLANEY
Mailing Address:
901 FLEMING ST
KEY WEST, FL 33040

Business Location: 901 FLEMING ST
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

RECEIPT# 25230-104857

Business Name: 901 FLEMING INC

Owner Name: TOM SAWYER, DEAN MULLANEY
Mailing Address:
901 FLEMING ST
KEY WEST, FL 33040

Business Location: 901 FLEMING ST
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

Exhibit N

901 Fleming
LUD Application

Exhibit B

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 O

901 Fleming
LUD Application

Exhibit B

SAM C. STEELE, CFC
Constitutional Tax Collector
Monroe County, Florida

Vehicle Registration | Property Tax | Business Tax | Tourist Tax

Business Tax Account #132940

Current owner: JOSEPH CONCH

Current business address:

Get Bills by email

2024 Details

Account number:	132940	Mailing address:	904 FLEMING ST LLC 45 NW 21ST ST MIAMI, FL 33127
Business start date:	12/22/2002		
Physical business location:	CITY OF KEY WEST	Owner(s):	JOSEPH CONCH 45 NW 21ST ST MIAMI, FL 33127
Business address:	904 FLEMING ST LLC 904 FLEMING ST KEY WEST, FL 33040		

FEES

NONE TRANSACTED

RECEIPTS AND DISTRIBUTIONS

RECEIPT 2023-132940

Print this receipt (PDF)

[illegible]	[illegible]	[illegible]	[illegible]

Exhibit B

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

RECEIPT# 25230-132940

Business Name: 901 FLEMING ST LLC

Owner Name: JOSEPH COHEN
Mailing Address:
45 NW 21ST ST
MIAMI, FL 33127

Business Location: 901 FLEMING ST
KEY WEST, FL 33040

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

RECEIPT# 25230-132940

Business Name: 901 FLEMING ST LLC

Business Location: 901 FLEMING ST
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

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

Exhibit P

901 Fleming
LUD Application

Exhibit B

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

901 FLEMING INC

901 FLEMING ST
KEY WEST FL 33040

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

Associated Names

Name	DBA	Role	% Own
901 FLEMING INC,		Owner	100.00000

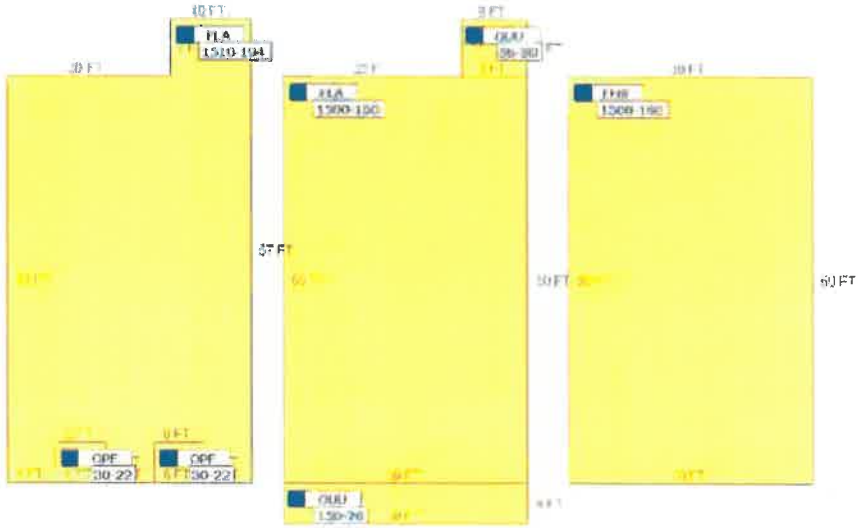
Legal Description

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)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
643	100D	50	88	No	4,108.00	SF	0.00	129.25	1.00	1.00	1.00	0.99		N	0	524,216
														Total Just Value		524,216

Building Sketch 39360



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	354	Functional Obs	0.00
Effective Age	16	Condition	E	Depreciation %	0.20	Economic Obs	0.00
Grnd Floor Area	3010	Quality Grade	450	Year Built	1918		

Fireplaces	0	3 Fix Bath	1	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	1	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1992		1,510	000	0.00
OPF	2	0	1	1992		30	001	0.00
FLA	3	12	1	1992		1,500	002	0.00
OUU	4	0	1	1992		150	003	0.00
OUU	5	0	1	1992		56	004	0.00
FHS	6	0	1	1998		1,500	005	0.00

OPF	7	0	1	2003	30	006	0.00	

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\ C	Total RCN
1	1476	OFF BLDG MULT STY-A	100.00	N	Y	
2	1477		100.00	N	N	
3	1478	OFF BLDG MULT STY-A	100.00	N	Y	
4	1479		100.00	N	N	
5	1480		100.00	N	N	
6	1481	APTS-A	100.00	N	N	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
417	AB AVE WOOD SIDING	100.00	12	0

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	AC3:AIR COND	1	UT	0.00	0	0	1997	1998	1	20	2,500	1,000
2	WD2:WOOD DECK	460	SF	0.00	0	0	1985	1986	1	40	3,105	1,242
1	FN2:FENCES	864	SF	0.00	0	0	1985	1986	2	30	3,024	1,210
										Total Depreciated Value		3,452

Appraiser Notes

SPLIT OUT A PORTION OF THIS PARCEL 314 SQFT FROM THIS PARCEL PER OR2365-824/25

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B933189	Nov 1 1993 12:00AM	Nov 1 1994 12:00AM	700		REPLACE 6 WDW CASING
	98-0006	Apr 7 1998 12:00AM	Nov 4 1998 12:00AM	30,000	Commercial	ADD DORMER/RENO ATTIC/BED
	03-0250	Jan 27 2003 12:00AM	Nov 24 2003 12:00AM	5,500		CHANGE 4-TON A/C
	02-3296	Feb 5 2003 12:00AM	Nov 24 2003 12:00AM	2,900		UPGRADE PERMIT-PLUMBING
	02-3258	Nov 6 2003 12:00AM	Nov 24 2003 12:00AM	13,100		RENOVATIONS
	03-2831	Aug 19 2003 12:00AM	Nov 24 2003 12:00AM	2,400		REPLACE WINDOWS
	03-4078	Jan 28 2004 12:00AM	Aug 20 2004 12:00AM	3,900		AWNINGS

Just Value

Bldg ID	Building Value
39360	407,499

Land	524,216
Bldg	407,499
Misc	3,452
Just	935,167

Value

Value Method Market Oriented Cost **Special Use Code**

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	C	524,216	0	407,499	3,452	935,167	935,167	0	N	935,167
2009F	C	540,941	0	407,499	3,670	952,110	876,989	0	N	952,110
2008F	O	616,200	0	417,686	3,857	797,263	797,263	0	N	797,263
2007F	O	610,500	0	418,298	4,075	797,263	797,263	0	N	797,263
2006F	O	386,650	0	418,298	4,263	797,263	797,263	0	N	797,263
2005F	O	325,600	0	428,140	4,481	650,000	650,000	0	N	650,000
2004F	O	244,200		444,861	4,668	650,000	650,000	0	N	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		474,714
2001F	C	81,400		220,652	5,593	307,645	307,645	0		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	0		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	C	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	0		150,919
1993F	C	73,260		75,919	1,820	150,999	150,999	0		150,999
1992F	C	73,260		71,550	898	145,708	145,708	0		145,708
1991F	C	73,260		71,550	932	145,742	145,742	0		145,742
1990F	C	66,138		75,697	977	142,812	142,812	0		142,812
1989F	C	65,120		69,389	1,011	135,520	135,520	0		135,520
1988F	C	57,486		63,439	724	121,649	121,649	0		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	0		94,350
1985F	C	17,908		60,066	0	77,974	77,974	0		77,974
1984F	C	17,908		59,193	0	77,101	77,101	0		77,101
1983F	C	17,908		49,389	0	67,297	67,297	0		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

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
880	339	5/1/1983	Warranty Deed	0	Q	I	81,000
1502	2250	3/1/1998	Quit Claim Deed	0	P	I	259,500
1752	1526	1/10/2002	Warranty Deed	0	Q	I	745,000

Total Values

(Classified Value + Non-Ag Land Just Value)

Bldg Value	407,499	**Misc Value**	3,452	**Land Value**	524,216	**Classified Value**	524,216	**New Const Value**	0
Total Just Value	935,167	**Total Expt Value**	0	**Taxable Value**	935,167	**Prev Tax Value**	952,110	**Previous Just**	952,110

Exhibit Q

901 Fleming
LUD Application

Exhibit B

Case Details - No Attachments

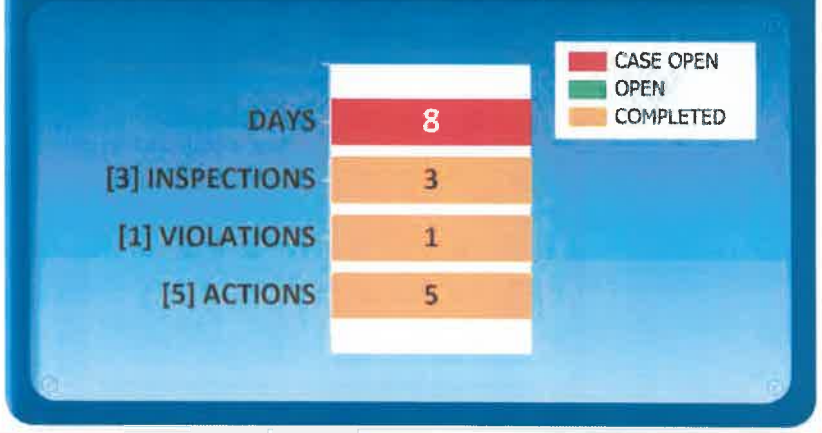
City of Key West

Case Number
CC2021-01554

Description: 901 Fleming Street LLC Unlicensed non-transient		Status: COMP AFTER NOTICE	
Type: UNLICENSED BUSINESS		Subtype:	
Opened: 9/14/2021	Closed: 9/22/2021	Last Action: 9/22/2021	Fllw Up: 9/22/2021
Site Address: 901 FLEMING ST KEY WEST, FL 33040			
Site APN: 00005650-000000		Officer: Sophia Doctoche	

Details: 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.

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFICATE OF COMPLIANCE	Sophia Doctoche	9/22/2021	9/22/2021	
CERTIFIED MAIL RECEIPT	Sophia Doctoche	9/20/2021	9/20/2021	good service on 9/20/2021
EMAIL	Sophia Doctoche	9/21/2021	9/21/2021	Emailed application to Charles Perry
NOTICE OF VIOLATION	Sophia Doctoche	9/14/2021	9/14/2021	
PHONE CALL	Sophia Doctoche	9/21/2021	9/21/2021	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	,			

Exhibit B

Case Details - No Attachments

City of Key West

Case Number

CC2021-01554

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	901 FLEMING STREET LLC	45 NW 21st St Miami, FL 33127			
REGISTERED AGENT	Joseph Cohen	45 NW 21st Street Miami , FL 33127			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SD	9/21/2021	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	9/22/2021	9/22/2021	IN COMPLIANCE	compliance	Joseph Madrid informed me that Gary Burchfield applied for the non-transient license today. Compliance after notice.
INITIAL INSPECTION	SD	9/14/2021	9/14/2021	VIOLATION FOUND	unlicensed non-transient	The property does not have a non-transient license with the City of Key West Licensing Department.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

Case Details - No Attachments

City of Key West

Case Number

CC2021-01554

Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business	Sophia Doctoche	9/14/2021	9/22/2021	ENTIRE PROPERTY	unlicensed non-transient	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 non-transient license with the City of Key West. Corrective Action: Apply for and obtain a non-transient license with the City of Key West 305-809 -3971.

Exhibit B

Key West Cribs 2.0

Joined · Invite

Keith Bonefrog

901 Fleming st unit 2A
This is a historic building with renovated upgrades
White Dade county pine
Central AC
Modern kitchen
High ceilings 13ft.
Black granite
Gloss new cabinets
Stainless steel appliances
Available now
Rent $2400
Large living Space Large 1/1
2nd story unit
Downstairs is coming new coffee shop
Balcony
No parking available on property
AVAILABLE NOW will not hold property-
No dogs
Must have first and security (can split last)
This is a 12 month lease - NON NEGOTIABLE

About

Key West area housing rental information.

Public
Anyone can see who's in the group and what they post.

Visible
Anyone can find this group.

Key West, Florida

General

Recent media

See All

Exhibit B

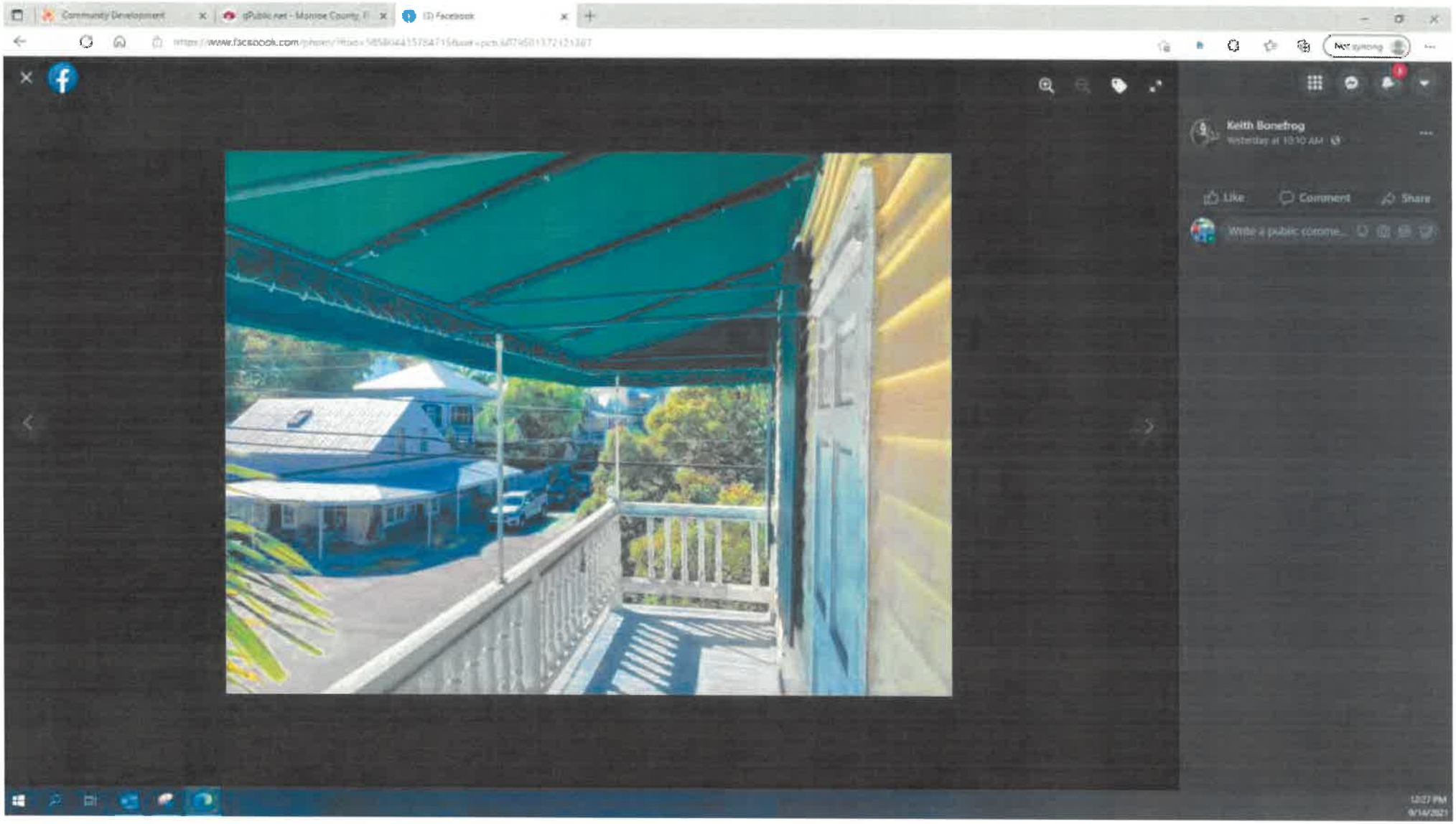


Exhibit B

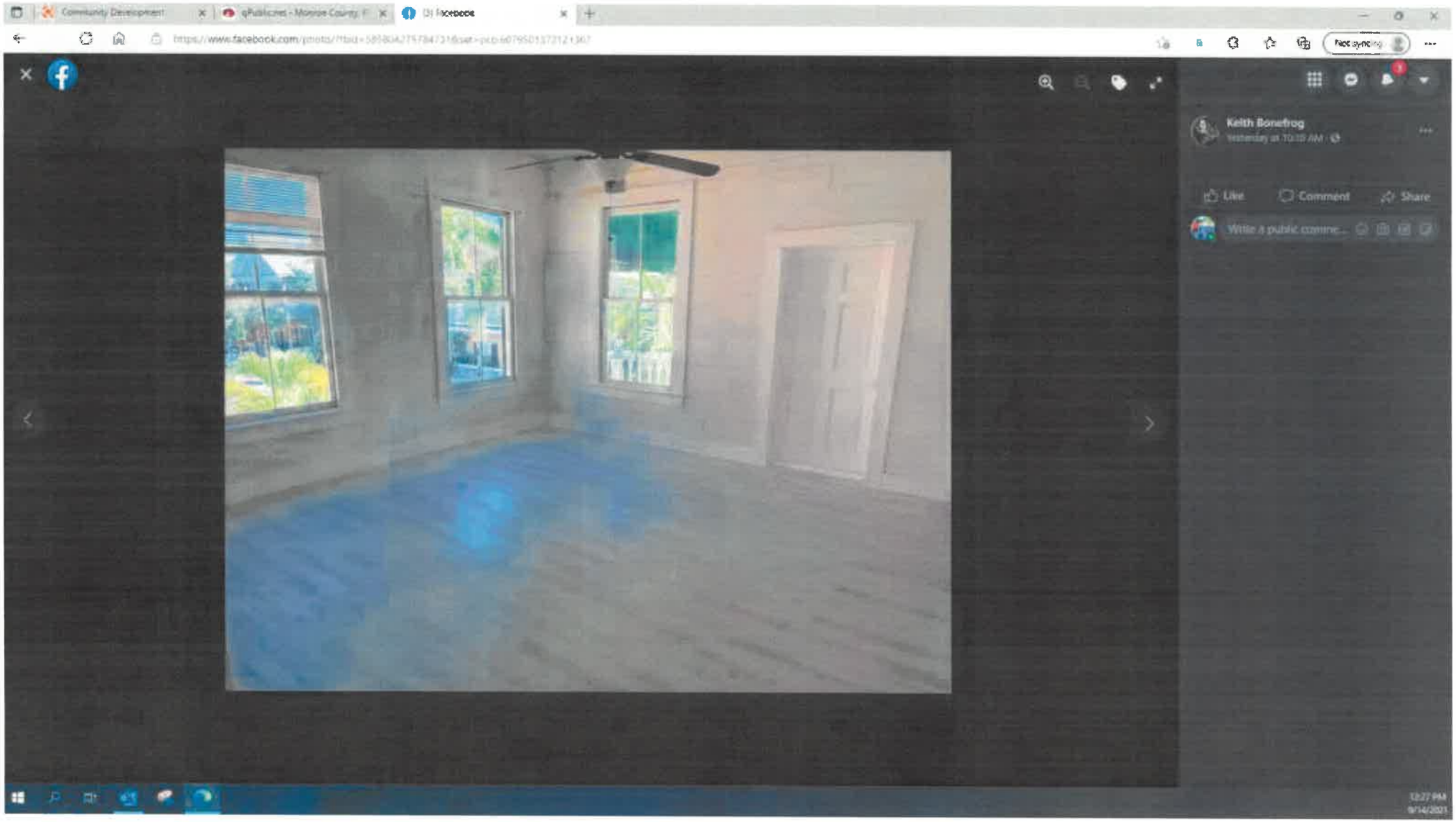

Community Development
qPublic.net - Monroe County, F
(3) Facebook
Keith Bonefrog
Like
Comment
Share
Write a public comme...

Exhibit B

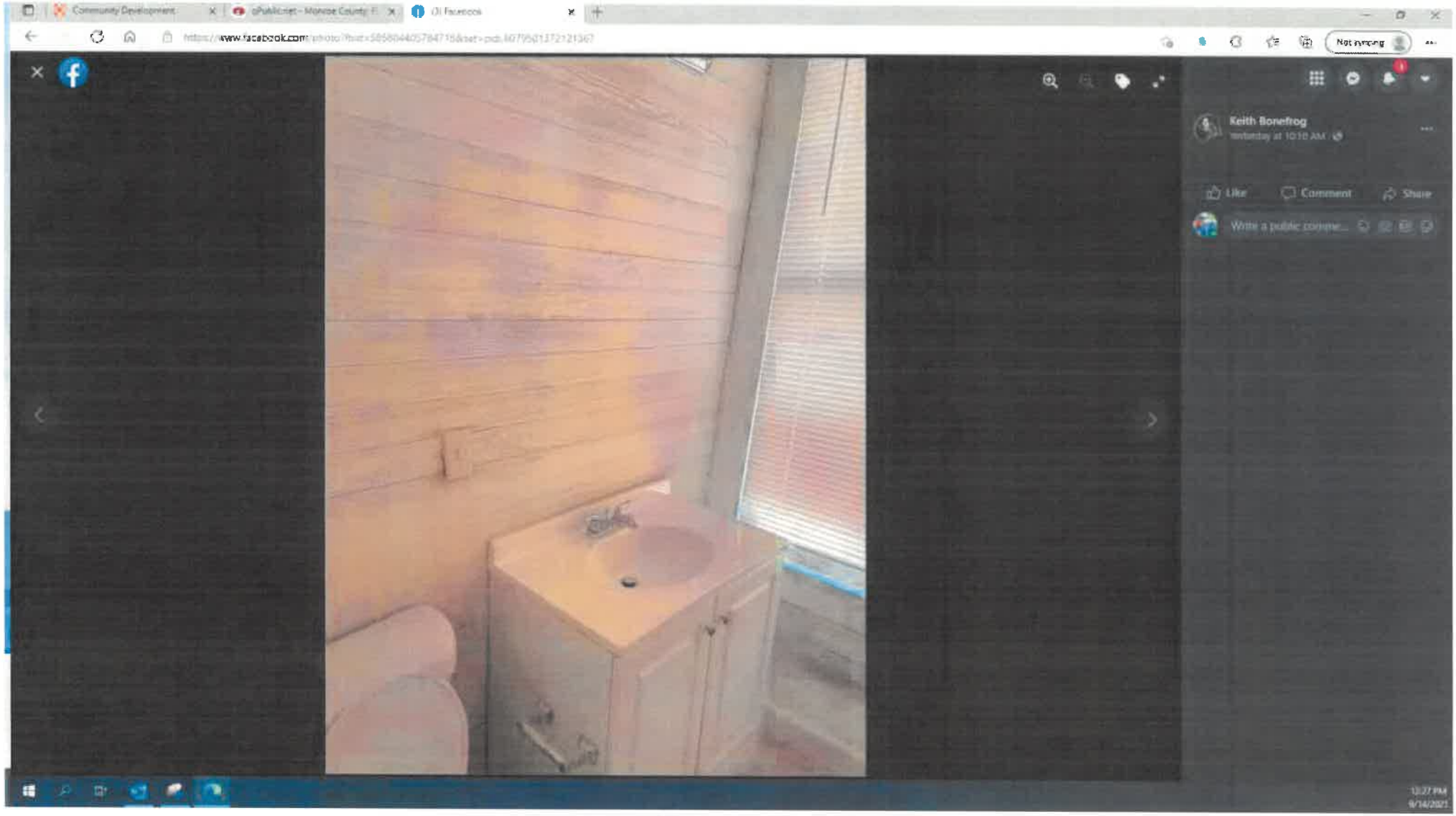


Exhibit B

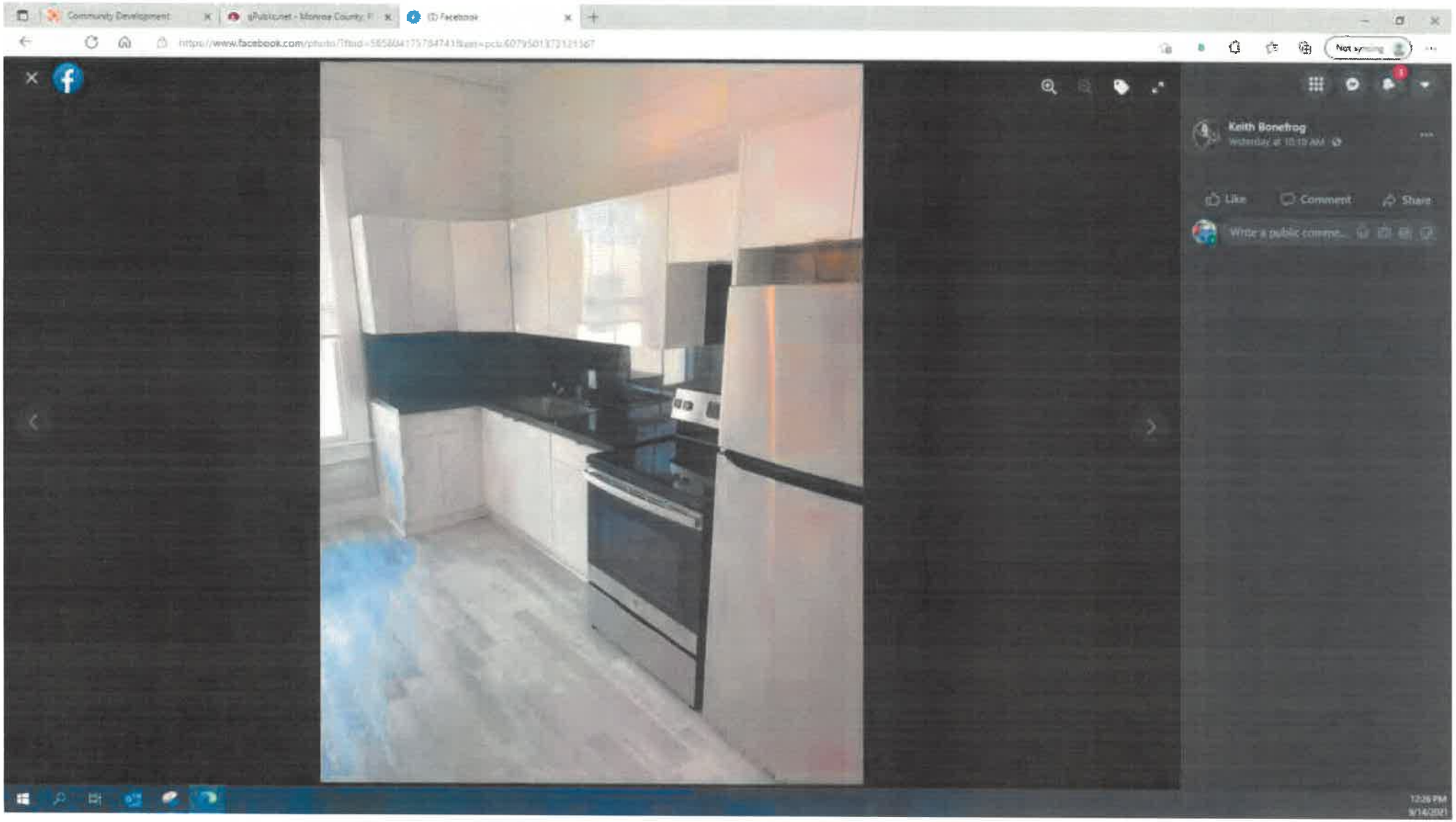


Exhibit B

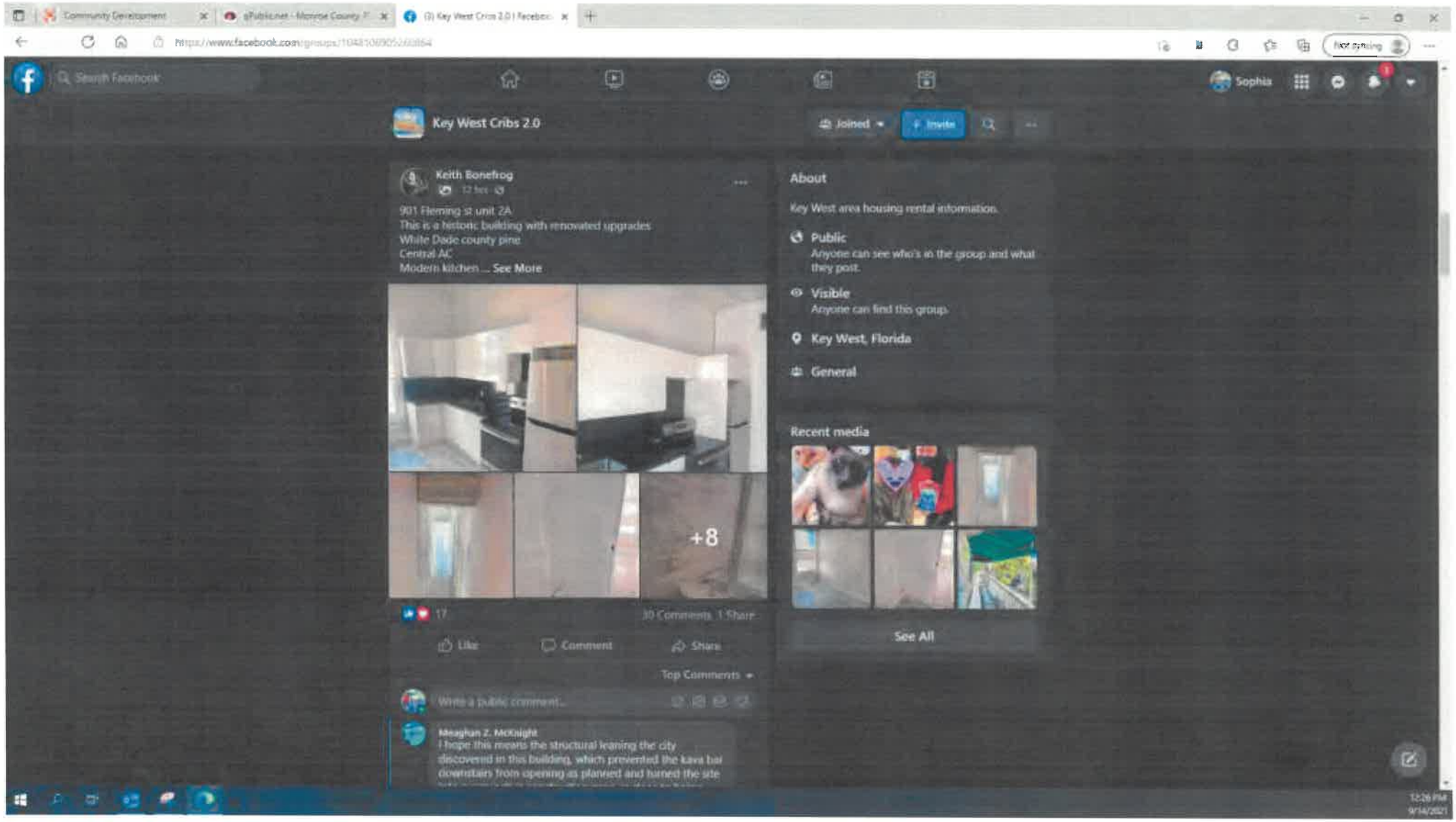

Key West Cribs 2.0
Joined
Invite
Keith Bonefrog
901 Fleming st unit 2A
This is a historic building with renovated upgrades
White Dade county pine
Central AC
Modern kitchen ... See More
+8
17
30 Comments 1 Share
Like
Comment
Share
Top Comments
Write a public comment...
Meaghan Z. McKnight
I hope this means the structural leaning the city discovered in this building, which prevented the kava bar downstairs from opening as planned and turned the site
About
Key West area housing rental information.
Public
Anyone can see who's in the group and what they post.
Visible
Anyone can find this group.
Key West, Florida
General
Recent media
See All

Exhibit R

901 Fleming
LUD Application

Exhibit B

Case Details - No Attachments

City of Key West

Case Number

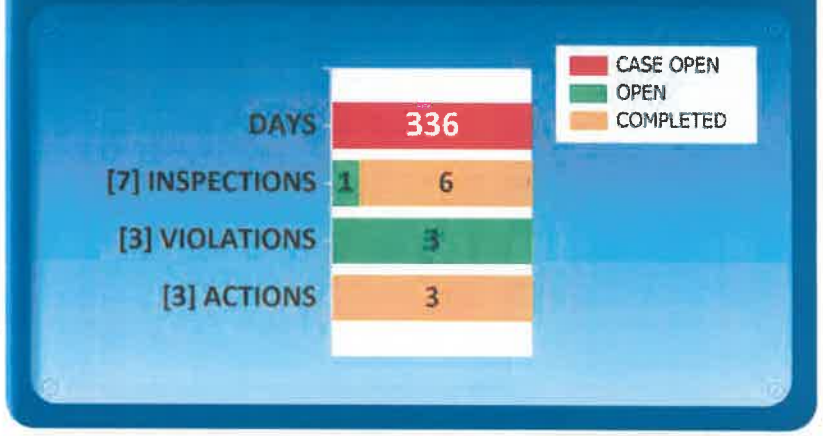
CC2023-00401

Description: Illegal Dwelling Units		Status: ACTIVE	
Type: ILLEGAL DWELLING UNITS		Subtype:	
Opened: 2/22/2023	Closed:	Last Action: 4/7/2023	Fllw Up: 1/29/2024
Site Address: 901 FLEMING ST KEY WEST, FL 33040			
Site APN: 00005650-000000		Officer: LEO SLECTON	

Details: 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.

Per Director Jim Young I am reassigning this case.

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

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.

Case Details - No Attachments

City of Key West

Case Number
CC2023-00401

PHONE CALL	Leo Slecton	1/8/2024	1/8/2024	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.

CONTACTS

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

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SD1	4/7/2023	4/7/2023			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."
FOLLOW UP	LS1	10/10/2023	10/10/2023	VIOLATION FOUND		The property owner submitted a LUD application with KW Planning Dept. but still needs to submit a current survey.
FOLLOW UP	LS1	1/18/2024	1/18/2024	VIOLATION FOUND		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.

Case Details - No Attachments

City of Key West

Case Number

CC2023-00401

FOLLOW UP	SD1	5/10/2023	5/10/2023			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.
FOLLOW UP	SD1	5/12/2023	5/12/2023			On May 12, 2023 I met with Gary Burchfield and the tenants 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 three units due to a tenant sleeping. All pictures have been uploaded to FileBound.
FOLLOW UP		1/29/2024				
INITIAL INSPECTION	SD1	2/22/2023	2/22/2023	VIOLATION FOUND		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.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						Count 1: Section. 58-61. Determination and Levy of charge. (a) The city commission shall determine, fix and levy upon all improved properties within the city a solid waste charge for the availability of waste collection, transfer and disposal service as set forth

Sec. 58-61 Determination and levy of charge	Sean Davis	4/7/2023				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

						West Revenue Department at (305) 809-3957 or 1300 White St to pay the amount for the back utilities for the unrecognized units.
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business	Sean Davis	4/7/2023				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.

Sec. 90-363 Certificate of occupancy required	Sean Davis	4/7/2023				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.

Exhibit B

Feb 22, 2023 4:34:30 PM EST

File Edit Commands Help

SUPERION NavLine

- Application 98-00000
- Bonds
- Contractor escrow
- Fees
- Global balance du
- Inspection history
- Miscellaneous info
- Names
- Permits
- Plan tracking
- Receipts
- Square footage cal
- Structures
- Valuation calculati

Property Information

Address:	901 FLEMING ST DN/UP KEY WEST, FL 33040
Location ID:	7467
Owner name:	901 FLEMING INC
RE #/PARCEL #/TAX ID etc:	0000-5650-000000-
Previous utility acct #:	1005843.00
Zoning:	HHDB HIGH DENSITY RESI

Application Information

Application status:	COMPLETED
Status Date:	8/22/2017
Application type:	RENOVATION, CONVERSION: RESI
Application date:	1/05/1998
Valuation:	30000
Square footage:	0
Public building:	NO

Contractor Information

Contractor Name:	RUDY KRAUSE CONSTRUCTION
Contractor Number:	98-00006460
Type:	DBPR - CERT BUILDING
Status:	INACTIVE

Contractor Requirements	Doc Number
WORKERS COMP INSURANCE	WC166791601

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number
No outstanding inspections exist			

Work Description / **CO Information**

Code	Freeform information	Date	Print flag	Permit display	Inspecti
DESC	ADD 8 DORMER WINDOWS/REMODEL EXISTING	1/05/1998		Y	Y
DESC	ATTIC FOR ADDITIONAL BEDROOM, BATH. NOT	1/05/1998		Y	Y
DESC	TO BE USED AS AN INDEPENDENT LIVING	1/05/1998		Y	Y
DESC	UNIT. NO COOKING FACILITIES ALLOWED	1/05/1998		Y	Y
DESC	HARC H-1-98-6	1/05/1998		Y	Y
DESC	KENNEDY ELECTRIC	5/15/1998		Y	Y
DESC	REMODEL OF EXISTING ATTIC LIVING AREA	5/15/1998		Y	Y
DESC	"NO COOKING FACILITIES ALLOWED"	5/15/1998		Y	Y
DESC	PUMAR'S PLUMBING	6/01/1998		Y	Y
DESC	INSTALL FIVE (5) NEW FIXTURES INCLUDING	6/01/1998		Y	Y
DESC	KITCHEN SINK	6/01/1998		Y	Y
DESC	MIKE N IKE'S COOLING & HEATING	6/08/1998	Y	Y	Y
DESC	INSTALL CENTRAL AC SYSTEM FOR THE ATTIC	6/08/1998	Y	Y	Y

Print

Cancel

Exit

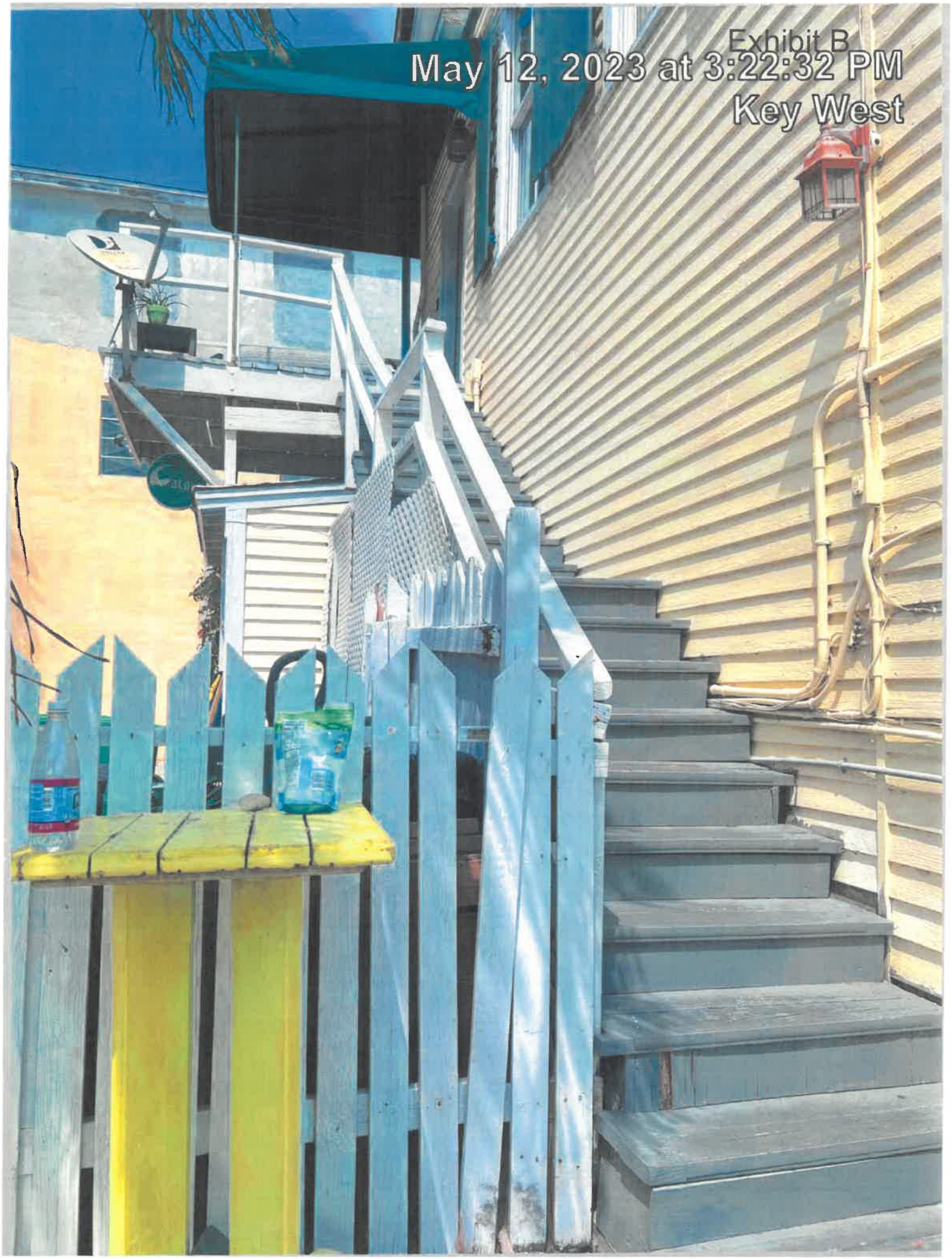
Refresh

Land Inquiry

Documents

Images

MW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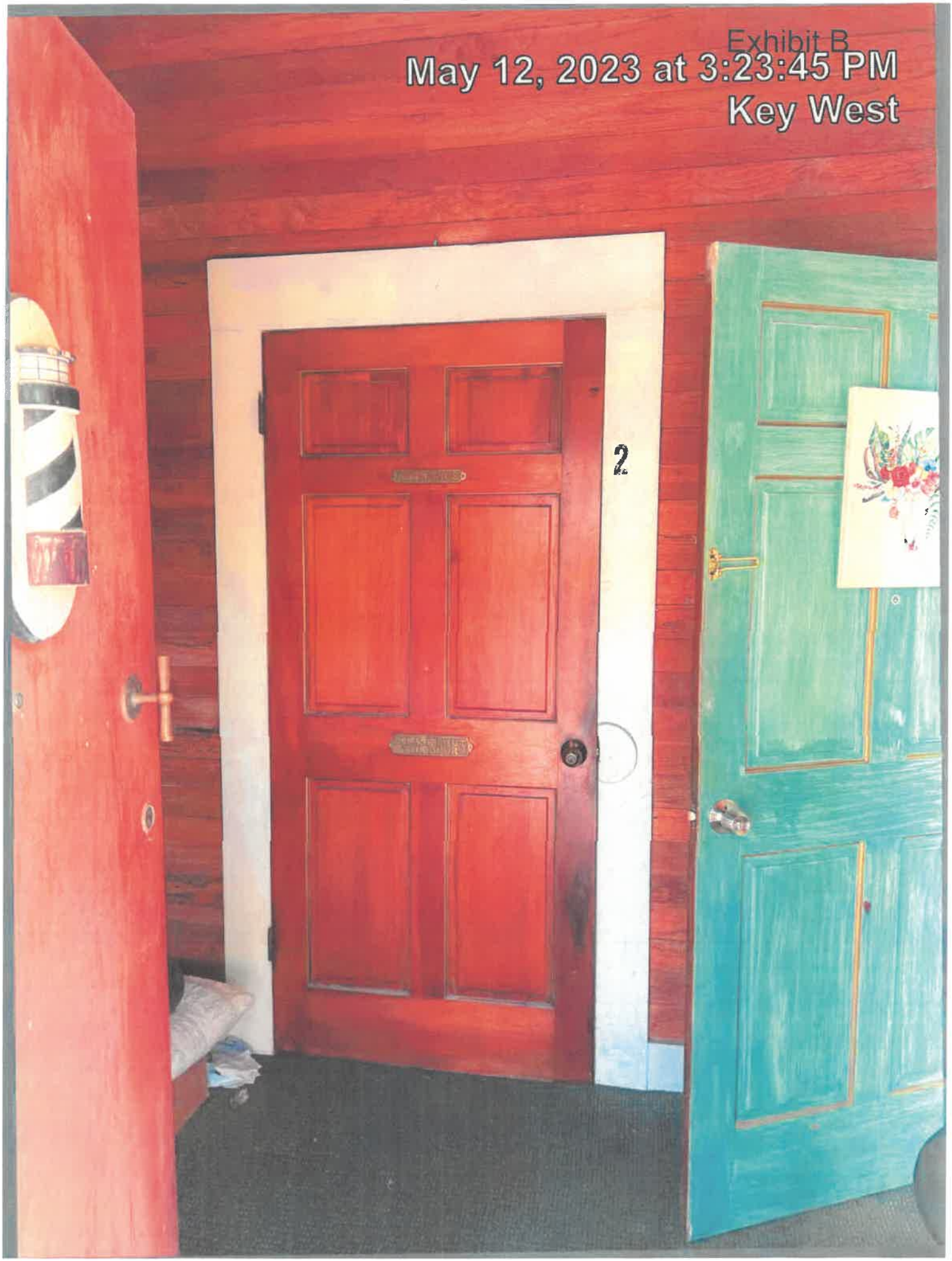
Key West


Exhibit B
May 12, 2023 at 3:23:39 PM
Key West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Key West
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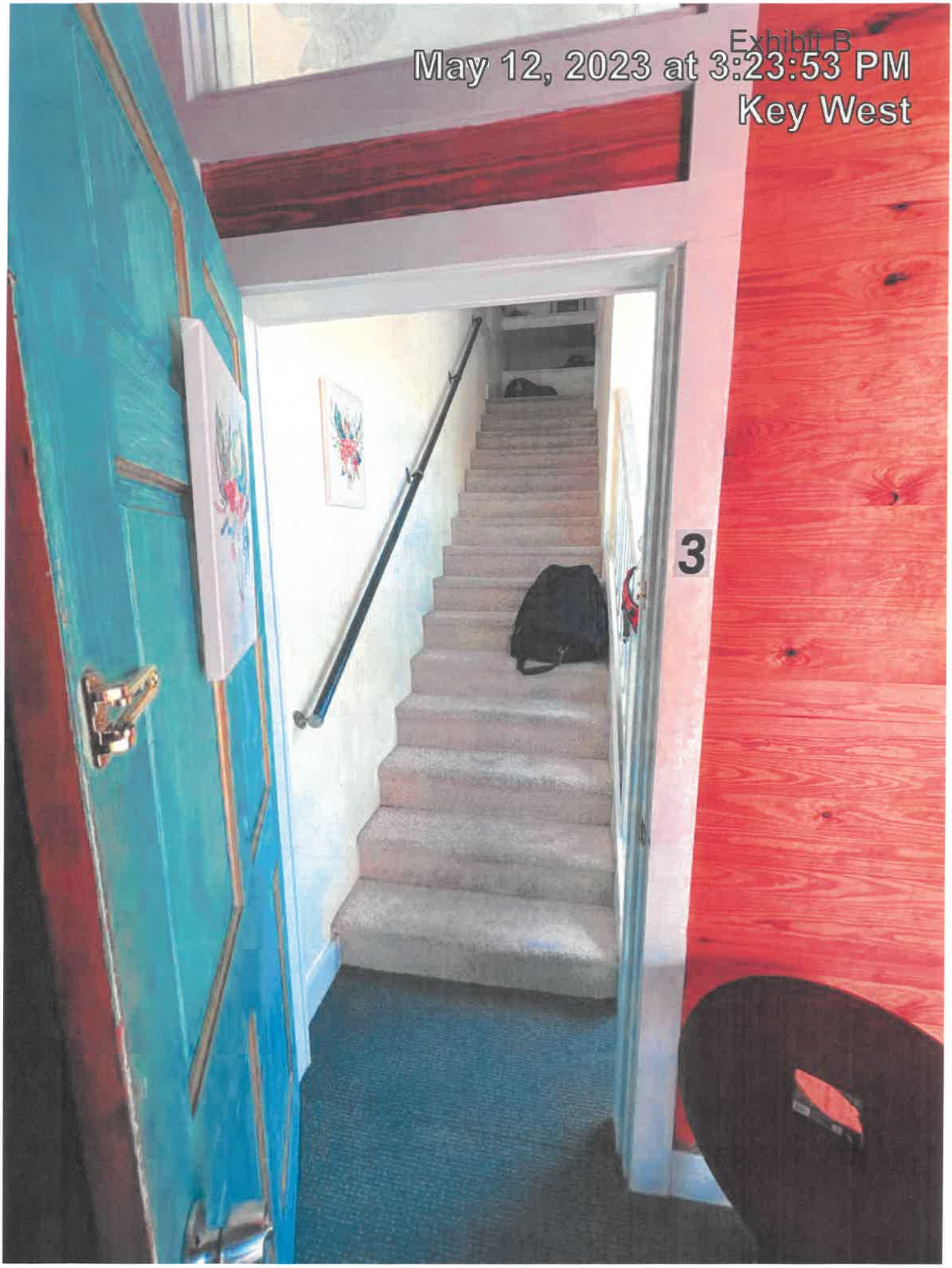
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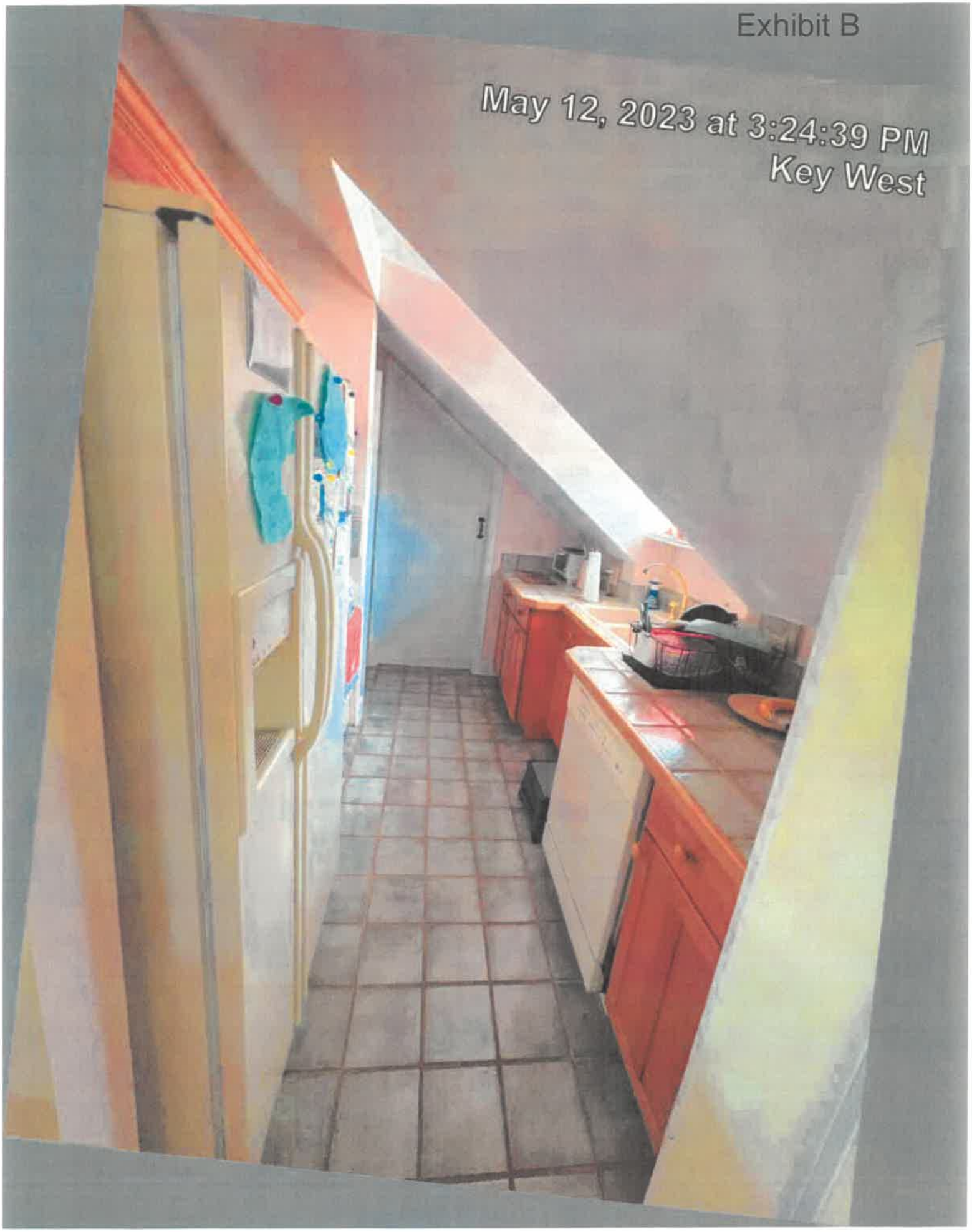
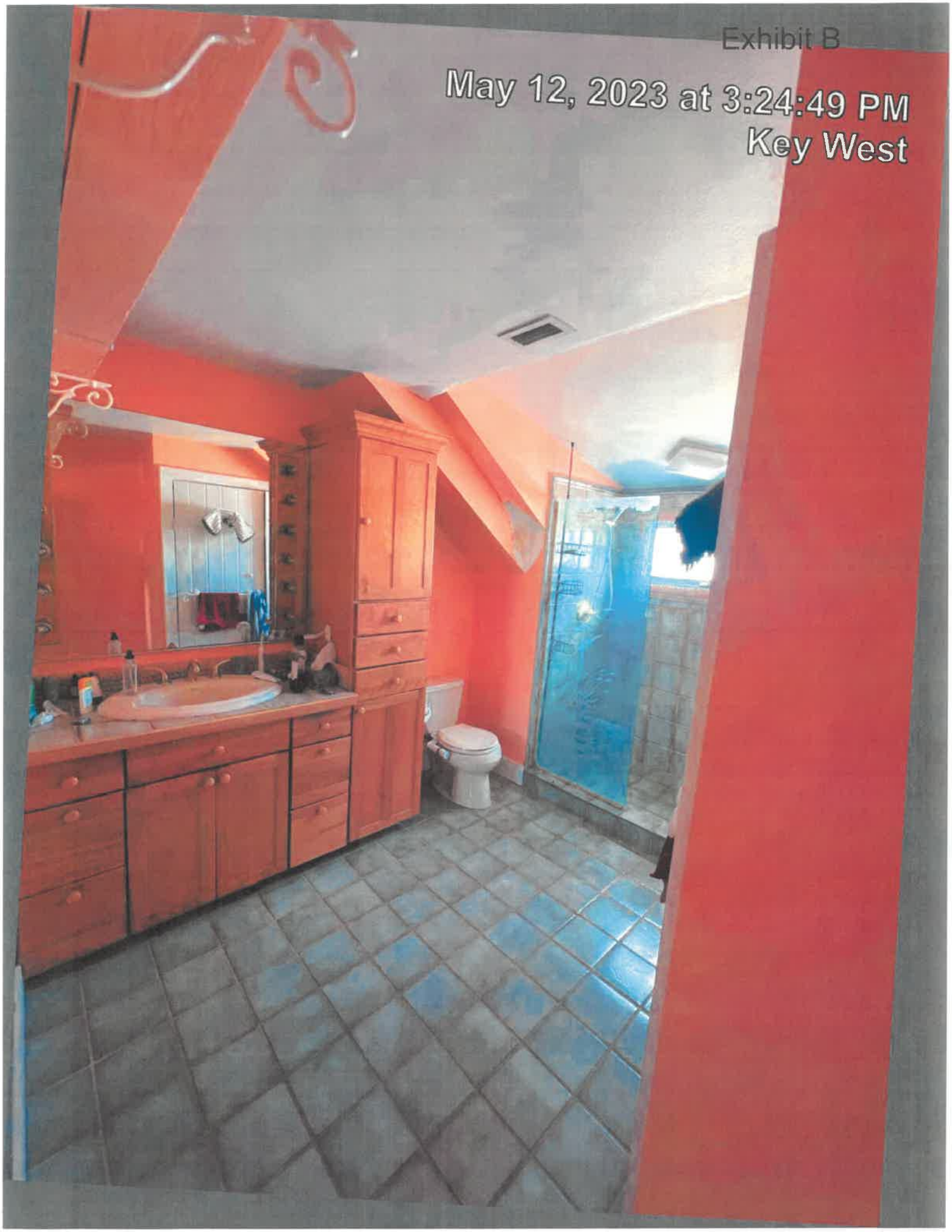
Key West
3


Exhibit B
May 12, 2023 at 3:24:22 PM
Key West

Exhibit B

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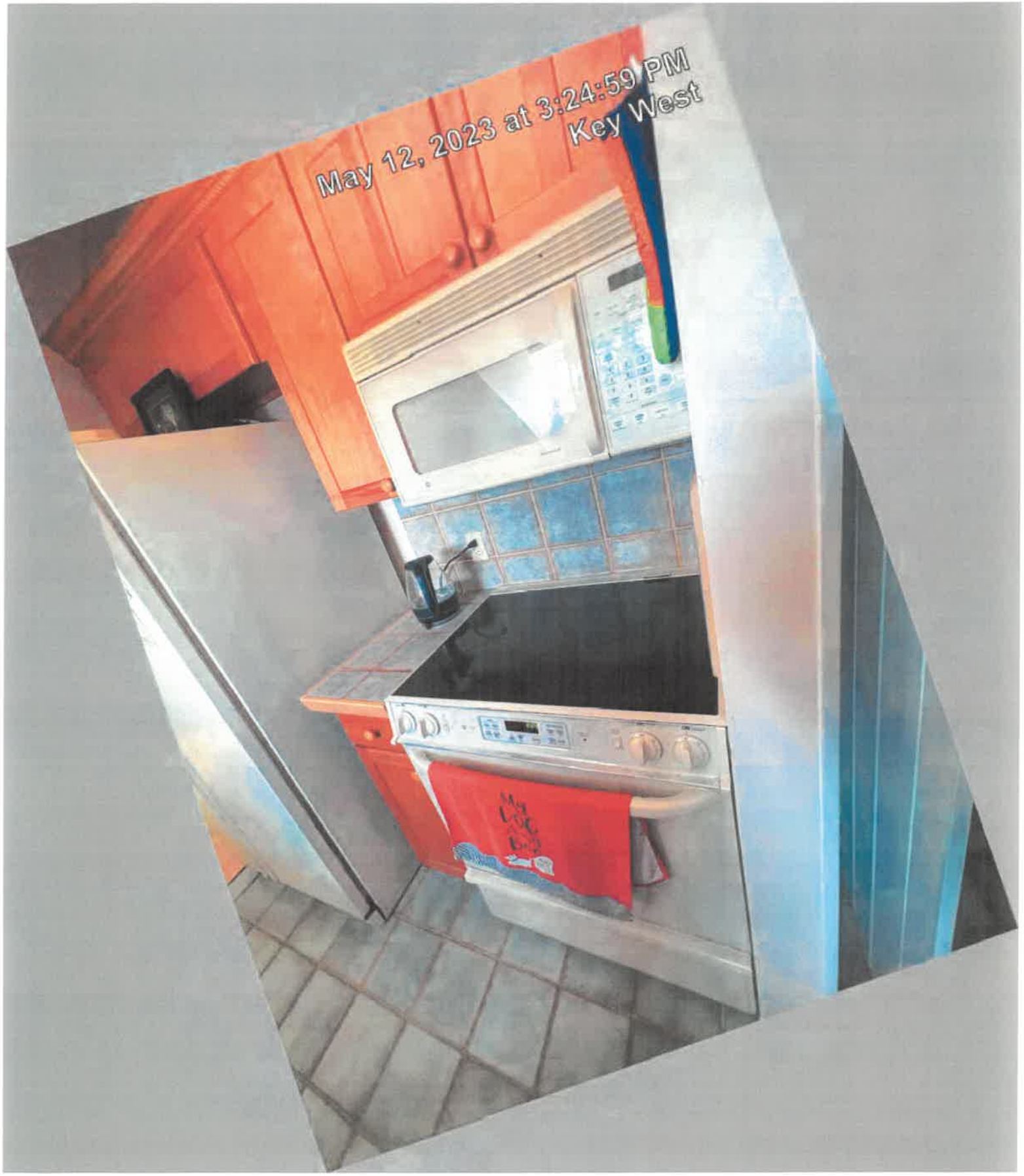
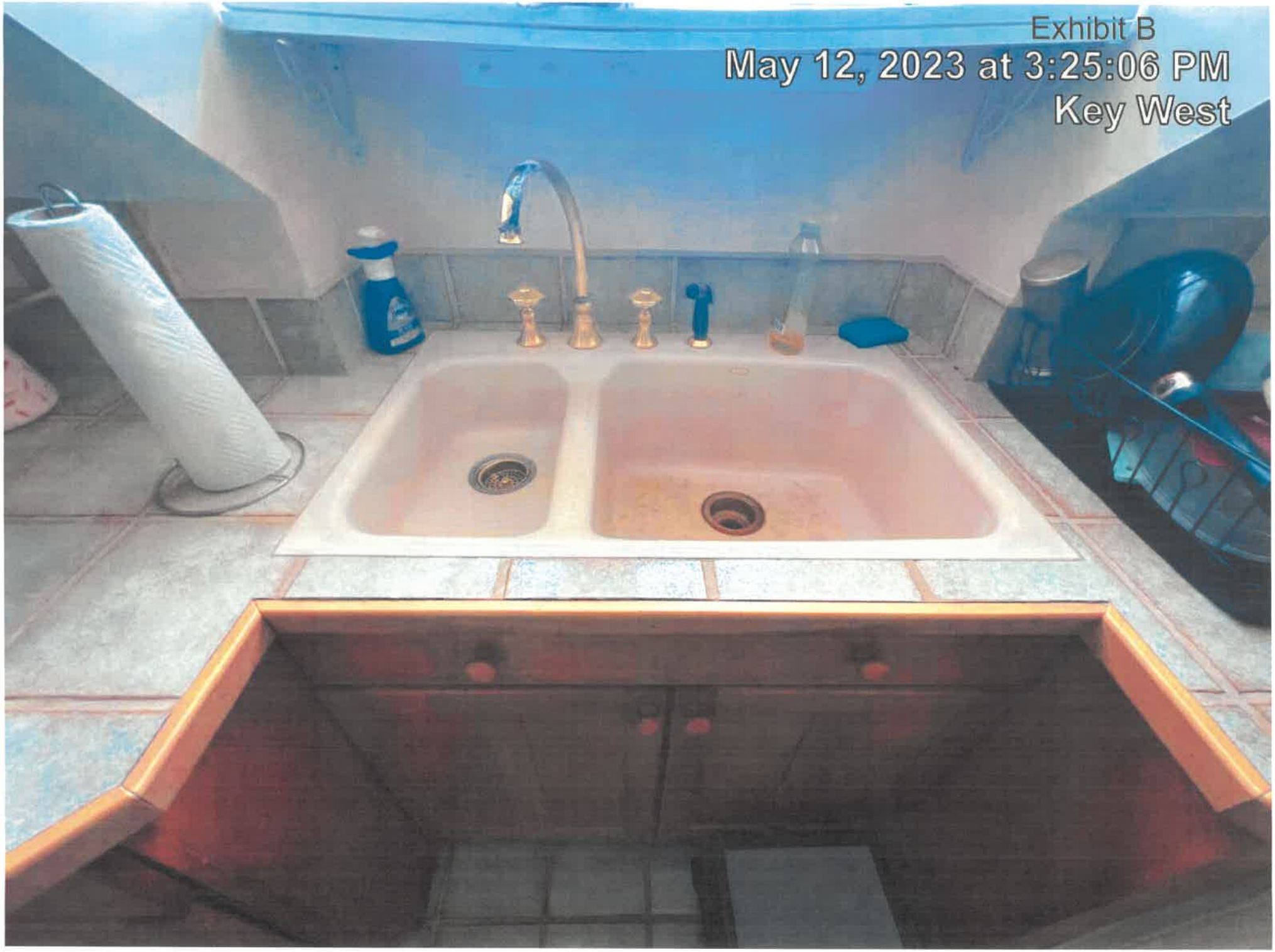
Key West

Exhibit B

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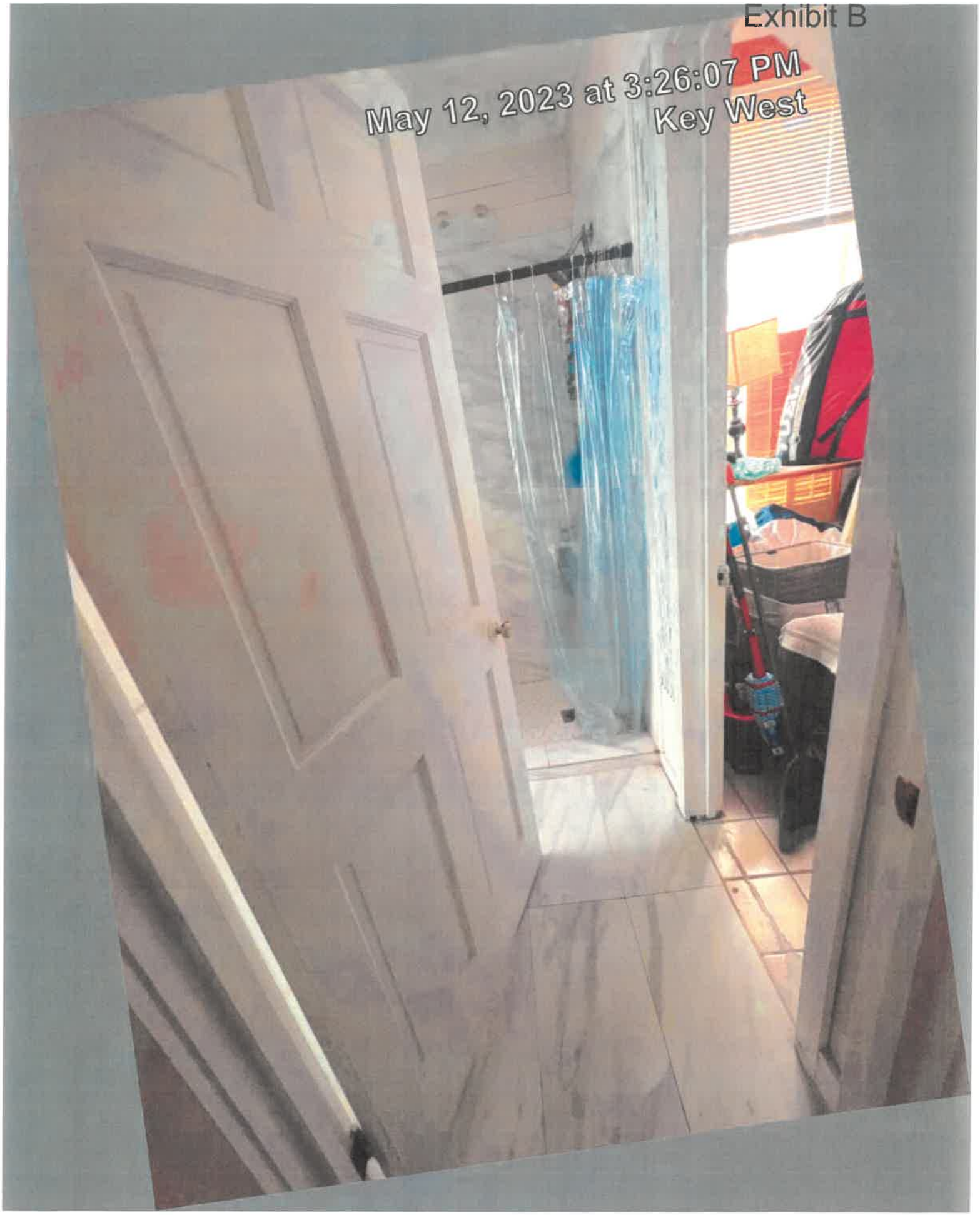
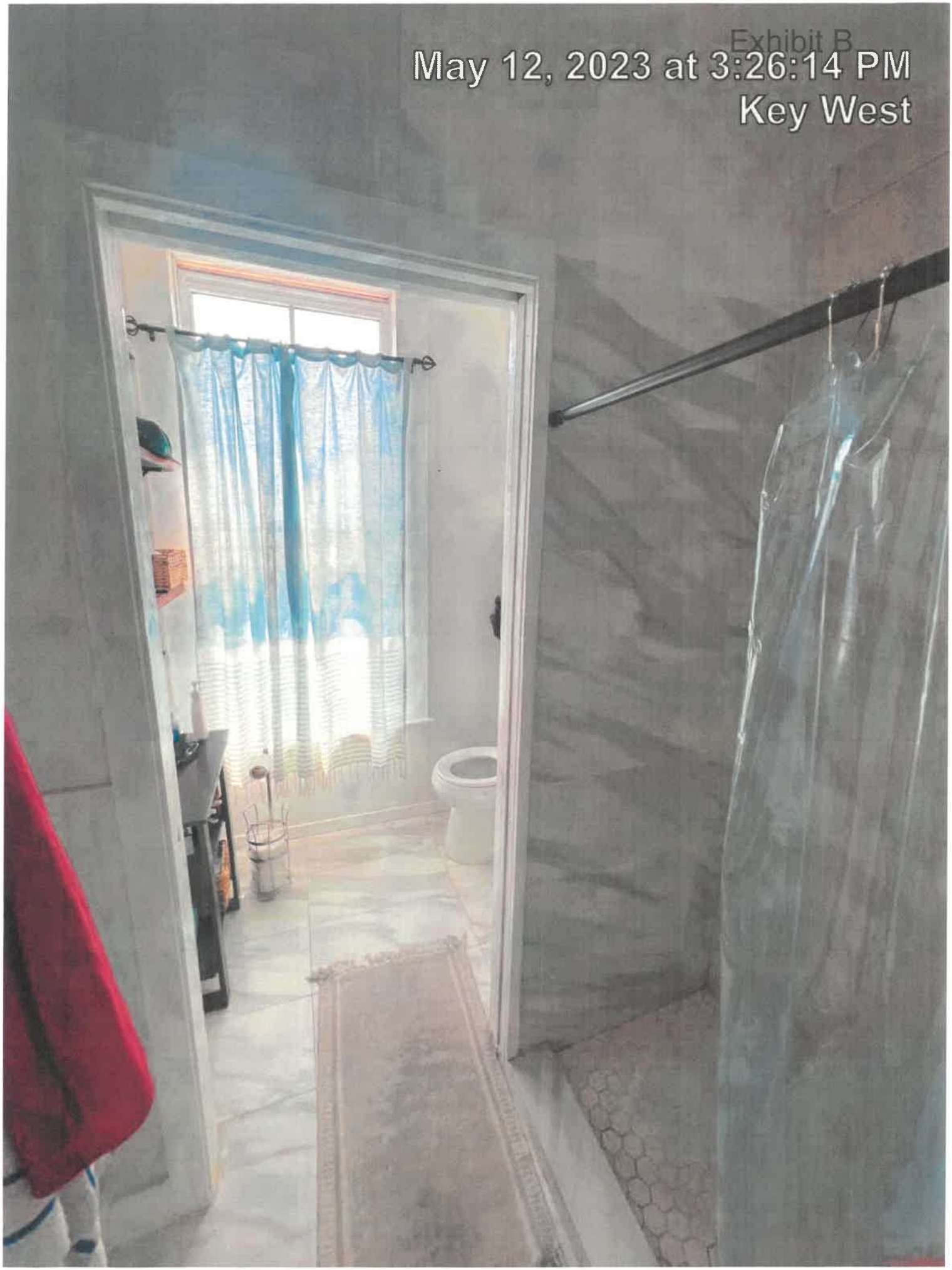
Key West


Exhibit B
May 12, 2023 at 3:26:01 PM
Key West

Exhibit B

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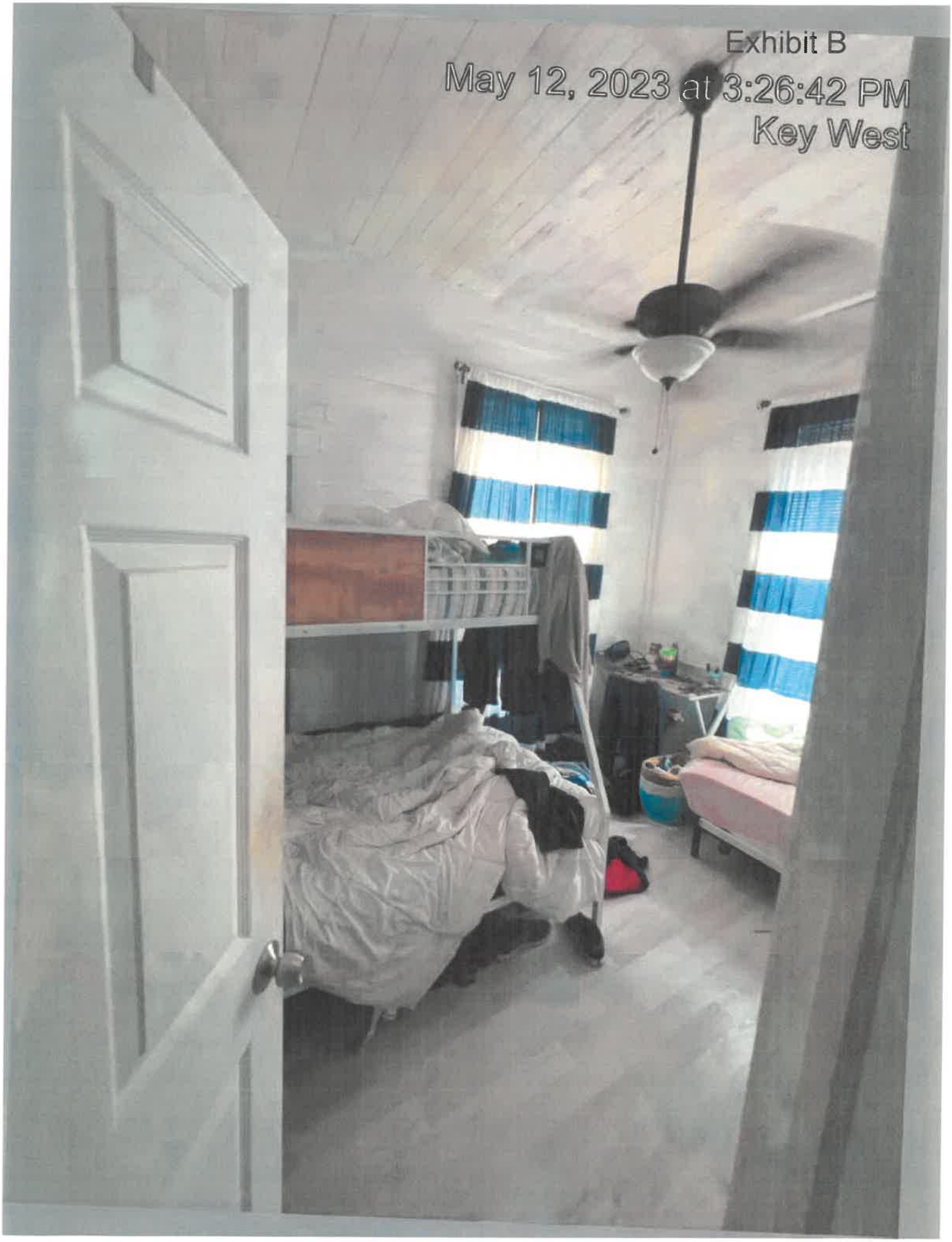


Exhibit B
May 12, 2023 at 3:26:42 PM
Key West

Additional Required Documents

Exhibit B

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

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

of Owen Trepanier and Associates, Inc.
(print name of entity)

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

901 Fleming Street; Key West, Florida 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 04/09/24 by
date

THOMAS FRANCIS SIBURG
Name of Applicant

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

Notary's Signature and Seal

JEFFREY A. BURGESS
Commission # HH 140143
Expires June 01, 2027
Bonded Thru Troy Fain Insurance 800-385-7019

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Exhibit B

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, Joseph Cohen as
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 my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this April 9, 2024
Date

by Joseph Cohen.
Name of person with authority to execute documents on behalf of entity owner

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

Alexandra Albury
Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

HH 230686
Commission Number, if any

ALEXANDRA NICOLE ALBURY
MY COMMISSION # HH 230686
EXPIRES: June 4, 2026

Exhibit B

Doc# 2157691 03/02/2018 3:03PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

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

03/02/2018 3:03PM
DEED DOC STAMP CL: Krys $8,050.00

Doc# 2157691
Bk# 2394 Pg# 487

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 2nd 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. 21st Street, Miami, 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 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]

Exhibit B

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

Name Barry Gibson
Witness #1

Name Julie Rivett
Witness #2

By: Thomas M. Sawyer (Seal)
Its: Secretary

Doc# 2157691
Bk# 2194 Pg# 488

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 28 day of March, 2018, by Thomas M. Sawyer, as Secretary of 901 Fleming, Inc., a Florida corporation, (x) who is personally known to me or ( ) who produced _____ as identification and who did not take an oath.

[NOTARY SEAL]

BARRY F GIBSON
MY COMMISSION # GG 070234
EXPIRES: March 5, 2021
Bonded Thru Budget Notary Services

Notary Public - State of Florida
Printed Name: Barry F. Gibson
My Commission Expires: 3-5-21

Exhibit B

Doc# 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

MONROE COUNTY
OFFICIAL RECORDS

Exhibit B

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 Address	901 FLEMING St, KEY WEST
Legal Description	KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR857-2359 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	32090
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

901 FLEMING STREET LLC
45 NW 21st St
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
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	354	Bedrooms	0

Exhibit B

Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	30	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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 DECK	1985	1986	0 x 0	1	460 SF	1
FENCES	1985	1986	0 x 0	1	864 SF	2
AIR COND	1997	1998	0 x 0	1	1 UT	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

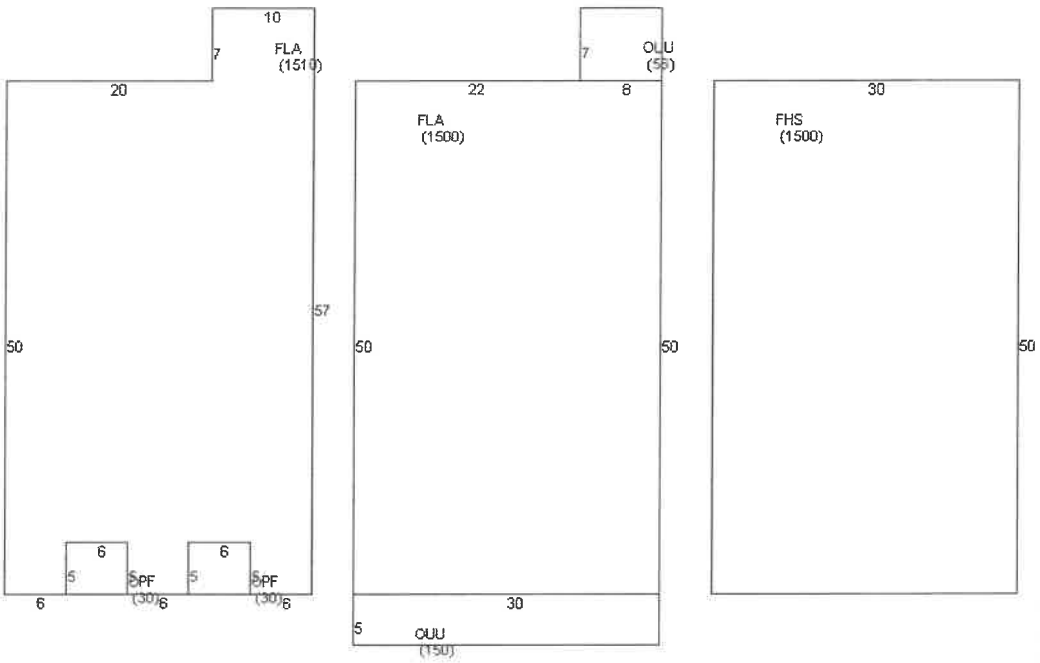
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2830	10/12/2021	4/22/2022	$100,000	Commercial	AUGERS PIERS AND BEAMS. DRAWINGS ATTACHED.
BLD2021-1939	7/12/2021		$1,500	Commercial	OPENING UP WALLS CEILING AND FLOOR TO DETERMINE STRUCTURAL INEFFICIENCIES.
15-0819	1/29/2015	3/27/2017	$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)

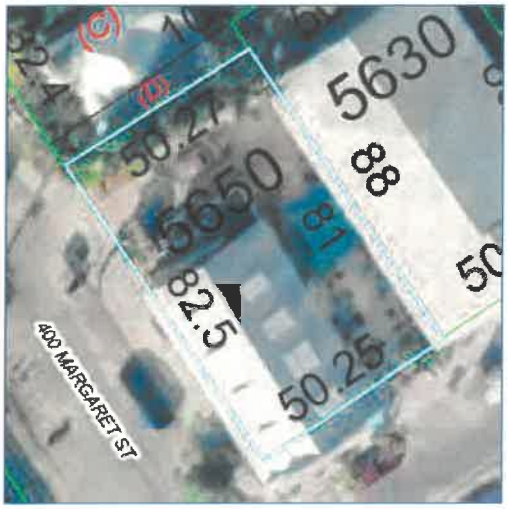
Exhibit B



Photos

Exhibit B

Map



TRIM Notice

2023 TRIM Notice (PDF)

Exhibit B
DIVISION OF CORPORATIONS

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

Report Year	Filed Date
2022	02/01/2022
2023	01/16/2023
2024	01/16/2024

Exhibit B

Document Images

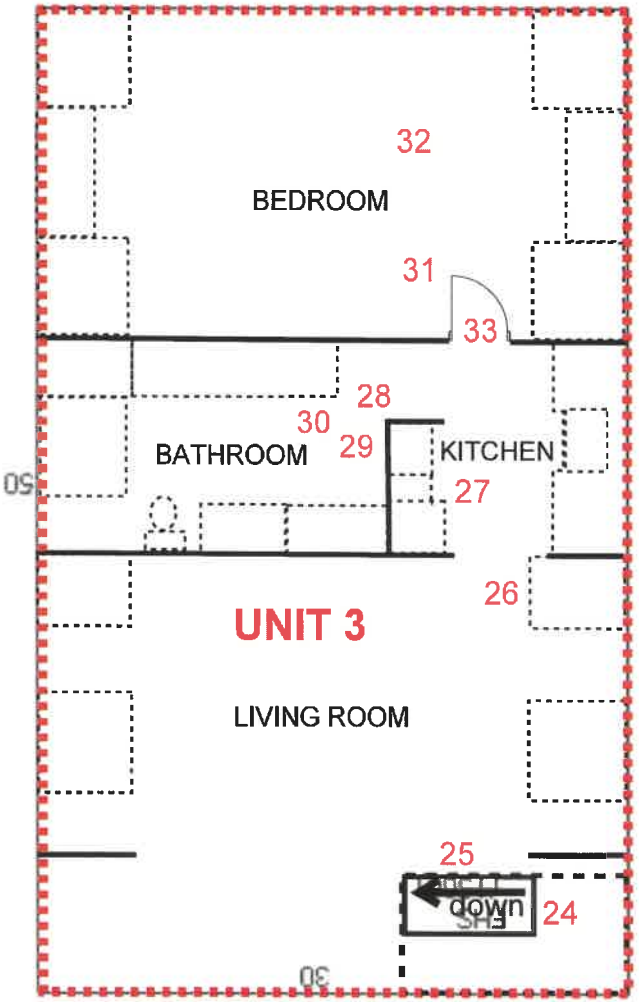
01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/16/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image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

Exhibit B

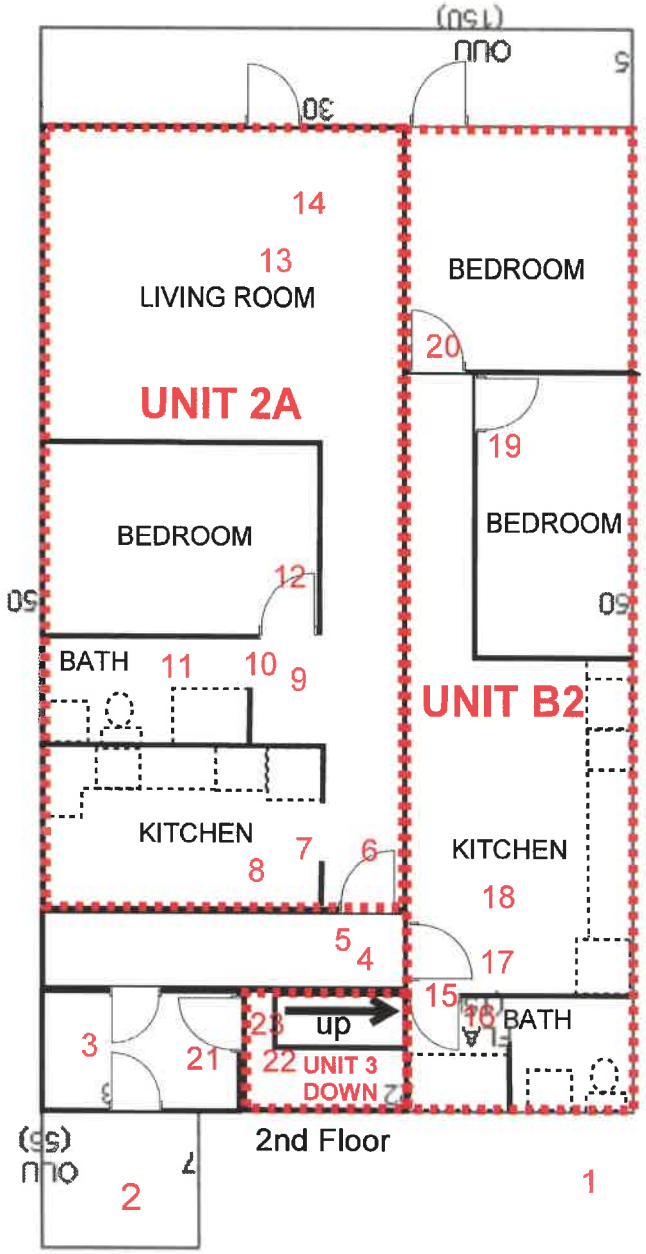

MAP OF BOUNDARY SURVEY
A PART OF LOT 4, SQUARE 33
WILLIAM A. WHITEHEAD'S MAP
OF THE ISLAND OF KEY WEST
KEY WEST, FLORIDA
NORTH
SCALE: 1" = 20'
ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED
ADDRESS
901 FLEMING STREET
KEY WEST, FL 33040
LEGAL DESCRIPTION
CERTIFIED TO:
REECE & ASSOCIATES

901 Fleming Street

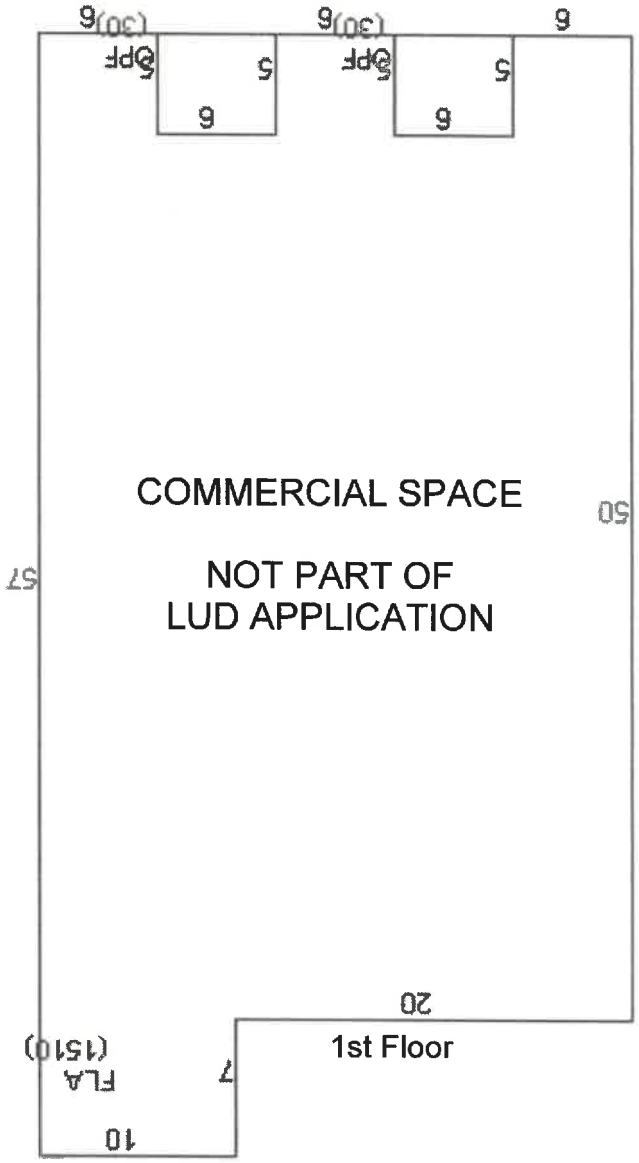
Exhibit B



3rd Floor

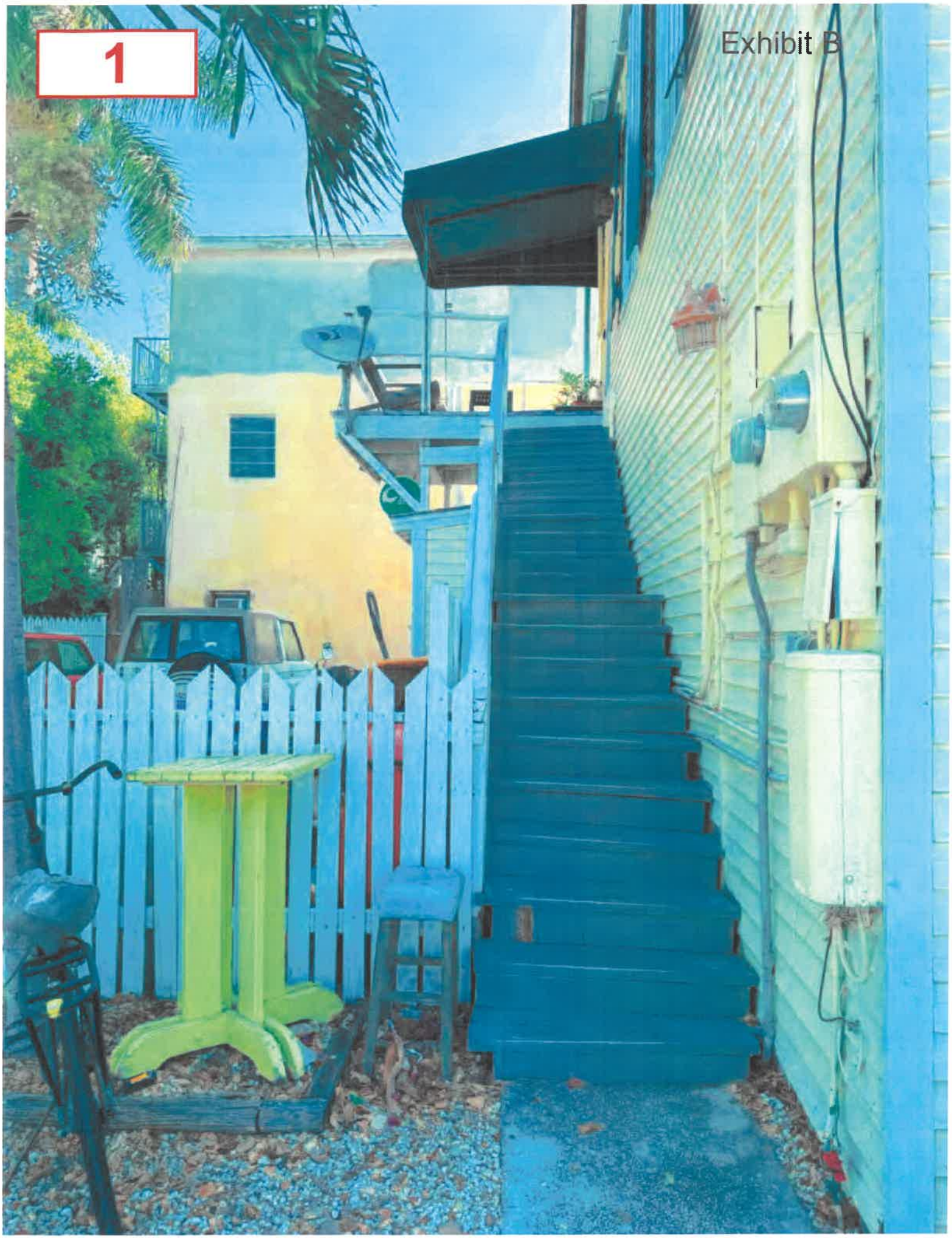


2nd Floor



1st Floor

**RED NUMBERS CORRESPOND TO FOLLOWING PHOTOS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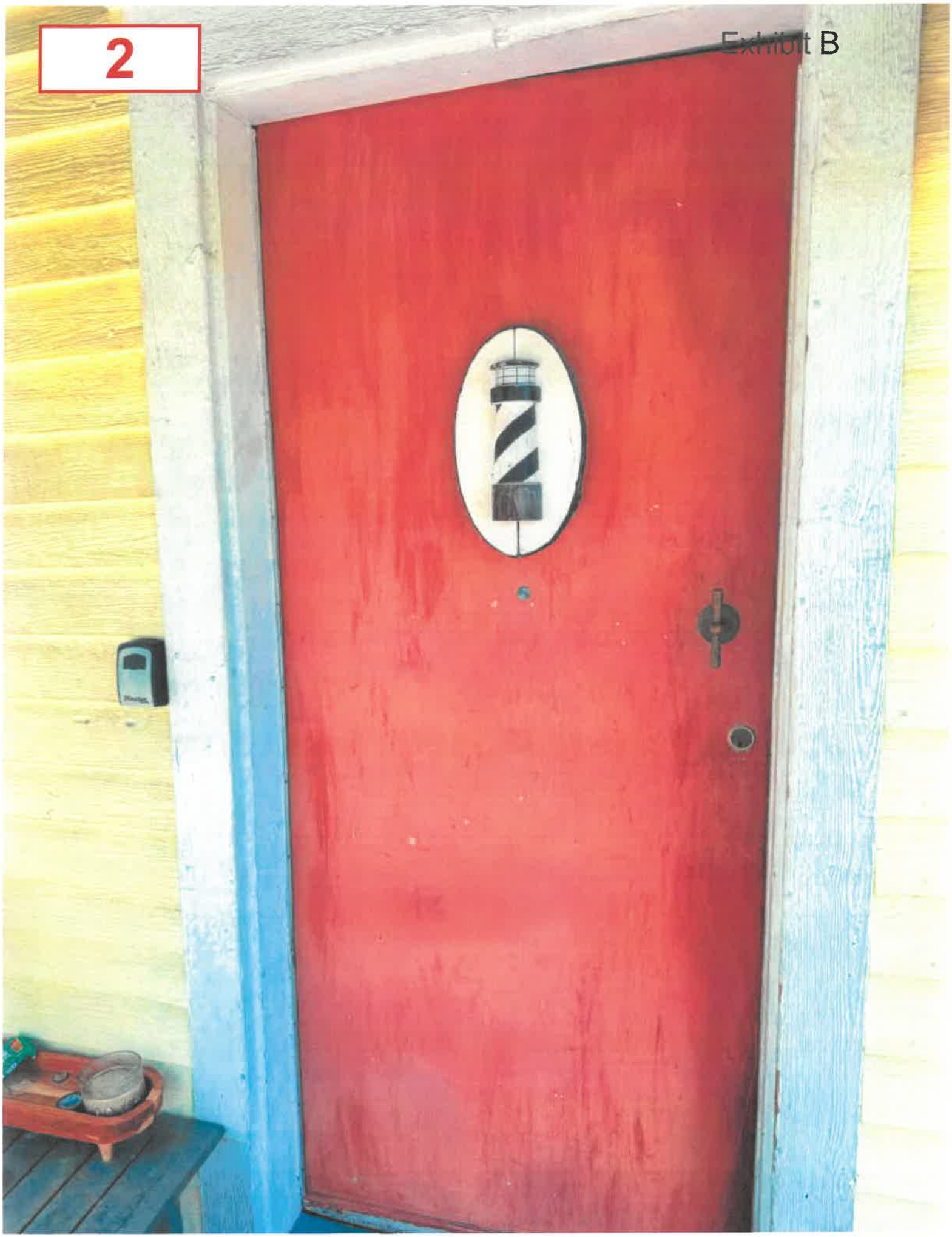

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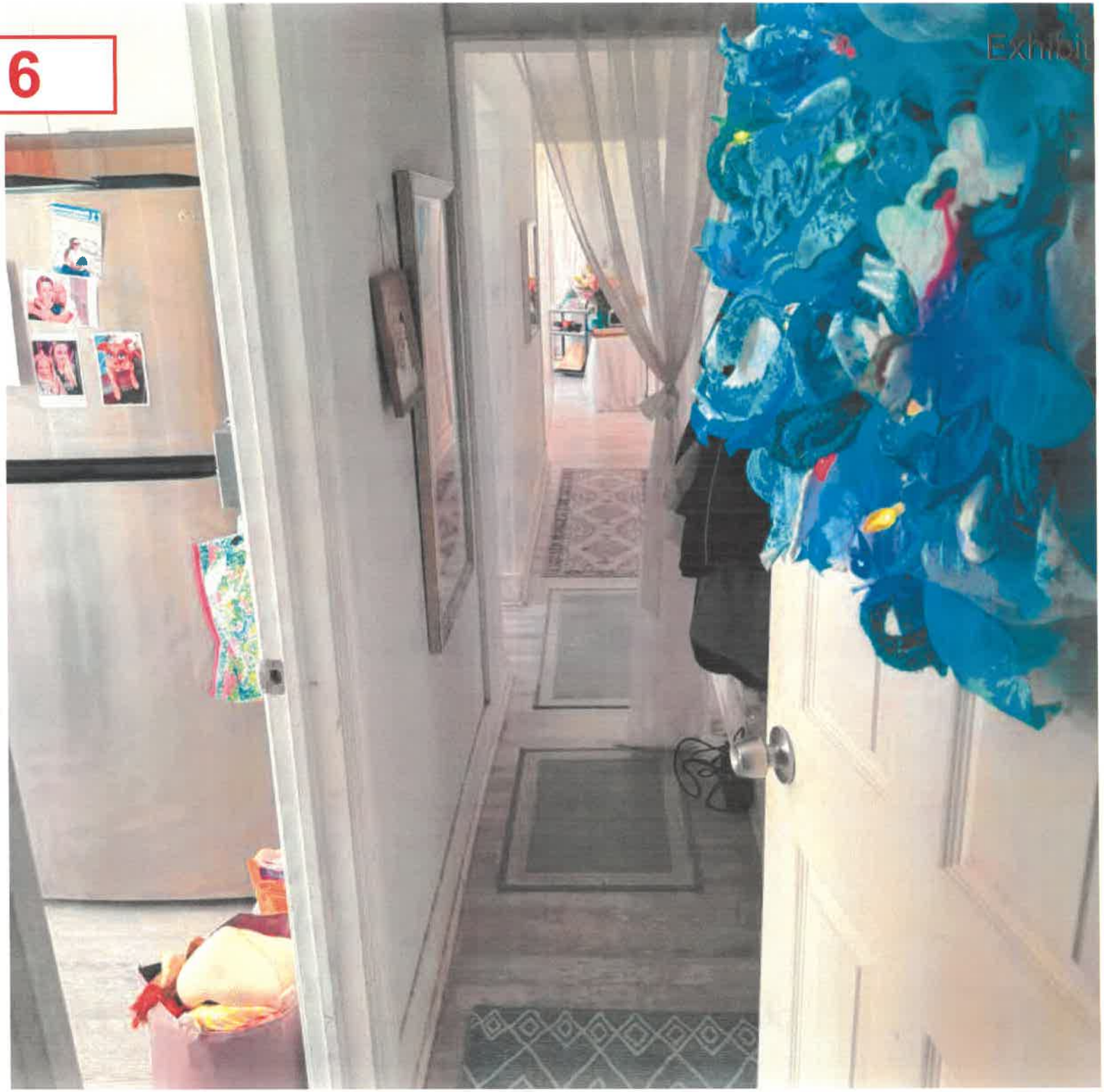

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Exhibit B


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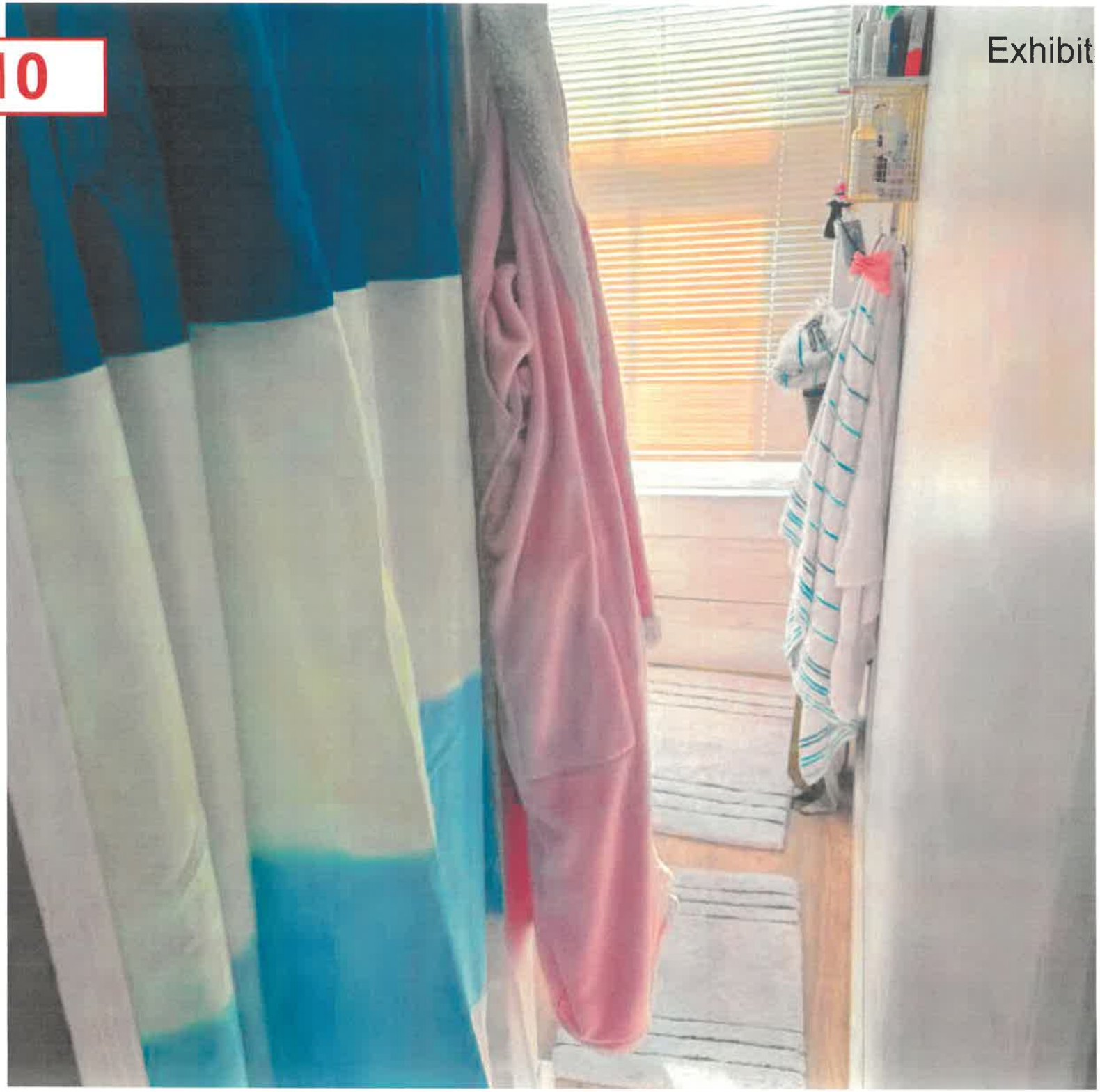
Exhibit B



11

Exhibit B

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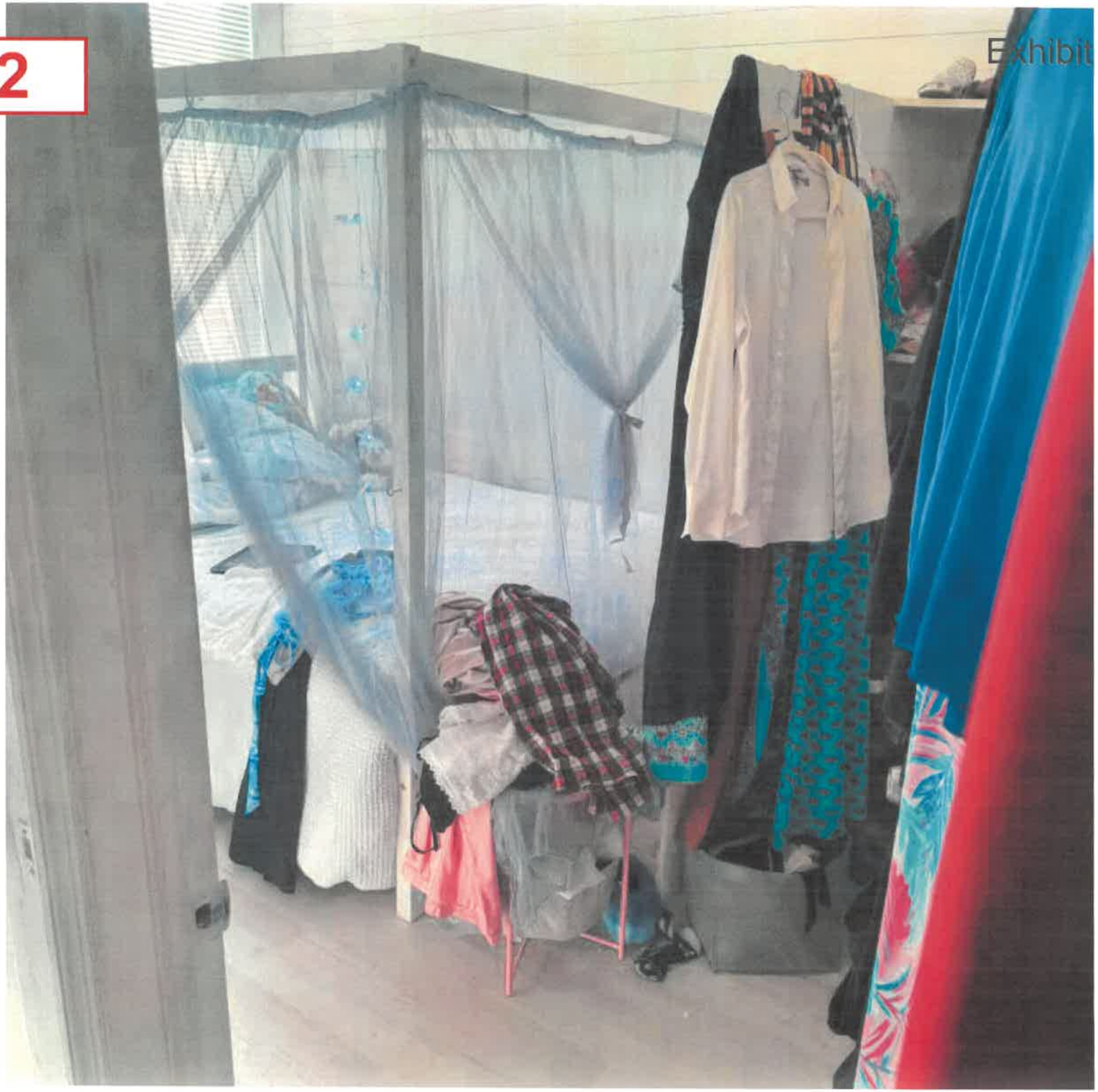

13

Exhibit B

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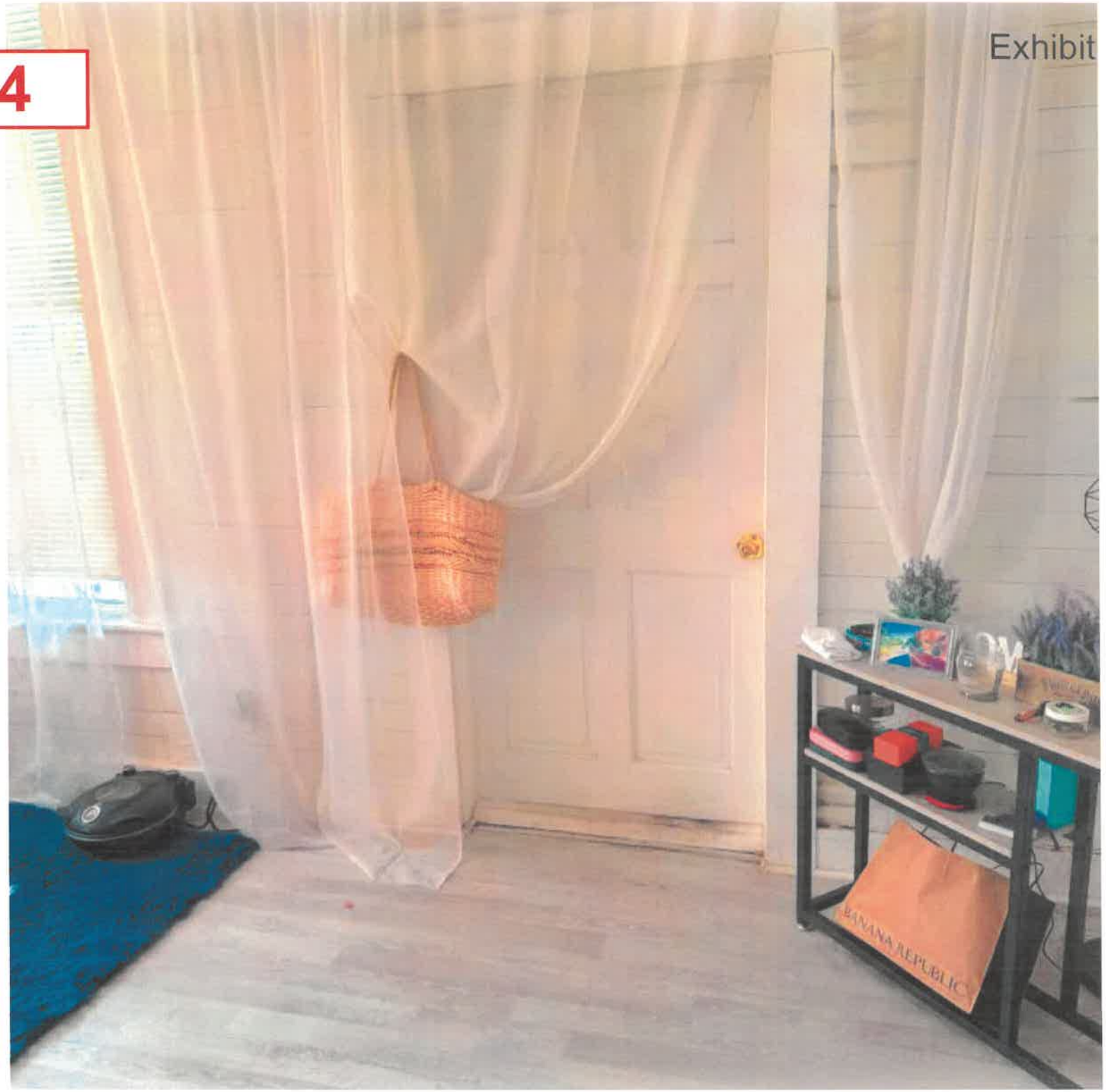


4
(duplicated)

Exhibit B


15
Exhibit B


16
Exhibit B


17
Exhibit B
Marlboro

18

Exhibit B


19
Exhibit B

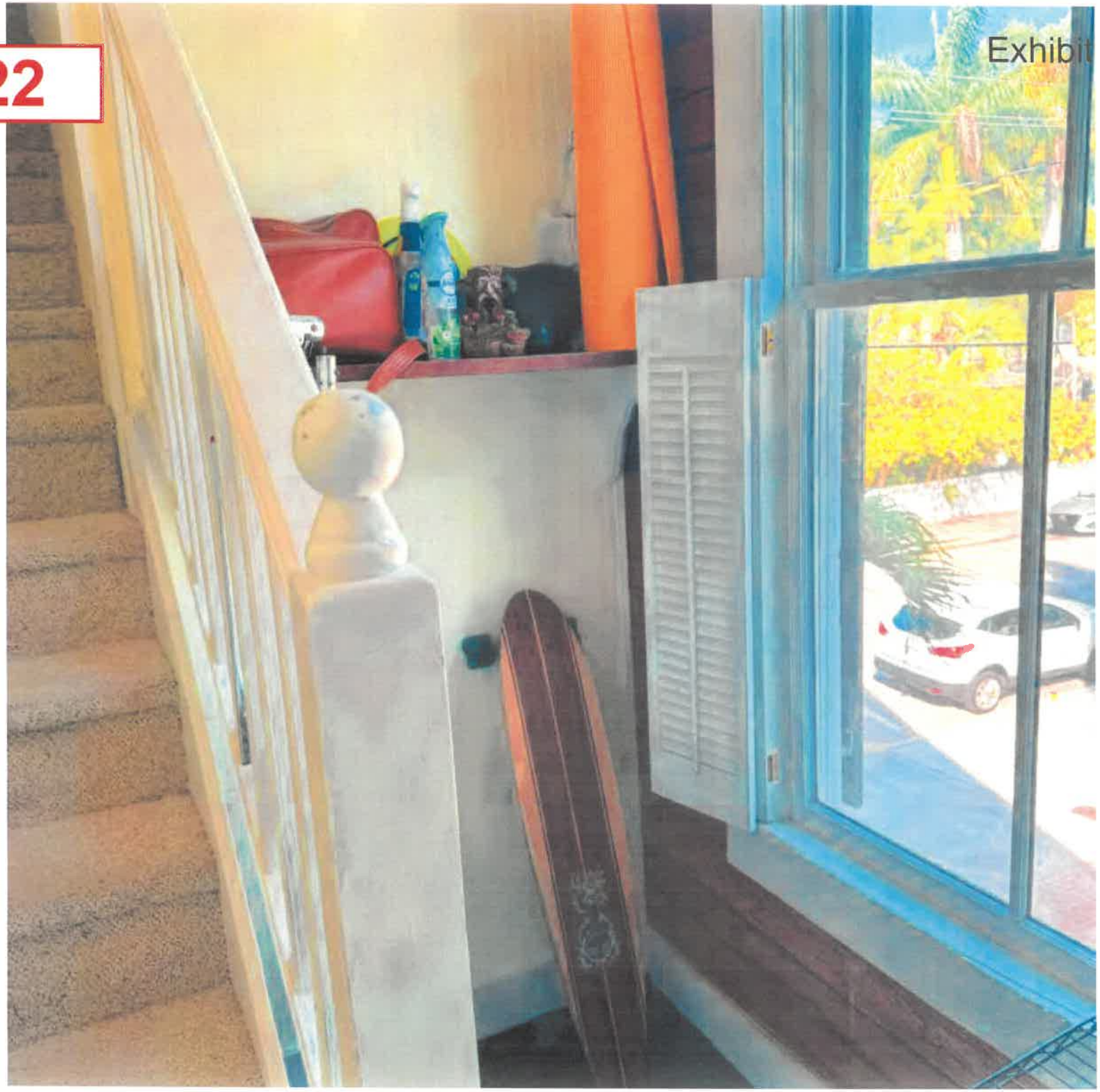
20

21

Exhibit B

22

Exhibit B



23

Exhibit B

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Exhibit B


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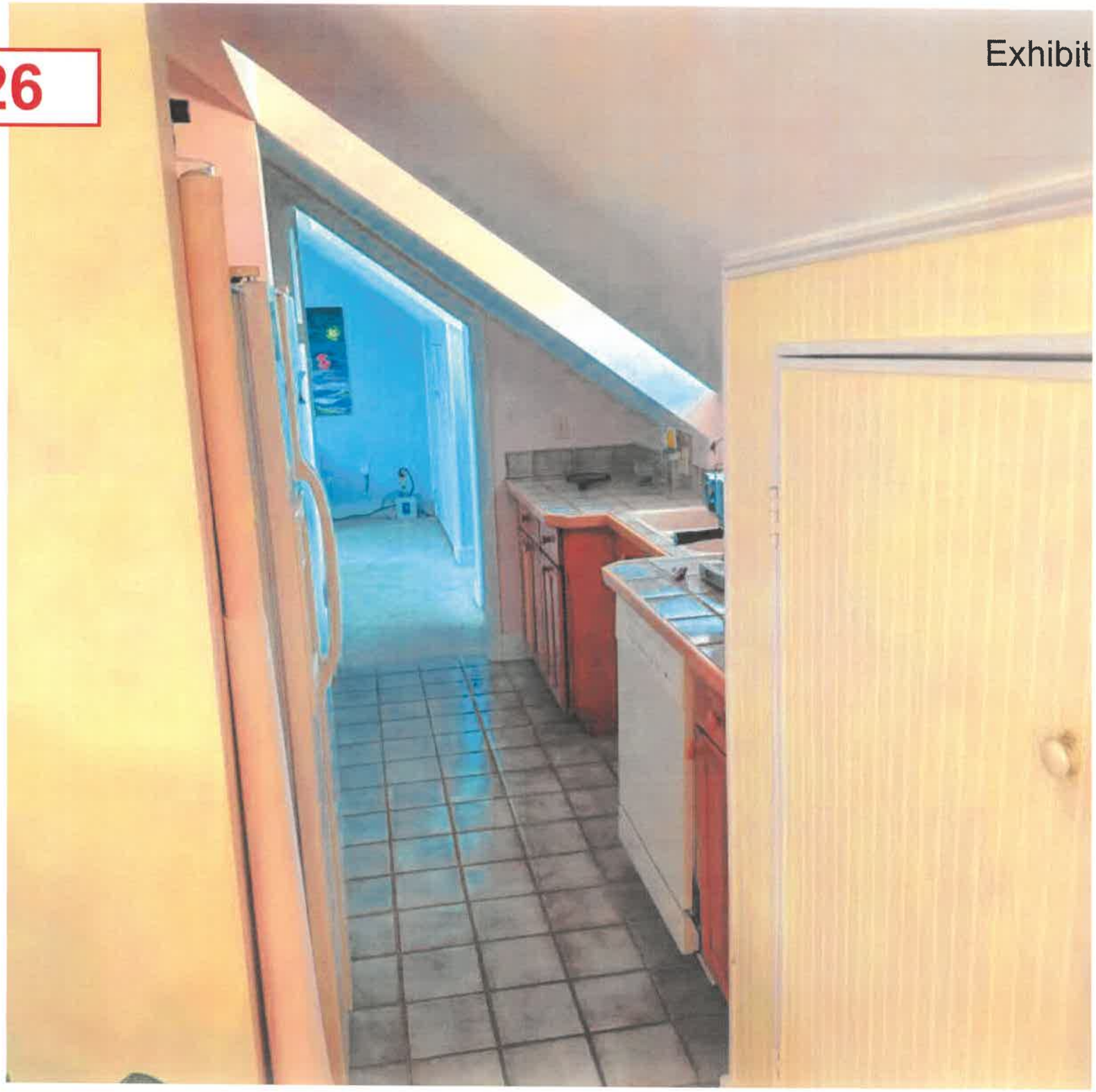


27
Exhibit B

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Exhibit B

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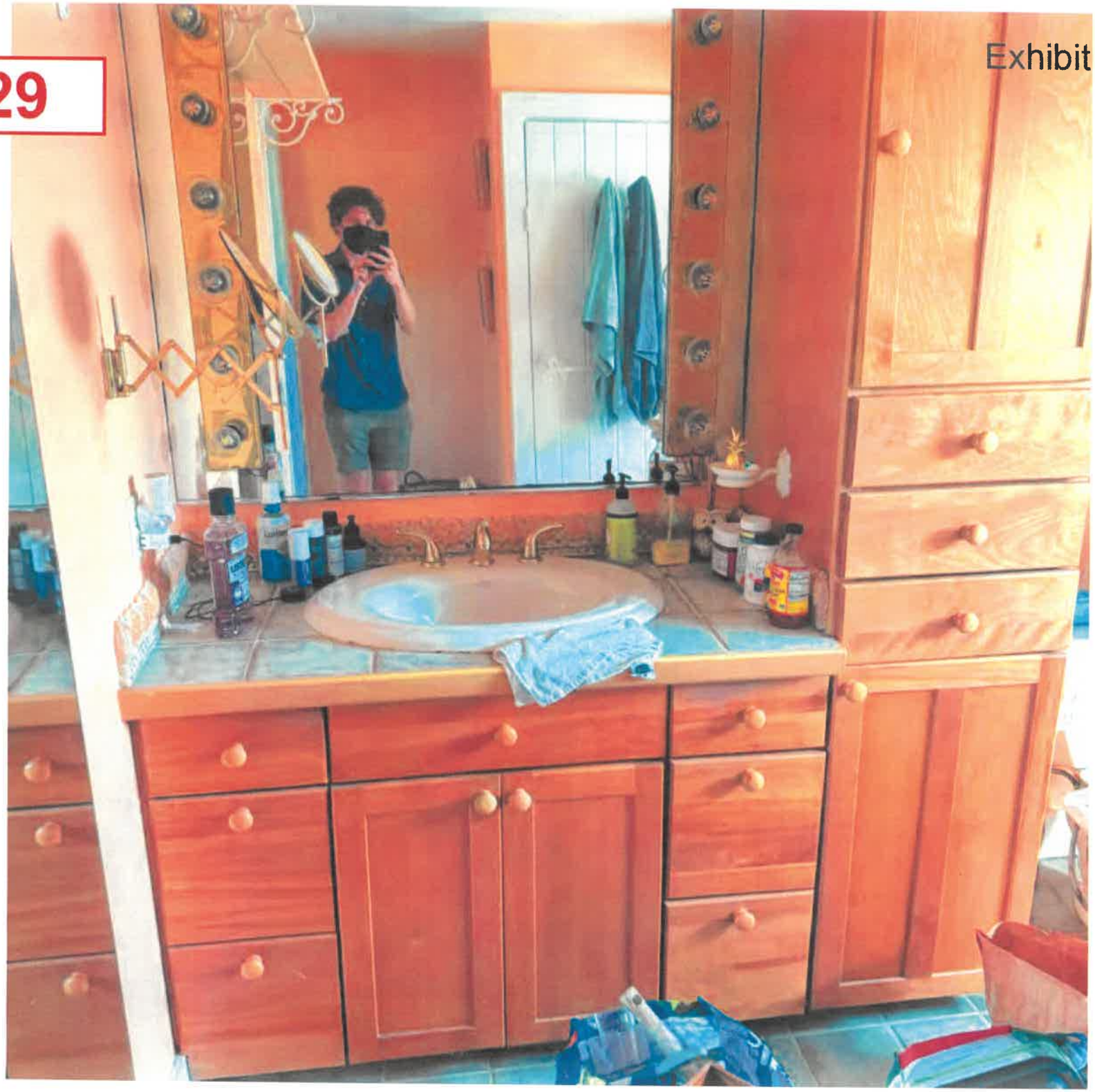
Exhibit B



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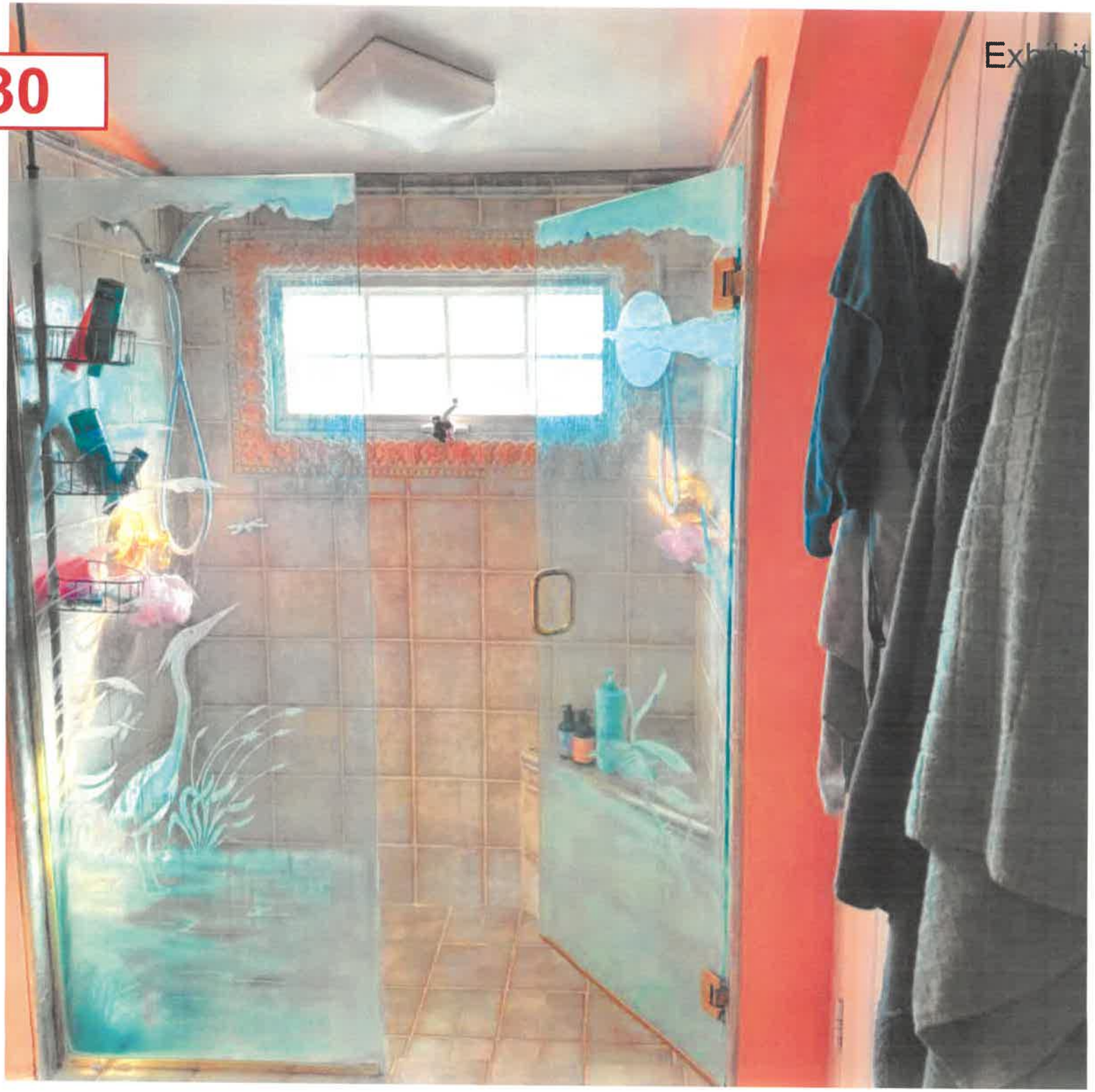
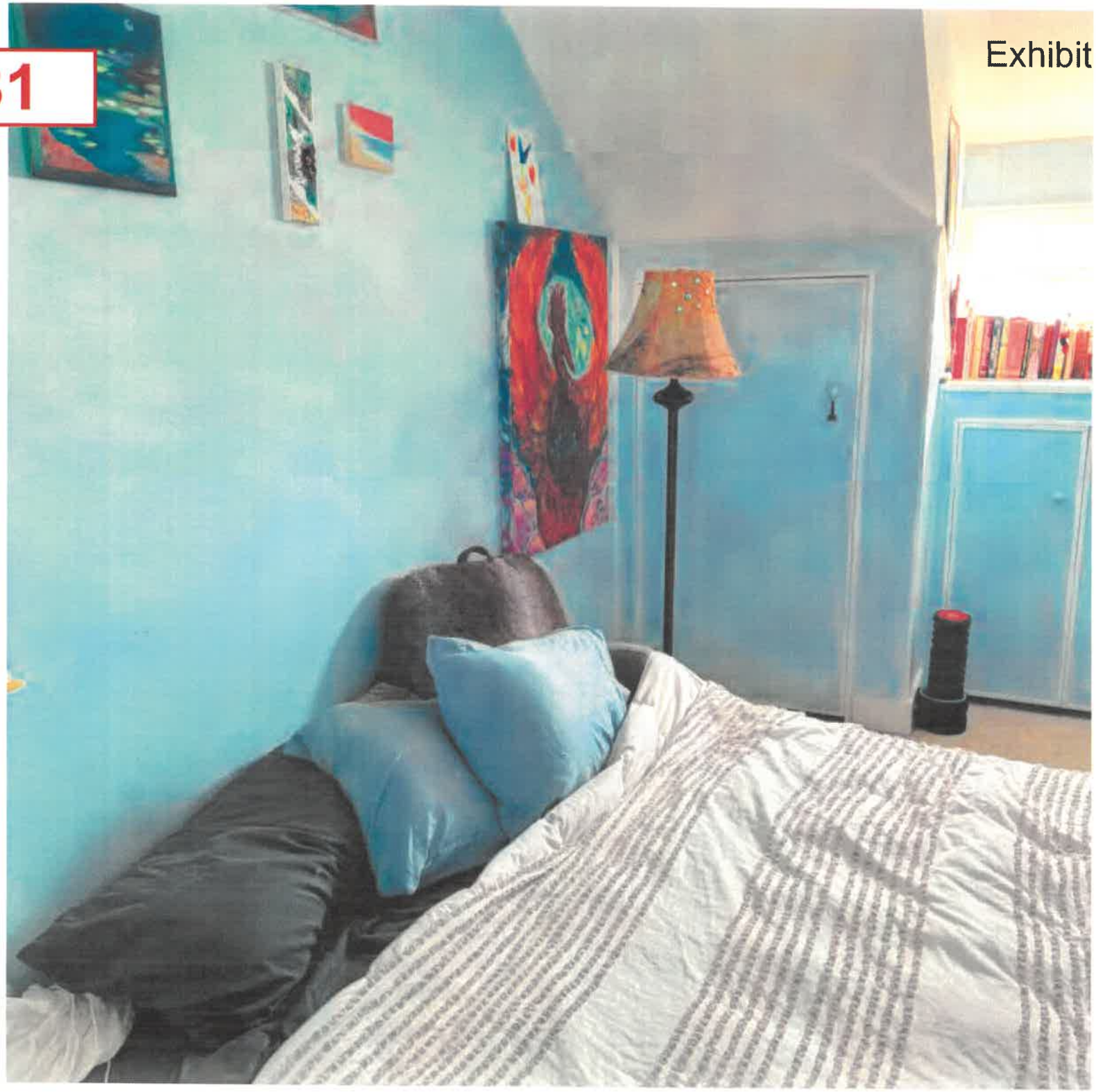


31

Exhibit B



32

Exhibit B

33

Exhibit B

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

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

PROPERTY DESCRIPTION:
Site Address: 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 ☒ Authorized Representative
Name: Trepanier & Associates, Inc. (Thomas Francis-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

PROPERTY OWNER: (if different than above)
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

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

Print Name of property owner or agent or licensed contractor	Signature
Trepanier & Associates, Inc. (Thomas Francis-Siburg)	

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

JEFFREY A. BURGESS
Commission # HH 140043
Expires June 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Personally known or produced as identification.

Official Use Only:

Exhibit C

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

UNIT TYPE	NUMBER OF UNITS	
	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

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

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

- ☒ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☒ Building permits issued prior to April 1, 2010;
- ☒ Copies of city directory entries on or about April 1, 2010;
- ☒ Applications received after *May 2, 2017* must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- ☐ Site visits ~~which indication that the age of the structure and associated improvements likely pre-date 2010~~; ***PENDING*** & not requirement in LDRs
- ☒ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☒ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☐ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- ☒ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card);
- ☒ Similar documentation as listed above.

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

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

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official.

b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

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

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

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

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

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;

2. Staff will schedule a site visit to include the Building Official when the application is under review;

3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed;

4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Application checklist:

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

Exhibit C

COVER LETTER

TREPANIER

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

1421 First Street • Key West, FL • 33040-3048
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

Exhibit C

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)	A
1950s	HARC Record	-	Depicting historical residential balcony.	B
2009	FDOT APLUS	-	Reflects existing situation	C
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 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	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	H
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	K

Exhibit C

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 (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)	A
1950s	HARC Record	-	Reflects existing situation	B
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	O

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**

Exhibit C

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.	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	B
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.	C
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.**

Exhibit C

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. 108-996, 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

Authorization and Verification

Exhibit C

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

I, Thomas Francis-Siburg, in my capacity as Planning Manager
(print name) *(print position: president, managing member)*

of Owen Trepanier and Associates, Inc.
(print name of entity)

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

901 Fleming Street; Key West, Florida 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 04/14/24 by
date
THOMAS FRANCIS SIBURG
Name of Applicant

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

Notary's Signature and Seal

JEFFREY A. BURGESS
Commission # HH 140043
Expires: 08/08/2028
Bonded Thru Troy Fain Insurance 800-385-7019

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Exhibit C

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, Joseph Cohen as
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 my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this April 9, 2024
Date

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

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

Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

HH 230886
Commission Number, if any

ALEXANDRA NICOLE ALBURY
MY COMMISSION # HH 230886
EXPIRES: June 4, 2026

Exhibit C

DEED

Exhibit C

Doc# 2157691 03/02/2018 3:03PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

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

03/02/2018 3:03PM
DEED DOC STAMP CL: Krys $8,050.00

Doc# 2157691
Bk# 2394 Pg# 487

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 2nd 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. 21st Street, Miami, 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 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]

Exhibit C

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

Name: Barry Gibson
Witness #1

Name: Julie Brett
Witness #2

By: Thomas M. Sawyer (Seal)
Its: Secretary

Doc# 2157691
Bkt 2284 Pg# 488

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 28 day of March, 2018, by Thomas M. Sawyer, as Secretary of 901 Fleming, Inc., a Florida corporation, (x) who is personally known to me or ( ) who produced _____ as identification and who did not take an oath

[NOTARY SEAL]

BARRY F GIBSON
MY COMMISSION # GG 079634
EXPIRES: March 5, 2021
Bonded Thru Budget Notary Services

Notary Public - State of Florida
Printed Name: Barry F. Gibson
My Commission Expires: 3-5-21

Exhibit C

Doc# 2157691
Bk# 2194 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

MONROE COUNTY
OFFICIAL RECORDS

Exhibit C

Property Card

Exhibit C

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 Address	901 FLEMING St, KEY WEST
Legal Description	KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 OR784-412 OR766-59 OR857-2359 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	22090
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

901 FLEMING STREET LLC
45 NW 21st St
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

[illegible]

Land

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

Buildings

Building ID	99360	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1918
Building Type	COM/RES C / 12C	Effective Year Built	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	4776	Roof Type	GABLE/HIP
Finished Sq Ft	3010	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	354	Bedrooms	0

Exhibit C

Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	30	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
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 DECK	1985	1986	0 x 0	1	460 SF	1
FENCES	1986	1986	0 x 0	1	864 SF	2
AIR COND	1997	1998	0 x 0	1	1 UT	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

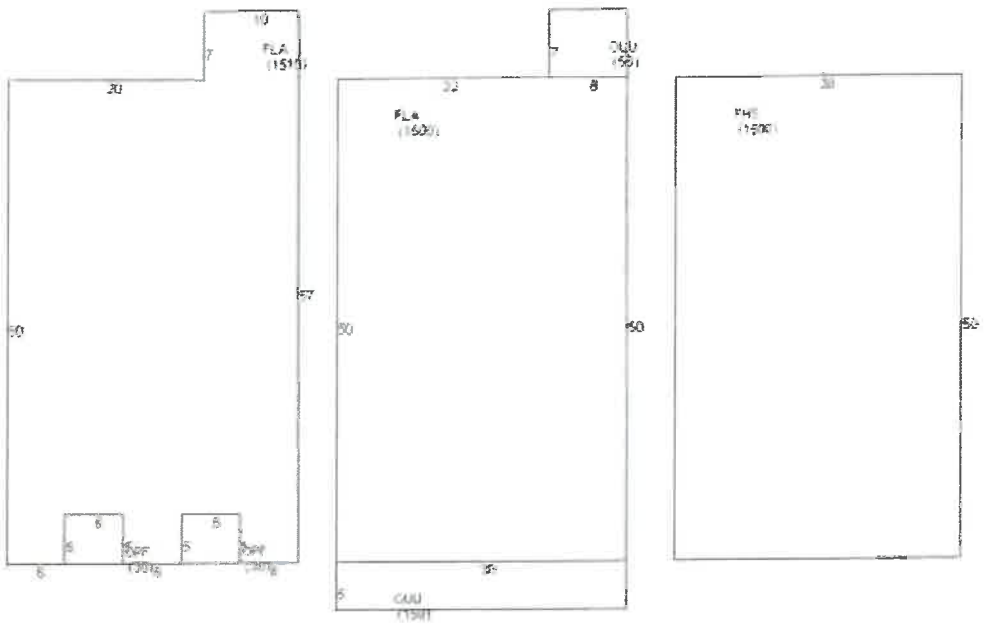
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2830	10/12/2021	4/22/2022	$100,000	Commercial	AUGERS PIERS AND BEAMS. DRAWINGS ATTACHED.
BLD2021-1939	7/12/2021		$1,200	Commercial	OPENING UP WALLS CEILING AND FLOOR TO DETERMINE STRUCTURAL INEFFICIENCIES.
15-0819	1/29/2015	3/27/2017	$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/REND 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)

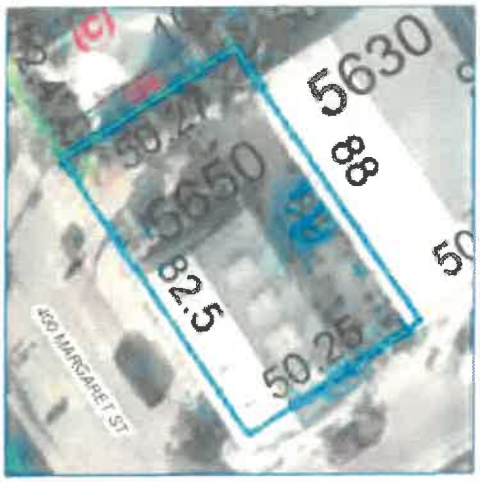
Exhibit C



Photos

Exhibit C

Map



TRIM Notice

Exhibit C

SUNBIZ

Exhibit C

Detail by Entity Name

Florida Limited Liability Company
901 FLEMING STREET, LLC

Filing Information

Document Number	L18000047816
FEI/EIN Number	82-4655396
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

Report Year	Filed Date
2022	02/01/2022
2023	01/16/2023
2024	01/16/2024

Exhibit C

Document Images

01/19/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- 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

Exhibit C

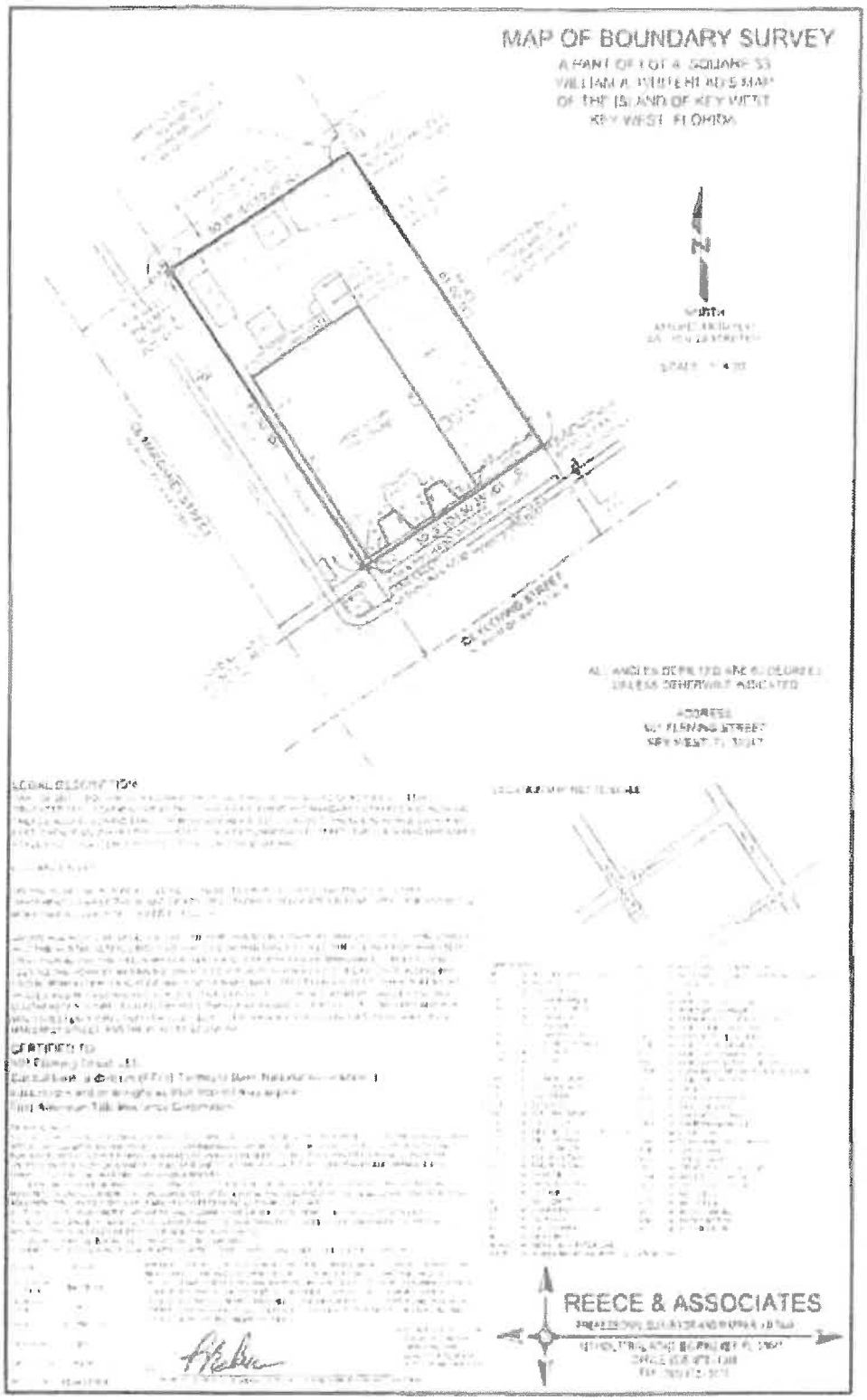


Exhibit A

901 Fleming
LUD Application

Exhibit C


10
9
24
33
46
KEY WEST
MARGARET
34
47
EATON
FLEMING
SOUTHARD
13
6
WILLIAM
35
48
ELIZABETH
8

Exhibit C

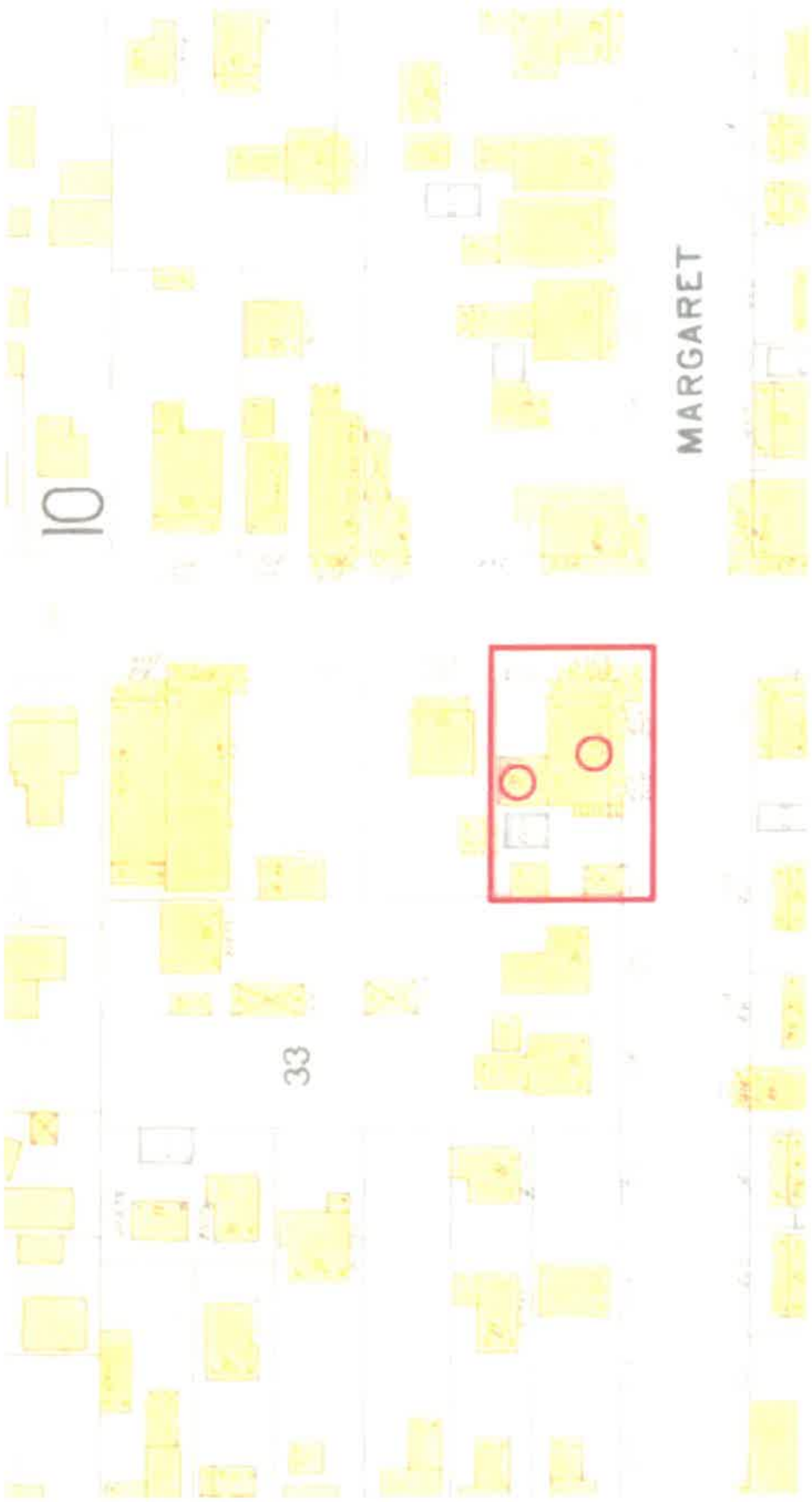


Exhibit B

901 Fleming
LUD Application

Exhibit C

Circa 1950's

Exhibit C

901 Fleming
LUD Application


Source: FDOT APLUS
Name: MON2009_145045.sid
Date: 1/09/2009
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

Exhibit C

Exhibit D

901 Fleming
LUD Application


Source: FDOT APLUS
Name: MON2015_34045.sid
Date: 3/04/2015
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

Exhibit C

Exhibit E

901 Fleming
LUD Application

Permit Details

City of Key West

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		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 STORAGE LOFT INTO A ONE BEDROOM LIVING UNIT TM			

Process Summary

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
OWNER	LUCAS LEONARD J &	PERKINS MARK T & MARY L	KEY WEST	FL	33040			

FINANCIAL INFORMATION

INSPECTIONS

PARENT PROJECTS

REVIEWS

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

Exhibit C

09-BUILDING	BLDR						
BLDG OFFICIAL APPROVAL							
02-PLANNING	PLNR						
06-FIRE	FR						
08-HARC	HARC	12/4/1997	12/24/1997				

BOND INFORMATION

ATTACHMENTS

Exhibit C

Exhibit F

901 Fleming
LUD Application

Permit Details

City of Key West

PERMIT NUMBER
1998-00000006

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**		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:	

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

ADD 8 DORMER WINDOWS/REMODEL EXISTING ATTIC FOR ADDITIONAL BEDROOM, BATH. NOT TO BE USED AS AN INDEPENDENT LIVING UNIT. NO COOKING FACILITIES ALLOWED HARC H-1-98-6

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

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

Process Summary

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

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

Exhibit C

Permit Details

City of Key West

PERMIT NUMBER
1998-00000006

CONTACTS

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

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
DBPR SURCHARGE: FS468.631	0010000 2080200		$8.00	$8.00	4/7/98	1998000000060062264		CHECK		
Total Paid for DBPR SURCHARGE: FS468.631:			$8.00	$8.00						
PERMIT FEES	0010000 3220000		$53.00	$53.00	6/4/98	1998000000060080744		CHECK		
PERMIT FEES	0010000 3220000		$89.00	$89.00	6/12/98	1998000000060084245		CHECK		
PERMIT FEES	0010000 3220000		$90.00	$90.00	5/15/98	1998000000060075798		CHECK		
PERMIT FEES	0010000 3220000		$720.00	$720.00	4/7/98	1998000000060062264		CHECK		
Total Paid for PERMIT FEES:			$952.00	$952.00						
SEWER IMPACT FEE	4010000 2230300		$300.00	$300.00	4/7/98	1998000000060062264		CHECK		
Total Paid for SEWER IMPACT FEE:			$300.00	$300.00						

Exhibit C

Permit Details

City of Key West

PERMIT NUMBER
1998-000000016

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
SOLID WASTE IMPACT	4030000 2230400		$43.00	$43.00	4/7/98	1998000000006006226 4		CHECK		
Total Paid for SOLID WASTE IMPACT:			$43.00	$43.00						
TOTALS:			$1,303.00	$1,303.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	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

Exhibit C

Permit Details

City of Key West

PERMIT NUMBER
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

Exhibit C

Exhibit G

901 Fleming
LUD Application

Exhibit C

FLEMING ST—Contd
533 Tremblay 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
612 Mc Clintock John L 296-2881
612½ Warren Leonard B @ 296-2709
613 No Return
614 Hankins Marie P Mrs @ 296-9771
615 Apartments
1 Vacant
2 Baldwin Chuck
3 Johnson David
617 Cross Animal Clinic 294-9551
617½ Vacant
618 No Return
Rear Albury Joseph
619 Transients (619-623½)
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 Randueles 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 lndry
830 Brito Boat Repair boat reprs (office) 294-5768
MARGARET ST INTERSECTS
900 Key West Cigar Mfg 294-4238
901 * Lind John B

1974

Exhibit C

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

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 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 publishes 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 states, 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

Exhibit C

FLEMING ST Cont'd
1C Banks Casey M 305-294-3596
3A Woroniak Corinne 305-294-3803
2B Lapoke Carl E 305-296-7769
2B Lapoke Anne E 305-296-7769
3C Not Verified
3B Dickerman Sidney 305-296-5684
3C Not Verified
801 EPIPHYTICS LIMITED greenhouses 305-294-3257
Trubey Jeanne D ..... ●
806 CURRY HOUSE guest houses 305-294-6777
Lawrence Gregory B 305-292-6458
807 ⊕ Babcock Rich M 305-294-8696
808 ⊕ Greene Connie B 305-296-7987
⊕ Mitchell Logan D 305-295-0367
1 Larkin Randall K 305-292-6919
2 Not Verified
3 Rogers Peter G 305-292-7614
809 Philips Mark T ..... ●
Philips Brooke
810 Rosio Jesus G Sr & Albina C ..... ●
811 FLORA & FLAMP ON FLEMING delicatessens
..... 305-296-1050
Larsen Ronald H & Nancy H ..... ●
812 Mangerner Nancy J
TIMMY TUXEDOS formal wear-rental
..... 305-294-8897
⊕ Turton-Dawson Andrea 305-292-2687
Turton-Dawson Julie 305-292-2687
814 HELIOGRAPHICS GALLERY STORE art galleries & dlrs 305-294-7901
⊕ Pastore Michael & Nancy 305-292-2672
1 Stoll David ..... ● 305-294-0421
2 Not Verified
3 Boyle Alice C ..... ● 305-294-3275
4 Not Verified
5 Brann Melinda ..... ● 305-295-3158
6 Not Verified
7 ⊕ Hunt George 305-295-1285
7 STEVEN SMITH INC real estate 305-293-3038
8 ⊕ Myers Brian D ..... ●
815 ⊕ Guesthouse Coconut G
816 Townson Duane R
817 COCONUT GROVE GUEST HOUSE bed & breakfast accommodations 305-296-6197
Klapper Meir L
818 EQUATOR RESORT guest houses 305-294-7775
• SCHIPPENS LN BEGINS
823 CORAL TREE INN guest houses 305-296-2131
OASIS GUEST HOUSE bed & breakfast accommodations 305-296-2131
824 Beasly Daniel 305-292-8036
827 Cutler Clifford C & Kip ..... ● 305-296-0687
828 Griffin James C
829 BULLY'S ROAST BEEF restaurants 305-294-2800
830 Bates John A Jr 305-293-8282
FLAMING MAGGIE'S BOOKS ART book dlrs-retail
..... 305-294-5931
• MARGARET ST INTERSECTS
[illegible]
901 SOLARES HILL DESIGN GROUP advertising
..... 305-296-[illegible]
Spooner Jana
TOM SAWYER'S KEYBOARD AD screen printing
..... 305-292-6315
TOWBOAT US salvage-marine
..... [illegible]
[illegible]
904 ⊕ Ciceri Paul 305-293-8531
906 CONCH TOWN BARBER SHOP barbers
..... 305-294-7912
⊕ Garcia Angel 305-296-1224
⊕ Ramirez Claudia
908 Green Bryan C ..... ● 305-296-7334
909 DR FELIX VARELA LODGE 84 fraternal org
..... 305-296-5300
911 Munder Charles R ..... ●
912 ⊕ Kavanaugh Tim 305-296-6103
Sheldon Richard L 305-296-8683
1 - 3 Not Verified (3 Apts)
916 Gibson Benjamin 305-293-0274
918 1 Perez Peter P & Martha M 305-296-3804
2 ⊕ Dodd David S Jr 305-296-6358
920 Pfeffle Robert F & Suzanne E ..... ●
922 Millar Robert J Jr
923 Sexton Justin 305-292-1648
A O'Brien Linda B ..... ● 305-292-8192
B Not Verified
C ⊕ Whitewolf Brad
925 Buccieiro William H ..... ● 305-294-4006
933 BEAL STUDIO art galleries & dlrs 305-292-1303
Wheeler Hubert B 305-294-5414
B Krysztofiak Elizabeth 305-292-9363
C Not Verified

FLEMING ST Cont'd
937 PRIBRAMSKY & ZUELCH accountants
..... 305-293-8137
⊕ Zuelch Christian M & Sibba M 305-293-8137
938 JULIE M MC CARRON DMD dentists 305-297-7801
• GRINNELL ST INTERSECTS
1007 Sliedler Werner 305-294-1032
1008 ⊕ Brown Samuel
1009 ⊕ Rabinstein Gary A ..... ●
1010 ⊕ Fitzs Peter M
Fitzs Pamela 305-294-7461
1012 ⊕ Tucker Kenne
1 - 4 Not Verified (4 Apts)
5 Christ Robin 305-296-6770
6 Christ Allan R 305-296-6770
1015 EDEN HOUSE guest houses 305-296-6858
1016 NASSAU HOUSE BED & BREAKFAST bed & breakfast accommodations 305-296-8513
Wells Joe 305-293-8423
1017 Carr Richard D
• NASSAU LN BEGINS
1020 Rouse James T ..... ● 305-294-8474
1021 Ariss Harvey ..... ● 305-296-7070
1022 Lambach Donald K & Lynn K ..... ● 305-296-7056
1025 Clements Thomas R & Katherine A 305-294-3238
1029 Nash Mary G ..... ● 305-292-0329
1030 Cox Paul ..... ●
• FRANCES ST INTERSECTS
1100 Daniel Paul B ..... ● 305-292-1286
1101 Kuehn Robert 305-294-9486
1103 Coyle Elaine B ..... ● 305-294-9706
1106 Angerman Gilbert O ..... ● 305-293-9871
Angerman Clair 305-293-9871
1107 Carlson Robert E ..... ● 305-293-0757
1108 Not Verified
1109 Coppola Michael C ..... ● 305-292-6138
MIKE COPPOLA BUILDING CONTR concrete contractors 305-294-9849
1110 Cook Philip 305-296-5020
1 Hunley Dawn M 305-298-3996
2 Not Verified
3 Watts Kelly L 305-296-5020
1113 McGrady Gregory R & Michael
1114 Not Verified
1115 Devaney John F 305-293-8946
1117 Shelton Claudon J ..... ● 305-292-1566
Shelton Lloyd G 305-292-1566
1118 ALEXANDER'S GUESTHOUSE guest houses
..... 305-294-9915
Ingram Michael B ..... ● 305-292-2236
1129 ISLAND HOUSE guest houses 305-294-6284
• WHITE ST INTERSECTS
BUSINESSES 92 HOUSEHOLDS 185

FLETCHER LN (KEY WEST)-FROM 925 EATON ST SOUTHEAST
• ZIP CODE 33040 CAR-RT C020
1 Krause Dave D
2 Williams Terry D ..... ● 305-294-7362
[illegible] 305-294-4209
[illegible] 305-292-9904

2003

[illegible] HOLDS 6

FLUPPER RD (KEY WEST)-FROM 294 BOCA CHICA RD SOUTHWEST
• ZIP CODE 33040 CAR-RT C017
16 Hutton Edwin C 305-296-6807
17 Katalinic Josko ..... ● 305-294-6310
18 Not Verified
19 Campbell Bambi 305-296-2609
20 ⊕ Hansen Burt & Nadia 305-296-0899
21 Woody James A & Bonnie 305-296-5927
22 Gonzalez Bonnie S ..... ● 305-296-5884
23 Arnold Richard W Jr ..... ● 305-294-3893
Arnold Shane 305-294-3893
25 Arnold Misty J ..... ●
27 Not Verified
29 Lloyd Roger A ..... ● 305-294-0245
30 Lamberson Valerie L 305-292-9171
• DOLPHIN RD ENDS
• DONDI RD ENDS
HOUSEHOLDS 12

FLORAL AVE (KEY WEST)
• ZIP CODE 33040 CAR-RT C021
2 Karr Patricia A ..... ●
4 Lewis Robert H ..... ● 305-294-8093
5 Vander Kley Mark ..... ● 305-294-1319
6 Schreiber David J ..... ● 305-296-1240
10 Chwojko Edward E & Katrzyna S ..... ●
12 Ahlers Robert C ..... ● 305-296-3069

FLORAL AVE Cont'd
Ahlers Yvonne M
20 Greene Timothy D ..... ●
Greene Alison M
22 Sandusky Alexander V ..... ●
24 ⊕ Veach Charles ..... ●
Zabaldo Deana R ..... ●
29 Harker Dennis M & Barbara J ..... ●
30 Murray William D ..... ●
Murray Dianne H
34 Varnare Patty R & Roger H ..... ●
38 ⊕ Rogers Arthur J ..... ●
Rogers Frances
42 Southwood William P Jr & Arcola A ..... ●
44 Ballard Christopher C ..... ●
HOUSEHOLDS

FLORIDA ST (KEY WEST)-FROM 1300 OLIVIA ST SOUTHEAST
• ANGELA ST CONTINUES
• ZIP CODE 33040 CAR-RT C042
701 Dunn Lee H
Dunn Tharon
702 ⊕ Elias Richard F
Griswold Daniel T
703 Cook Eugene W & Karen M ..... ●
705 ⊕ Wiener James
707 McCarron Julie
• NEWTON ST INTERSECTS
• PETRONIA ST INTERSECTS
808 ⊕ Guevarra L
⊕ Winston Jay
5 Huntley Dawn M ..... ●
810 Butcher Walter J ..... ●
• PINE ST INTERSECTS
826 Sowers Mary B ..... ●
Sowers Barbara
• OLIVIA ST INTERSECTS
• ZIP CODE 33040 CAR-RT C032
900 Belobradich William R & Susan C ..... ●
906 Not Verified
• ALBURY ST ENDS
• TRUMAN AVE INTERSECTS
• ZIP CODE 33040 CAR-RT C010
1100 ⊕ Adams Kathryn ..... ●
• VIRGINIA ST CONTINUES
1102 Cacares Amelia ..... 305-294-[illegible]
1103 Not Verified
• ELIZA ST ENDS
1119 MOTHER HUBBARD'S GROCERY DLVR delivery serv
Tilsey Shirley J ..... ●
1120 Reid Cason M
1 Mineo Alan J
2 Not Verified
• CATHERINE ST INTERSECTS
1200 Frusher Karen E ..... ● 305-292-[illegible]
Frusher Doris W
1204 ⊕ Holmes Rita L ..... 305-[illegible]
1205 ⊕ Richards Samantha ..... 305-[illegible]
1207 ⊕ Baker John ..... ●
2 Not Verified
1208 Stone Candace V ..... 305-[illegible]
1211 Scarano Hector F
• DUNCAN ST INTERSECTS
1212 Steadman John A ..... ● 305-[illegible]
1215 Not Verified
1219 ⊕ Michels Ion ..... 305-[illegible]
1221 Vranovsky Stefan ..... 305-[illegible]
1222 Harrell Mary S ..... ● 305-[illegible]
Harrell Beth ..... 305-[illegible]
1224 Not Verified
• UNITED ST INTERSECTS
• FLAGLER AVE CONTINUES
• ZIP CODE 33040 CAR-RT C013
1501 Cobo Luis E & Jessica A ..... ● 305-[illegible]
• JOHNSON ST INTERSECTS
• JOHNSON ST CONTINUES
1518 ⊕ Hurtman Mill ..... 305-[illegible]
1519 Norwood Christopher R Jr ..... 305-[illegible]
1526 Jackson Brooks & Adriana ..... ● 305-[illegible]
• LAIRD ST INTERSECTS
BUSINESSES 1 HOUSEHOLDS 7

FOGARTY AVE (KEY WEST)-FROM 1201 FIRST NORTHEAST
• GEORGE ST CONTINUES
• ZIP CODE 33040 CAR-RT C009
1818 ⊕ Huertas Isabel & Ingris
⊕ Savka J
1 - Not Verified (5 Apts)
1823 Lopez Juan A
1824 Clark Jessica S ..... 305-[illegible]

Exhibit I

901 Fleming
LUD Application

Exhibit C

FLEMING ST Cont'd

FLORIDA & FLIP ON FLEMING dive bar

HOLO GALLERY STORE art galleries & dlrs

COCONUT GROVE GUEST HOUSE bed & breakfast accommodations

EDUCATION RESORT hotels & motels

CORAL TREE INN guest houses

CASA GUEST HOUSE guest houses

DINER restaurants

MAGGIE'S BOOKS ART book dlrs-retail

LIBRAR Baker John A Jr

MARGARET ST BEGINS

SIGNS & DESIGN sign/advertising specialties

SQUARE HILL DESIGN GROUP advertising

TOM SAWYER'S KEYBOARD AD advertising-promotional

COACH TOWN BARBER SHOP barbers

Garcia Angel

Green Brian C

DR FELIX VARELA LODGE 64 fraternal org

KEY WEST AWARDS INC trophies awards & medals

Miss Gladys E

Miss William L

Wunder Charles H

Wunder Gail W

Spencer Doug

No Current Listing (4 Apts)

Cullen Shelia M

Perez Peter P & Martha M

No Current Listing

Rafle Robert F & Suzanne E

No Current Listing

Rubenstein Eli

A Obrien Linda B

B - C No Current Listing (2 Apts)

Bucciero Patricia & William H

Soderberg Kurt A

BEAL STUDIO art galleries & dlrs

Younger R W

B Johnston Denny

B Johnston Francis W

C No Current Listing

PRIBRAMSKY & ZUEL CH accountants

Zuech Christian M & Sibba M

MC CARRON JULIE M DDS dentists

BRINKELL ST INTERSECTS

Hendrickson Bruce C II & Helene V

No Current Listing

Rubenstein Gary A

Pizer Peter M & Pamela

Tucker Kenna

1 - 3 No Current Listing (3 Apts)

4 Wetburton Sarah L

5 Chris Robin

6 Shell Alton R

EDEN HOUSE guest houses

Boye Sasha P

NASSAU HOUSE BED & BREAKFAST guest houses

Wells Joe

No Current Listing

NASSAU LN BEGINS

Rabb James T

FLEMING ST Cont'd

Arias Harvey

Leinbach Donald K & Lynn K

Clemence Thomas R II & Katherine A

Stone Donald

Cos Paul E

FRANCES ST INTERSECTS

Daniel Paul B

Kuehn Robert

Coyle Blake

Whelan Bernard

Angerman Gilbert G

Angerman Clay

Carlson Robert

Green Jeffrey B & Michele

Coppola Michael C

Zeigve Swope

Cook Philip & Kelly

2 - 3 No Current Listing (2 Apts)

Sutton Nancy H

No Current Listing

Sarich J

Sawyer John

Sheldon Caledon J

Sheldon Shana L

ALEXANDER'S GUESTHOUSE guest houses

Hopkins Michael B

HOLAND HOUSE guest houses

WHITE ST INTERSECTS

BUSINESSES 96 HOUSEHOLDS 174

FLETCHER LN (KEY WEST)-FROM 925 EATON ST SOUTHEAST

2004

No Current Listing

Disbelmo Mario

Disbelmo Carol

HOUSEHOLDS 8

FLIPPER RD (KEY WEST)-FROM 294 BOCA CHICA RD SOUTHWEST

ZIP CODE 33040 CAR-RT C017

16 No Current Listing

17 Kalalinc Joshua

18 No Current Listing

19 Suter Frank J

20 Hansen Ralph B & Brigitte N

21 Wendy James A & Bonnie

22 Gonzalez Roberto A

Gonzalez Bonnie S

23 Arnold Richard W Jr & Dona R

25 Arnold William S & Molly J

26 - 27 No Current Listing (2 Houses)

29 Lloyd Roger A & Betty T

30 Lambertson Valerie L

DOLPHIN RD ENDS

DONDI RD ENDS

HOUSEHOLDS 13

FLORAL AVE (KEY WEST)

ZIP CODE 33040 CAR-RT C021

2 Brookman Edward W

4 Lewis Robert H

5 Vander Ploeg Mark

6 Schreiber David J

13 Chmielo Edward E & Kazimiera S

12 Alvarez Robert C

Alvarez Yvonne M

20 Greene Timothy O & Linda J

22 Sandusky Alexander V & Mary E

24 Veach Charles

26 Pascal Robert A

30 Murray William D

Murray Dianne H

34 Varnele Patty R & Roger H

36 Rogers Arthur J

Rogers Frances

42 Spottswood William B Jr & Andrea A

44 Nelson Fidelia HOUSEHOLDS 15

FLORIDA ST (KEY WEST)-FROM 1300 OLIVIA ST SOUTHEAST

ANGELA ST CONTINUES

ZIP CODE 33040 CAR-RT C042

FLORIDA ST Cont'd

Dunn Lee

Dunn Susan

Gonzalez Dario T III

Cruz Eugenio N & Karen M

Weaver James

McCormick John

NEWTON ST INTERSECTS

PETRONIA ST INTERSECTS

Hallman Nancy A

Hardy Dean M

Bucco Marjorie F

Bucco Paul M

PINE ST INTERSECTS

Severin Mary B

Severin Barbara

OLIVIA ST INTERSECTS

ZIP CODE 33040 CAR-RT C022

Bellenbach William R & Susan C

Bieke Susan J

ALBURY ST ENDS

TRUMAN AVE INTERSECTS

VIRGINIA ST CONTINUES

ZIP CODE 33040 CAR-RT C011

Cacatas Anna

No Current Listing

ELIZA ST ENDS

Tilbury Stanley J

Moran Alan J

2 Moranda Rita J & Joseph J

CATHERINE ST INTERSECTS

Fraiser Karen E

Fraiser Doris W

Holmes Rita L

No Current Listing

Baker John P

2 No Current Listing

Stone Carolyn V

Dougherty Russell G

Dougherty Kate

DUNCAN ST INTERSECTS

Solomon John A

Sivins Steven M

Moreno Ion

No Current Listing

Olney James T

No Current Listing

UNITED ST INTERSECTS

FLAGLER AVE CONTINUES

ZIP CODE 33040 CAR-RT C043

Cobb Lee E & Ana G

JOHNSON ST INTERSECTS

JOHNSON ST CONTINUES

Hallman Neil

Norwood Christopher R Jr

Jackson Bubba & Adriana

LAURO ST INTERSECTS

HOUSEHOLDS 34

FOGARTY AVE (KEY WEST)-FROM 1301 4TH ST NORTHEAST

GEORGE ST CONTINUES

ZIP CODE 33040 CAR-RT C006

Sarna J

No Current Listing (8 Apts)

Clark Jessica S

Williams Barry

Boyer Michael R

Boyer Ralph M

F No Current Listing

EVOLUTION PRODUCTION film and video services

Yates Dennis E

1 No Current Listing

2 Zachariadon Thomas H

3 - 5 No Current Listing (3 Apts)

6 Cegasan Joseph L

7 Avant Lloyd D

8 Avant D

1ST ST INTERSECTS

1ST ST CONTINUES

AL KEYS COMPLETE WELLNESS CTR chiropractors

Lanmar Sarah

1 - 3 No Current Listing (3 Apts)

Orie Raffaele

Hartmann Dobet & Sandra M

Lowe Emma C & Norman

Clayham Joseph

Forna Marian T & Evelio A

Paz Eugenio

McCord Robert C & Lynn A

Martin Ryan

Exhibit J

901 Fleming
LUD Application

Exhibit C

Exhibit K

901 Fleming
LUD Application

Exhibit C

FLEMING ST Cont'd

[illegible] Richard P & Kristin [illegible] 305-294-6144
Pelto Jean J & Susan E [illegible] 305-294-0407
[illegible] Davis G & Lucie F [illegible] 305-296-4411
[illegible] Michael C [illegible] 305-294-8009
[illegible] Rob [illegible] 305-296-9854
[illegible] Sherri H [illegible] 305-295-8433
Mickel Kevin D 305-295-8433
[illegible] B J [illegible] 305-292-6416
SOUTHERNMOST CHURCH OF GOD clergy
SOUTHERNMOST PRAYER & FAITH churches 305-292-6416
[illegible] Carla L 305-294-1619
[illegible] Jeremiah A
• WILLIAM ST INTERSECTS
• ZIP CODE 33040 CAR-RT C004
[illegible] Barbara Jean [illegible]
[illegible] Richard [illegible] 305-295-9758
Dean Jeffrey [illegible] 305-294-6290
Singer Jeanne [illegible] 305-292-5291
WILLIAM FLEMING HOUSE nonclassified establishments 305-294-2281
[illegible] FOO-DIVES OF KEY WEST diving instruction 305-296-5540
[illegible] McCall Robert E III & Kathy S [illegible] 305-293-9985
[illegible] Barka John T & Lynn P [illegible] 305-293-9985
[illegible] Laurie Carl E & Anne E [illegible] 305-294-3566
[illegible] Grove William R [illegible] 305-296-7769
[illegible] Dickerman Sidney [illegible] 305-294-4971
[illegible] EPIPHYTICS LIMITED greenhouses 305-296-5984
Tabey Jeanne D [illegible] 305-294-3957
Tabey Susan C
[illegible] CURRY HOUSE guest houses 305-294-6777
Lawrence Gregory G [illegible]
[illegible] Middleton Travis H [illegible]
[illegible] Kizzy Tennes [illegible] 305-295-0848
[illegible] Bernema Marilynn Y [illegible] 305-294-3902
[illegible] Rogers Peter G [illegible] 305-292-7814
[illegible] Philips Mark T [illegible]
Philips Brooke W
[illegible] Rene Jesus G Sr & Albina C [illegible]
[illegible] Ransom Michael P & Nancy C [illegible]
[illegible] TUXEDOS formal wear-rental .....305-294-[illegible]
[illegible] Pantera Michael P & Nancy [illegible] 305-292-3592
[illegible] Stoll David [illegible] 305-294-0421
[illegible] Boyle Allen C [illegible] 305-294-9276
[illegible] Vey Peter L [illegible] 305-293-0875
[illegible] Bonn Melinda [illegible] 305-295-3068
[illegible] Hurd George M [illegible] 305-295-1266
[illegible] Star Lynne D
[illegible] COCONUT GROVE GUEST HOUSE bed & breakfast accommodations 305-296-5107
[illegible] EQUATOR RESORT guest houses 305-294-7775
[illegible] CORAL TREE INN bed & breakfast accommodations 305-296-3131
[illegible] Kosik John
[illegible] OASIS GUEST HOUSE guest houses
[illegible] Tavin Gary 305-296-0468
[illegible] Grady Daniel L [illegible] 305-293-0211
• SCHIPPENS LN BEGINS
[illegible] Cutler Clifford C [illegible] 305-296-5403
Cutler Kip C 305-296-5403
[illegible] Chaves Kalelon
[illegible] BUBBA'S CHICKEN FISH & BLUES restaurants 305-292-0455
MONSOON CAFE restaurants 305-292-2632
[illegible] Bates John A Jr [illegible]
• BARGARET ST BEGINS
[illegible] Jacobs Robert
[illegible] Rodney Taylor [illegible]
[illegible] SIGNS & DESIGN signs 305-294-0411
KEY WEST WEDDING GROUP wedding supl & serv 305-292-2210
Sawyer Thomas M [illegible] 305-295-8789
SOLARES HILL DESIGN GROUP advertising 305-296-3060
TOM SAWYER'S KEYBOARD AD embroidery 305-292-9315
[illegible] Patrick J
[illegible] Ramirez Marta L [illegible]
[illegible] No Current Listing
[illegible] DR FELIX VARELA LODGE 64 fraternal org 305-296-5300
FLEMING STREET FITNESS health clubs studios/gymnasium 305-294-8801
KEY WEST AWARDS INC trophies awards & medals 305-295-6300
[illegible] Mize William L & Gladys E [illegible]
[illegible] B Yankee William R Jr [illegible]
[illegible] Amato Craig T & Ellen A [illegible] 305-296-8663
[illegible] Sheldon Richard L [illegible]
[illegible] Gadbois John F
[illegible] F D INTERIORS int decrtrs design/consultants 305-292-1777
[illegible] Tracy Robert L [illegible] 305-296-3804
[illegible] Alonso Dionisio P [illegible] 305-296-3804
Alonso Luciano A 305-294-8430
Hunter David [illegible] 305-296-3904
Perez Peter P & Martha M [illegible] 305-295-6406
[illegible] Burns Andrew S Jr & Sandra S [illegible] .....305-[illegible]

FLEMING ST Cont'd

[illegible] Cotter Perry A & Susan M [illegible] 305-292-3354
[illegible] Erikson Claude 305-292-9304
D Glenn Linda B [illegible] 305-294-8507
Warlick Richard [illegible]
C [illegible] Delay Gary E 305-292-9781
[illegible] Vonnaggem D [illegible] 305-296-6546
[illegible] Barcelo Rafael P Jr [illegible] 305-296-5877
Whaley Robert B [illegible] 305-294-5414
Younger Robert W [illegible] 305-296-5414
[illegible] PREBRAMSKY & CO tax consultants 294-358-0744
PREBRAMSKY & ZUELCH accountants 305-294-8137
Prebramsky Steven P [illegible] 305-294-8137
Prebramsky Robin L 305-294-8137
[illegible] MC CARRON JULIE M DOS defends 305-296-7804
• GRINNELL ST INTERSECTS
1002 [illegible] McGuire James J
1006 No Current Listing
1008 Rubinstein Gary A [illegible] 305-296-3582
1010 Justice Anthony G [illegible] 305-296-6618
1012 1 [illegible] Moss Scott A
4 Warburton Sarah L [illegible]
5 Chrisp Robin [illegible] 305-295-6779
5 Chrisp Allen H 305-295-6779
1015 EDEN HOUSE guest houses 305-296-6660
1018 [illegible] Hall Bo
Hall Hana V
NASSAU HOUSE BED & BREAKFAST bed & breakfast accommodations 305-296-6513
1017 Olsen Robert M [illegible]
1020 Begin Robert A [illegible]
1021 No Current Listing
1022 Lambach Donald K & Lynn K [illegible] 305-292-7239
Schiller Lynn [illegible] 305-293-0083
1025 Clements Thomas R III & Katherine A [illegible]
• NASSAU LN BEGINS
1028 [illegible] Arnold Louis A
1030 Cox Paul S [illegible] 305-296-0547
• FRANCES ST INTERSECTS
1100 Daniel Paul B [illegible] 305-292-1286
1101 Kuehn Robert [illegible] 305-295-9486
1103 [illegible] McKenzie John
1106 Angerman Gilbert O & Clare P [illegible] 305-293-9871
1107 Carlson Robert E [illegible] 305-293-0757
Morey Jack R [illegible]
1108 Emmet Grenville [illegible] 305-295-1308
1109 MIKE COPPOLA BUILDING CONTR concrete contractors 305-745-1510
1110 [illegible] Fisher Mark H
1 Cook Philip & Kelly L [illegible] 305-296-5028
4 Burton Nancy M [illegible]
1113 No Current Listing
1114 Semich J W [illegible] 305-294-3981
1115 [illegible] Andrews Kevin E
Johansen Eric [illegible] 305-292-3190
Sawyer John [illegible] 305-294-7138
1117 Shelton Caledon J & Sharon L [illegible] 305-292-1566
1118 ALEXANDER'S GUESTHOUSE guest houses 305-294-0815
1129 ISLAND HOUSE guest houses 305-294-5284
Newman Chad R [illegible]
• WHITE ST INTERSECTS
BUSINESSES 89 — HOUSEHOLDS 172

FLETCHER LN (KEY WEST) FROM [illegible] TATON ST

2008

[illegible] Kyropoulos Constantine D [illegible] 305-294-4208
Tenney W D [illegible] 305-294-4208
4 Erikson Erik B [illegible] 305-294-7347
Erikson Claude 305-294-7347
5 Dunn Kevin T [illegible]
6 Diaballino Mario [illegible] 305-295-5228
HOUSEHOLDS 7

FLIPPER RD (KEY WEST)
• ZIP CODE 33040 CAR-RT C017
16 No Current Listing
17 Kalalinic Joe B [illegible] 305-294-0310
Kalalinic Josko 305-294-0310
18 [illegible] Klosowski Matthew P 305-296-2966
19 Campbell Sandi [illegible] 305-295-2008
20 Hansen Ralph G & Brigitte M [illegible] 305-295-0899
21 [illegible] Howe Sonia C
22 Gonzalez Bonnie S [illegible] 305-295-5884
23 Arnold Richard W Jr & Misty J [illegible]
25 Arnold William S & Mary J [illegible] 305-294-3883
Jarrells Misty D [illegible]
26 [illegible] Taylor Jesus G
27 [illegible] Dalton Edwin P [illegible]
28 No Current Listing
29 Lloyd Roger A & Betty T [illegible]
30 Lamberson Valerie L [illegible] 305-293-4183

FLIPPER RD Cont'd

Lamberson James A 305-292-4186
HOUSEHOLDS 13

FLORAL AVE (KEY WEST)-FROM 296 KEY HAVEN RD NORTHEAST
• ZIP CODE 33040 CAR-RT C021
1 No Current Listing
3 Lewis Robert H [illegible] 305-294-8203
5 Vandor Kley Mark [illegible] 305-294-1348
6 Ayres Sherrin A [illegible] 305-296-1240
Schreiber David J [illegible] 305-296-1240
8 [illegible] Key Mark A [illegible]
10 Sophs Douglas A [illegible] 305-296-4350
12 Ahlers Robert C [illegible] 305-296-3069
Ahlers Yvonne M 305-296-3069
20 Harrigan Peter A [illegible] 305-296-6525
22 Sandusky Alexander V II Mary E [illegible] 305-295-8430
24 Rutsten Peter A & Deborah S [illegible] 305-296-3363
28 No Current Listing
30 Murray William D [illegible]
Murray Dianne H
32 No Current Listing
34 Dog James H & Elaine W [illegible] 305-296-0138
36 Rogers Arthur J & Frances M [illegible] 305-294-4810
38 No Current Listing
41 Nongsky Peter E & Donna C [illegible]
42 Spotswood William B Jr & Andrea A [illegible] 305-296-3936
44 No Current Listing
HOUSEHOLDS 20

FLORIDA ST (KEY WEST)-FROM 1401 OLIVIA ST SOUTHEAST
• ANGELA ST CONTINUES
• ZIP CODE 33040 CAR-RT C042
701 Dunn Lee H [illegible] 305-292-9844
Dunn Thanh 305-292-9844
702 Whitehurst Charles T III [illegible]
Whitehurst Tim
703 White Sherry L [illegible] 305-294-4213
705 Wisner James L [illegible] 305-295-0753
707 No Current Listing
• NEWTON ST INTERSECTS
• PETRONIA ST INTERSECTS
906 [illegible] Perrin D 305-296-1403
3 Hudspeth Robert S [illegible]
5 [illegible] Fisher Robert W III & Ellen L
910 Bucke Marjorie F [illegible] 305-294-3012
Bucke Paul M 305-294-3012
• PINE ST INTERSECTS
926 Sowers Mary B [illegible] 305-294-7295
Sowers Barbara 305-294-7295
• OLIVIA ST INTERSECTS
• ZIP CODE 33040 CAR-RT C032
902 Cardenas Susan M [illegible]
906 Starke Susan J [illegible]
• ALBURY ST ENDS
• TRUMAN AVE INTERSECTS
• VIRGINIA ST CONTINUES
• ZIP CODE 33040 CAR-RT C010
1100 [illegible] Reynolds Michelle A
1102 Caceres Amelia [illegible]
Wilson John [illegible]
• ELIZA ST ENDS
1115 Tiffany Shirley J [illegible]
1120 [illegible] Troces Albert 305-295-9659
• CATHERINE ST INTERSECTS
1200 Dickinson L [illegible] 305-296-5572
Frasher Doris W [illegible] 305-292-4637
Frasher Karen E 305-292-4637
1204 Holmes Rita L [illegible] 305-295-8438
1206 No Current Listing
1207 Grob Barbara S [illegible] 305-295-9682
Vitarelli William E & Janet L [illegible]
1 [illegible] Cunningham Amy E
1208 Cotton Julia M [illegible]
1211 Murphy Russell G [illegible]
1212 Fiella Ruth P [illegible]
• DUNCAN ST INTERSECTS
1215 Campos Joseph [illegible]
1219 No Current Listing
1221 Marion Lisa M [illegible]
1222 Fiorentola Thomas P [illegible]
1224 [illegible] Sackel Sean P [illegible]
• UNITED ST INTERSECTS
• FLAGLER AVE CONTINUES
• ZIP CODE 33040 CAR-RT C043
1501 Cobo Luis E & Ana G [illegible] 305-294-6089
1507 [illegible] Muschiano Victor H 305-294-0120
1516 No Current Listing
• JOHNSON ST CONTINUES
• JOHNSON ST INTERSECTS
1519 Anapol Andrea C [illegible] 305-295-3433
1520 Jackson Estelle [illegible] 305-294-3595
Jackson Adriana 305-294-3595
• LAIRD ST INTERSECTS
HOUSEHOLDS 37

STREET GUIDE

Exhibit L

901 Fleming
LUD Application

Exhibit C

AFFIDAVIT

I, Gary Burchfield 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
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

Signature 4.9.24 Date

Subscribed and sworn to (or affirmed) before me on April 9, 2024 (date) by Gary Burchfield (name of affiant), he/she is personally known to me or has presented _____ as identification

Alexandra Albury
Notary's Signature and Seal

Alexandra Nicole Albury Name of Acknowledger printed or stamped

HH 230866 Commission Number, if any

ALEXANDRA NICOLE ALBURY
MY COMMISSION # HH 230866
EXPIRES: June 4, 2026

Exhibit M

901 Fleming
LUD Application

SAM C. STEELE, CTC

Commissioner of Tax Collector

Monroe County, Florida

Business Tax

Business Tax Account #104857

Current owner:

Current business address:

2011 Details

Account number:

Account status:

Business start date:

Business closed date:

Physical business location:

Business address:

Mailing address:

Ownership:

Exhibit C

Exhibit C

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

RECEIPT# 25230-104857

Business Name: 901 FLEMING INC

Owner Name: TOM SAWYER, DEAN MULLANEY
Mailing Address: 901 FLEMING ST
KEY WEST, FL 33040

Business Location: 901 FLEMING ST
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

RECEIPT# 25230-104857

Business Name: 901 FLEMING INC

Owner Name: TOM SAWYER, DEAN MULLANEY
Mailing Address: 901 FLEMING ST
KEY WEST, FL 33040

Business Location: 901 FLEMING ST
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

Exhibit N

901 Fleming
LUD Application

Exhibit C

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 O

901 Fleming
LUD Application

SAM C. STEELE, CPC

Constitutional Tax Collector

Marion County, Florida

Business Tax

Business Tax Account #132940

Current owner:

Current business address:

2024 Details

Account number:

Business start date:

Physical business location:

Business address:

Mailing address:

Owner(s):

Exhibit C

Exhibit C

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

RECEIPT# 25230-132940

Business Name: 901 FLEMING ST LLC

Owner Name: JOSEPH COHEN
Mailing Address: 45 NW 21ST ST
MIAMI, FL 33127

Business Location: 901 FLEMING ST
KEY WEST, FL 33040

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

RECEIPT# 25230-132940

Business Name: 901 FLEMING ST LLC

Owner Name: JOSEPH COHEN
Mailing Address: 45 NW 21ST ST
MIAMI, FL 33127

Business Location: 901 FLEMING ST
KEY WEST, FL 33040

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

Exhibit P

901 Fleming
LUD Application

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

901 FLEMING INC

901 FLEMING ST
KEY WEST FL 33040

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

Associated Names

Name	DBA	Role	% Own
901 FLEMING INC.		Owner	100.00000

Legal Description

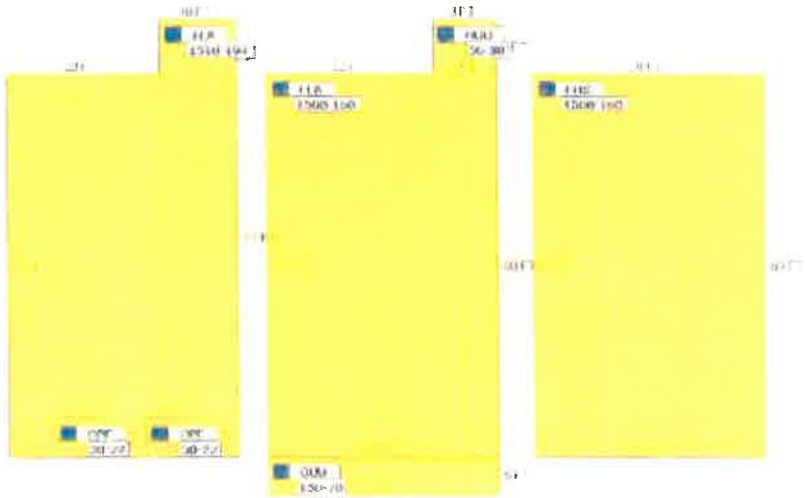
KW PT LOT 4 SQR 33 G28-482/83 OR397-689/93 CO JUDGES DOCKET 79-61-(OR784-412) OR766-59D/C OR857-2359Q/C OR880-339 OR1059-111 OR1086-2048/50F/J OR1383-1575Q/C OR1502-2248/ 2249Q/C OR1502-2250/52 OR1752-1525 OR1752-1526(LG)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
643	1000	50	88	No	4,108.00	SF	0.00	129.25	1.00	1.00	1.00	0.89		N	0	524,216
														Total Just Value		524,216

Exhibit C

Building Sketch 39360



Building Characteristics

Building Nbr	1	**Building Type**	0	**Perimeter**	354	**Functional Obs**	0.00
Effective Age	16	**Condition**	E	**Depreciation %**	0.20	**Economic Obs**	0.00
Grnd Floor Area	3010	**Quality Grade**	450	**Year Built**	1918		

Fireplaces	0	**3 Fix Bath**	1	**5 Fix Bath**	0	**7 Fix Bath**	0
2 Fix Bath	1	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	3

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	12	1	1992		1,510	000	0.00
OPF	2	0	1	1992		30	001	0.00
FLA	3	12	1	1992		1,500	002	0.00
OUU	4	0	1	1992		150	003	0.00
OUU	5	0	1	1992		56	004	0.00
FHS	6	0	1	1998		1,500	005	0.00

Exhibit C

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

OPF	7	0	1	2003	30	006	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\ C	Total RCN
1	1476	OFF BLDG MULT STY-A	100.00	N	Y	
2	1477		100.00	N	N	
3	1478	OFF BLDG MULT STY-A	100.00	N	Y	
4	1479		100.00	N	N	
5	1480		100.00	N	N	
6	1481	APTS-A	100.00	N	N	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
417	AB AVE WOOD SIDING	100.00	12	0

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	AC3:AIR COND	1	UT	0.00	0	0	1997	1998	1	20	2,500	1,000
2	WD2:WOOD DECK	460	SF	0.00	0	0	1985	1986	1	40	3,105	1,242
1	FN2:FENCES	864	SF	0.00	0	0	1985	1986	2	30	3,024	1,210
										Total Depreciated Value		3,452

Appraiser Notes

SPLIT OUT A PORTION OF THIS PARCEL 314 SQFT FROM THIS PARCEL PER OR2365-824/25

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B933189	Nov 1 1993 12:00AM	Nov 1 1994 12:00AM	700		REPLACE 6 WDW CASING
	98-0606	Apr 7 1998 12:00AM	Nov 4 1998 12:00AM	30,000	Commercial	ADD DORMER RENO ATTIC BED
	03-0250	Jan 27 2003 12:00AM	Nov 24 2003 12:00AM	5,500		CHANGE 4-TON A/C
	02-3296	Feb 5 2003 12:00AM	Nov 24 2003 12:00AM	2,900		UPGRADE PERMIT-PLUMBING
	02-3258	Nov 6 2003 12:00AM	Nov 24 2003 12:00AM	13,100		RENOVATIONS
	03-2831	Aug 19 2003 12:00AM	Nov 24 2003 12:00AM	2,400		REPLACE WINDOWS
	03-4078	Jan 28 2004 12:00AM	Aug 20 2004 12:00AM	3,900		AWNINGS

Just Value

Bldg ID	Building Value		
39360	407,499	**Land**	524,216
		Bldg	407,499
		Misc	3,452
		Just	935,167

Exhibit C

Value

Value Method Market Oriented Cost **Special Use Code**

Exhibit C

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	C	524,216	0	407,499	3,452	935,167	935,167	0	N	935,167
2009F	C	540,941	0	407,499	3,670	952,110	876,989	0	N	952,110
2008F	O	616,200	0	417,686	3,857	797,263	797,263	0	N	797,263
2007F	O	610,500	0	418,298	4,075	797,263	797,263	0	N	797,263
2006F	O	386,650	0	418,298	4,263	797,263	797,263	0	N	797,263
2005F	O	325,600	0	428,140	4,481	650,000	650,000	0	N	650,000
2004F	O	244,200		444,861	4,668	650,000	650,000	0	N	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		474,714
2001F	C	81,400		220,652	5,593	307,645	307,645	0		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	0		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	C	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	0		150,919
1993F	C	73,260		75,919	1,820	150,999	150,999	0		150,999
1992F	C	73,260		71,550	898	145,708	145,708	0		145,708
1991F	C	73,260		71,550	932	145,742	145,742	0		145,742
1990F	C	66,138		75,697	977	142,812	142,812	0		142,812
1989F	C	65,120		69,389	1,011	135,520	135,520	0		135,520
1988F	C	57,486		63,439	724	121,649	121,649	0		121,649
1987F	C	32,944		62,086	755	95,785	95,785	0		95,785
1986F	C	31,836		62,512	0	94,350	94,350	0		94,350
1985F	C	17,908		60,066	0	77,974	77,974	0		77,974
1984F	C	17,908		59,193	0	77,101	77,101	0		77,101
1983F	C	17,908		49,389	0	67,297	67,297	0		67,297
1982F	C	17,908		29,950	0	47,858	47,858	0		47,858

Exhibit C

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
880	339	5/1/1983	Warranty Deed	0	Q	I	81,000
1502	2250	3/1/1998	Quit Claim Deed	0	P	I	259,500
1752	1526	1/10/2002	Warranty Deed	0	Q	I	745,000

Total Values

(Classified Value + Non-Ag Land Just Value)

Bldg Value	407,499	Misc Value	3,452	Land Value	524,216	Classified Value	524,216	New Const Value	0
Total Just Value	935,167	Total Expt Value	0	Taxable Value	935,167	Prev Tax Value	952,110	Previous Just	952,110

Exhibit C

Exhibit Q

901 Fleming
LUD Application

Case Details - No Attachments

City of Key West

Case Number
CC2021-01554

Description: 901 Fleming Street LLC Unlicensed non-transient		Status: COMP AFTER NOTICE	
Type: UNLICENSED BUSINESS		Subtype:	
Opened: 9/14/2021	Closed: 9/22/2021	Last Action: 9/22/2021	Fllw Up: 9/22/2021
Site Address: 901 FLEMING ST KEY WEST, FL 33040			
Site APN: 00005650-000000		Officer: Sophia Doctoche	
Details: 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.			

Case Summary

ADDITIONAL SITES | LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFICATE OF COMPLIANCE	Sophia Doctoche	9/22/2021	9/22/2021	
CERTIFIED MAIL RECEIPT	Sophia Doctoche	9/20/2021	9/20/2021	good service on 9/20/2021
EMAIL	Sophia Doctoche	9/21/2021	9/21/2021	Emailed application to Charles Perry
NOTICE OF VIOLATION	Sophia Doctoche	9/14/2021	9/14/2021	
PHONE CALL	Sophia Doctoche	9/21/2021	9/21/2021	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	.			

Exhibit C

Case Details - No Attachments

City of Key West

Case Number
CC2021-01554

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	901 FLEMING STREET LLC	45 NW 21st St Miami, FL 33127			
REGISTERED AGENT	Joseph Cohen	45 NW 21st Street Miami , FL 33127			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SD	9/21/2021	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	9/22/2021	9/22/2021	IN COMPLIANCE	compliance	Joseph Madrid informed me that Gary Burchfield applied for the non-transient license today. Compliance after notice.
INITIAL INSPECTION	SD	9/14/2021	9/14/2021	VIOLATION FOUND	unlicensed non-transient	The property does not have a non-transient license with the City of Key West Licensing Department.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

Exhibit C

Case Details - No Attachments

City of Key West

Case Number
CC2021-01554

Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business	Sophia Doctoche	9/14/2021	9/22/2021	ENTIRE PROPERTY	unlicensed non-transient	To Wit: During routine 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 monthly. The property does not hold a non-transient license with the City of Key West. Corrective Action: Apply for and obtain a non-transient license with the City of Key West 305-809 -3971.

Exhibit C

Exhibit C

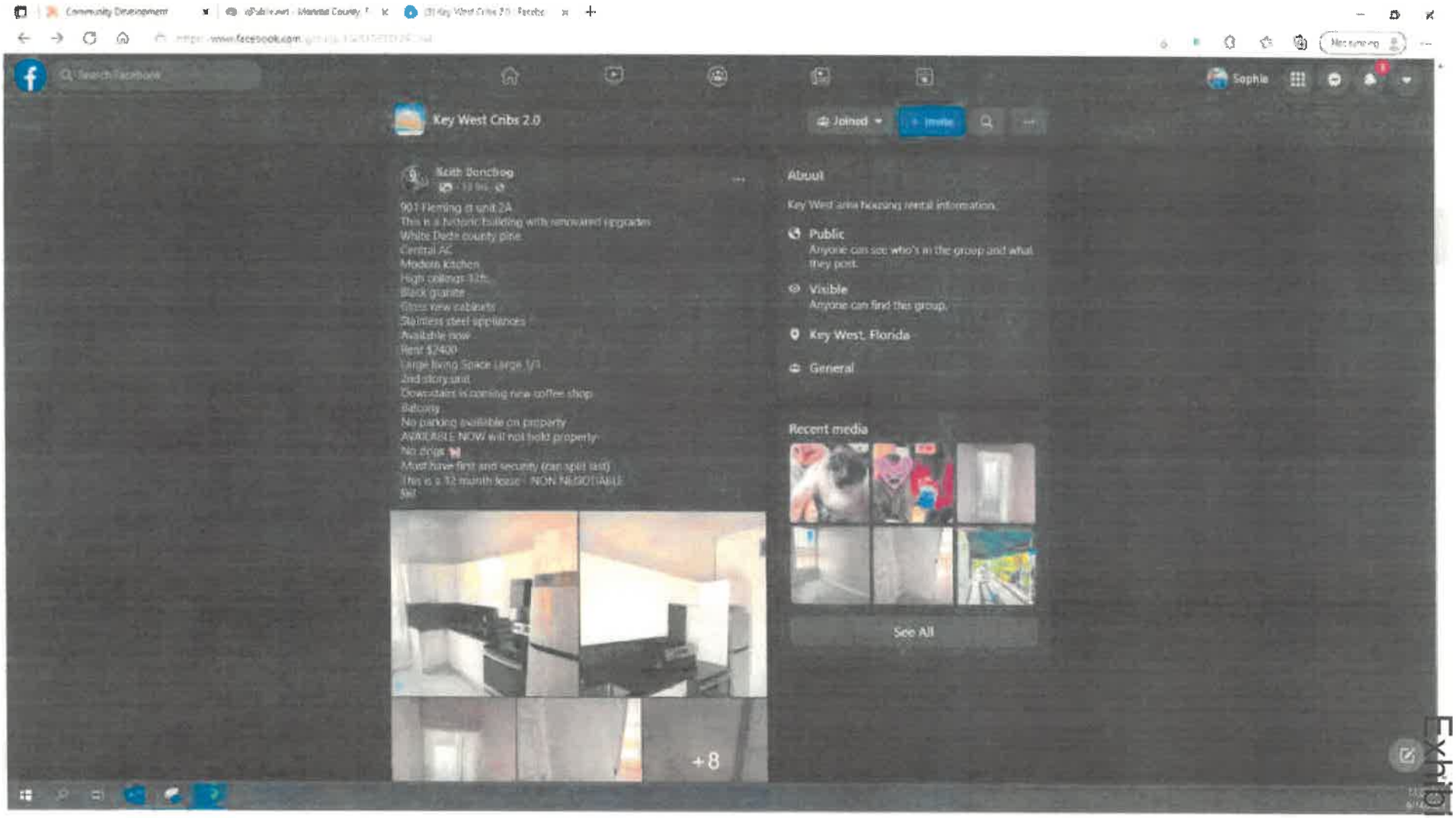

Key West Cribs 2.0
Joined
Invite
Sophie
Keith Bonchog
901 Fleming St unit 2A
This is a historic building with renovated upgrades
White Dade county pine
Central AC
Modern kitchen
High ceilings 12ft
Black granite
Glass view cabinets
Stainless steel appliances
Available now
Rent $2400
Large living Space Large 1/1
2nd story unit
Downstairs is coming new coffee shop
Balcony
No parking available on property
AVAILABLE NOW will not hold property
No dogs
Must have first and security (can split last)
This is a 12 month lease - NON NEGOTIABLE
Bill
+8
About
Key West area housing rental information.
Public
Anyone can see who's in the group and what they post.
Visible
Anyone can find this group.
Key West, Florida
General
Recent media
See All

Exhibit C

Exhibit C

Exhibit C

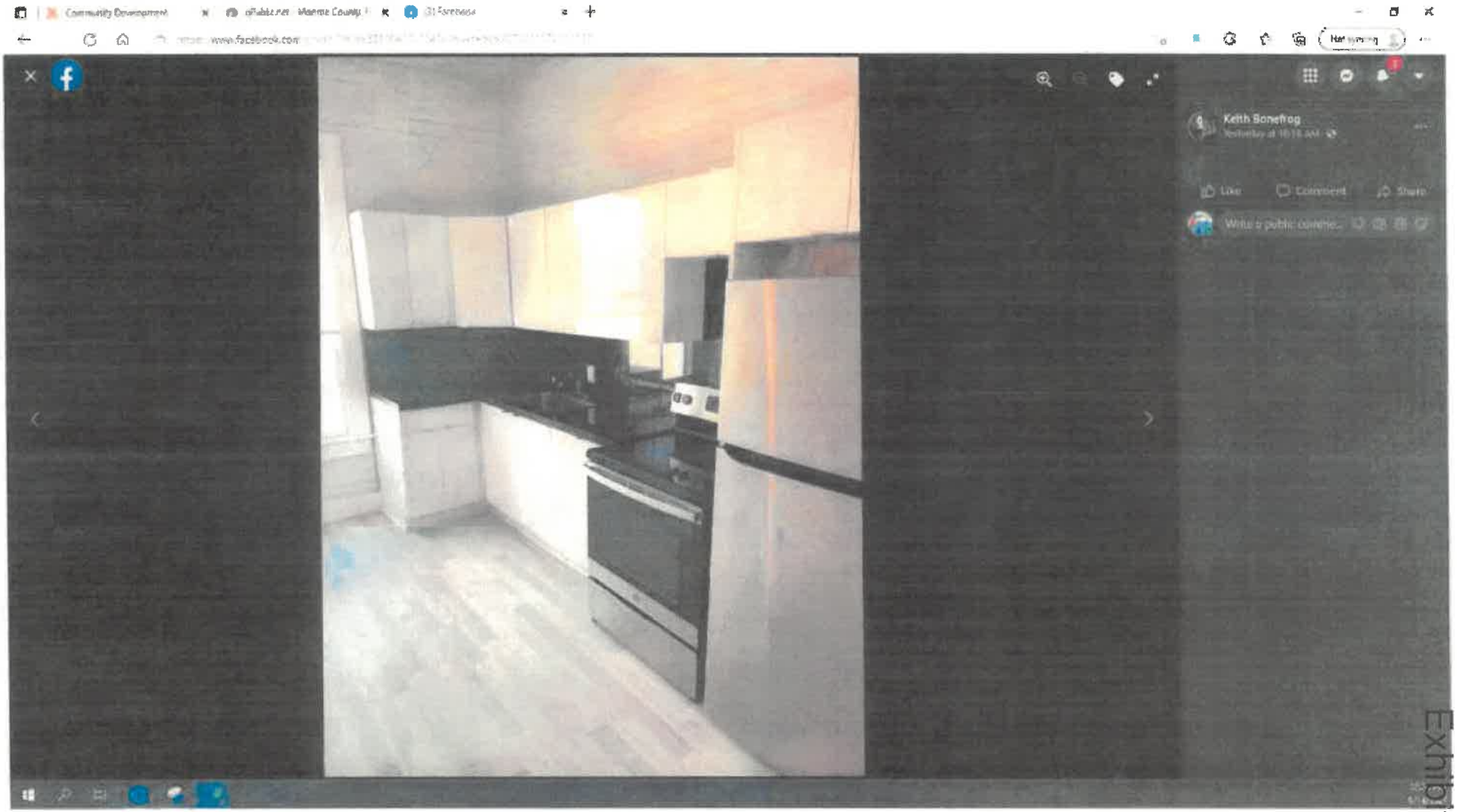

Community Development
www.facebook.com
Keith Bonefrog
Like
Comment
Share
Write a public comme...

Exhibit C

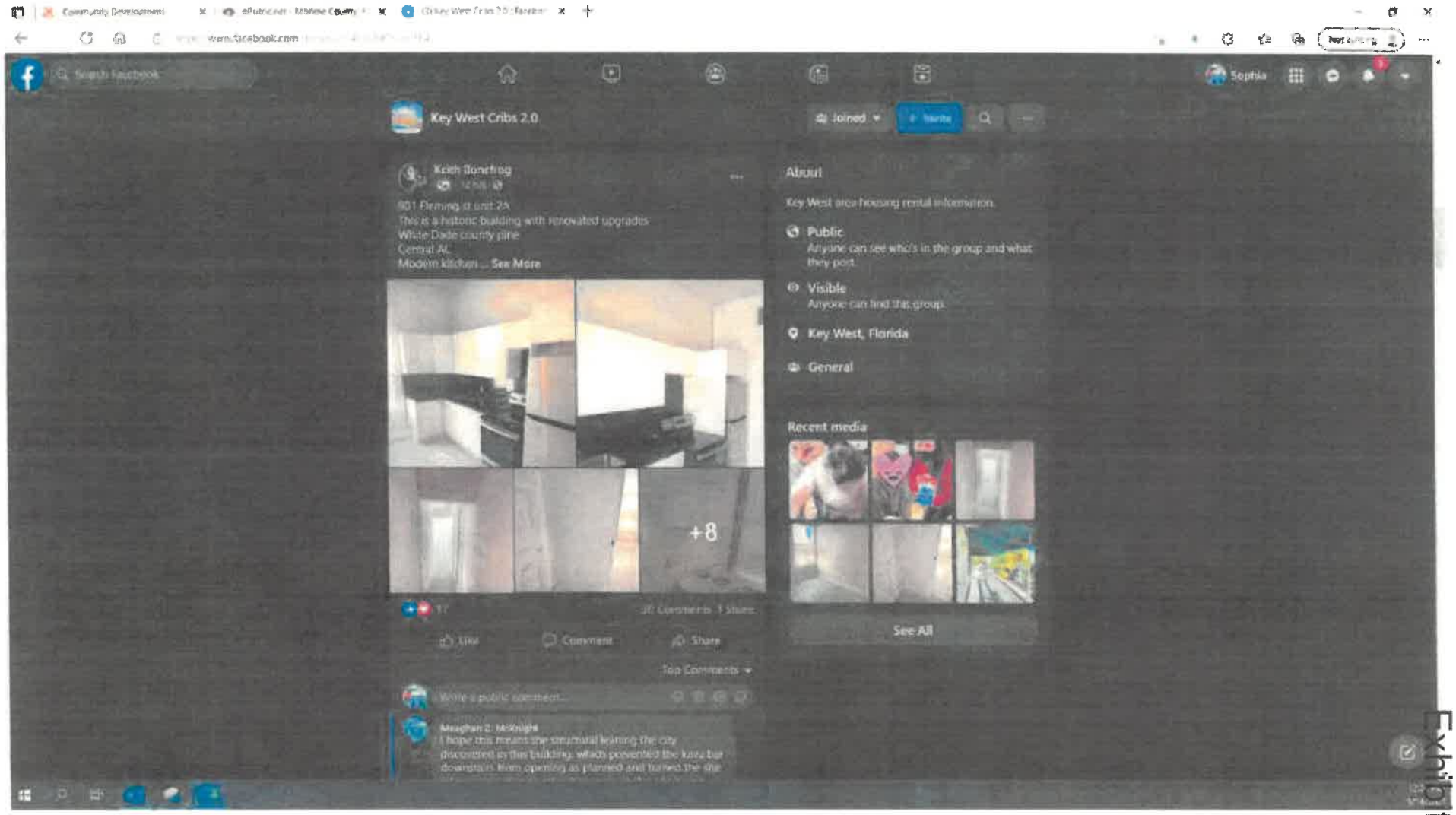

Key West Cribs 2.0
Joined
+ Invite
Keith Bonefrog
801 Fleming st unit 2A
This is a historic building with renovated upgrades
White Dade county pine
Central AC
Modern kitchen ... See More
+8
Like
Comment
Share
Top Comments
About
Key West area housing rental information.
Public
Anyone can see who's in the group and what they post.
Visible
Anyone can find this group.
Key West, Florida
General
Recent media
See All
Meaghan Z. McKnight
I hope this means the structural leaning the city discovered in the building, which prevented the kava bar downstairs from opening as planned and turned the site

Exhibit C

Exhibit R

901 Fleming
LUD Application

Case Details - No Attachments

City of Key West

Case Number
CC2023-00401

Description: Illegal Dwelling Units		Status: ACTIVE	
Type: ILLEGAL DWELLING UNITS		Subtype:	
Opened: 2/22/2023	Closed:	Last Action: 4/7/2023	Flw Up: 1/29/2024
Site Address: 901 FLEMING ST KEY WEST, FL 33040			
Site APN: 00005650-000000		Officer: LEO SLECTON	

Details: 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.

Per Director Jim Young I am reassigning this case.

Case Summary

ADDITIONAL SITES | LINKED CASES

CHRONOLOGY

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.

Exhibit C

Case Details - No Attachments

City of Key West

Case Number
CC2023-00401

PHONE CALL	Leo Slecton	1/8/2024	1/8/2024	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.

CONTACTS

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

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SD1	4/7/2023	4/7/2023			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."
FOLLOW UP	LS1	10/10/2023	10/10/2023	VIOLATION FOUND		The property owner submitted a LUD application with KW Planning Dept. but still needs to submit a current survey.
FOLLOW UP	LS1	1/18/2024	1/18/2024	VIOLATION FOUND		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.

Exhibit C

FOLLOW UP	SD1	5/10/2023	5/10/2023			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.
FOLLOW UP	SD1	5/12/2023	5/12/2023			On May 12, 2023 I met with Gary Burchfield and the tenants 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 three units due to a tenant sleeping. All pictures have been uploaded to FileBound.
FOLLOW UP		1/29/2024				
INITIAL INSPECTION	SD1	2/22/2023	2/22/2023	VIOLATION FOUND		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.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						Count 1: Section. 58-61. Determination and Levy of charge. (a) The city commission shall determine, fix and levy upon all improved properties within the city a solid waste charge for the availability of waste collection, transfer and disposal service as set forth

Exhibit C

Sec. 58-61 Determination and levy of charge	Sean Davis	4/7/2023				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

Exhibit C

						West Revenue Department at (305) 809-3957 or 1300 White St to pay the amount for the back utilities for the unrecognized units.
Sec. 66-87 Business tax receipt required for all holding themselves out to be engaged in business	Sean Davis	4/7/2023				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.

Exhibit C

Sec. 90-363 Certificate of occupancy required	Sean Davis	4/7/2023				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.

Exhibit C

Feb 22, 2023 4:34:30 PM EST

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Application 98-00000
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- Inspection history
- Miscellaneous info
- Names
- Permits
- Plan tracking
- Receipts
- Square footage cal
- Structures
- Valuation calculat

Print
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Land Inquiry
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Property Information

Address: 901 FLEMING ST DN/UP
KEY WEST, FL 33040
Location ID: 7467
Owner name: 901 FLEMING INC
RE #/PARCEL #/TAX ID etc: 0009-5650-000000-
Previous utility acct #: 1805843.00
Zoning: HMDR HIGH DENSITY RESI

Application Information

Application status: COMPLETED
Status Date: 8/22/2017
Application type: RENOVATION, CONVERSION: RESI
Application date: 1/05/1998
Valuation: 30000
Square footage: 0
Publi: building: NO

Contractor Information

Contractor Name: RUDY KRAUSE CONSTRUCTION
Contractor Number: 98-00006460
Type: DBPR - CERT BUILDING
Status: INACTIVE

Contractor Requirements	Doc Number
WORKERS COMP INSURANCE	WC105791601

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number
No outstanding inspections exist			

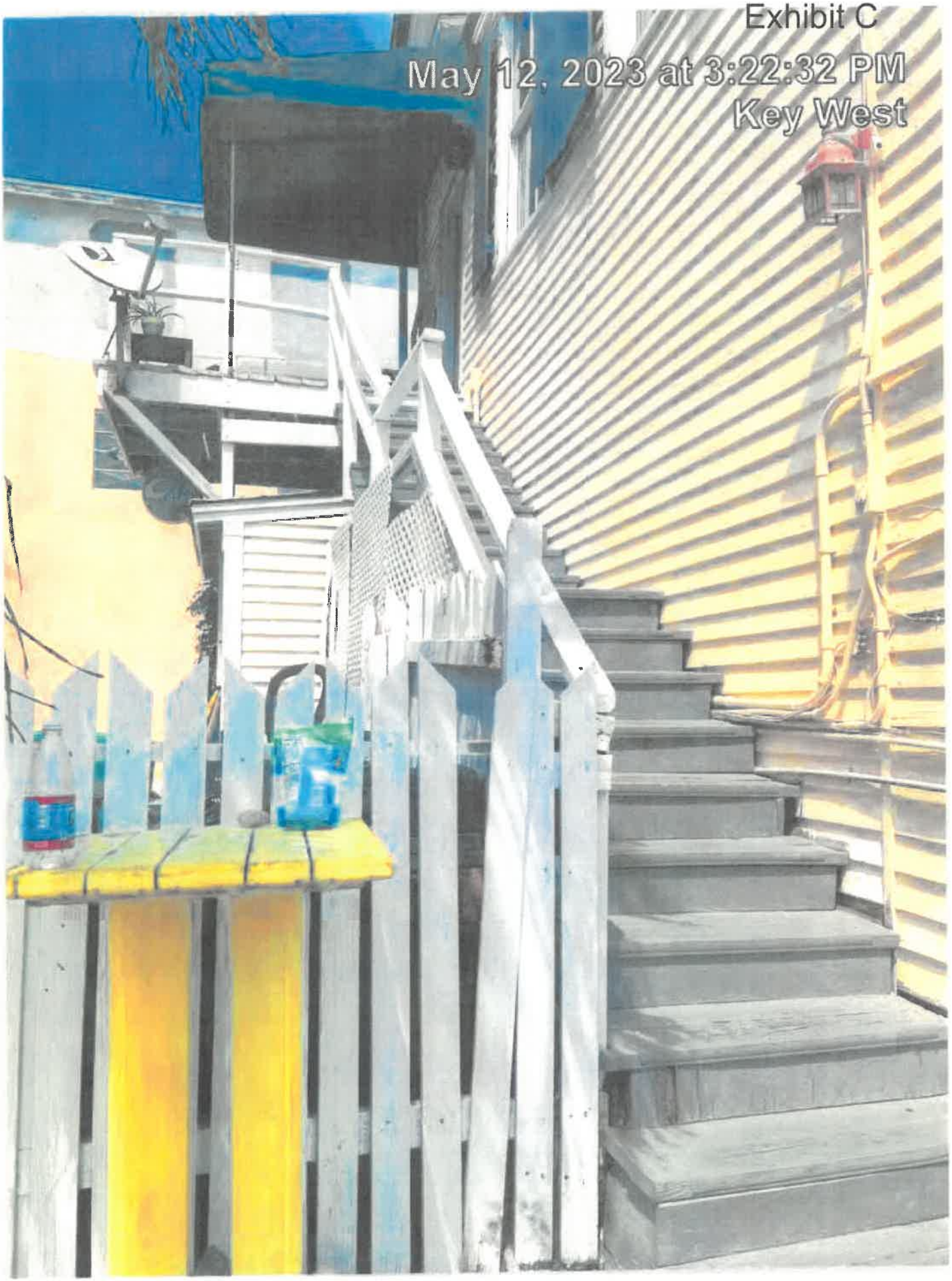
Work Description

CO Information

Code	Freeform Information	Date	Print flag	Permit display	Inspecto
DESC	ADD 6 DORMER WINDOWS/REMODEL EXISTING	1/05/1998		Y	Y
DESC	ATTIC FOR ADDITIONAL BEDROOM, BATH. NOT	1/05/1998		Y	Y
DESC	TO BE USED AS AN INDEPENDENT LIVING	1/05/1998		Y	Y
DESC	UNIT. NO COOKING FACILITIES ALLOWED	1/05/1998		Y	Y
DESC	PART N-1-98-6	1/05/1998		Y	Y
DESC	FERNEDY ELECTRIC	5/15/1998		Y	Y
DESC	REMODEL OF EXISTING ATTIC LIVING AREA	5/15/1998		Y	Y
DESC	"NO COOKING FACILITIES ALLOWED"	5/15/1998		Y	Y
DESC	PUMAR'S PLUMBING	6/01/1998		Y	Y
DESC	INSTALL FIVE (5) NEW FIXTURES INCLUDING	6/01/1998		Y	Y
DESC	KITCHEN SINK	6/01/1998		Y	Y
DESC	MIKE N IKE'S COOLING & HEATING	6/08/1998	Y	Y	Y
DESC	INSTALL CENTRAL AC SYSTEM FOR THE ATTIC	6/08/1998	Y	Y	Y

MW

Exhibit C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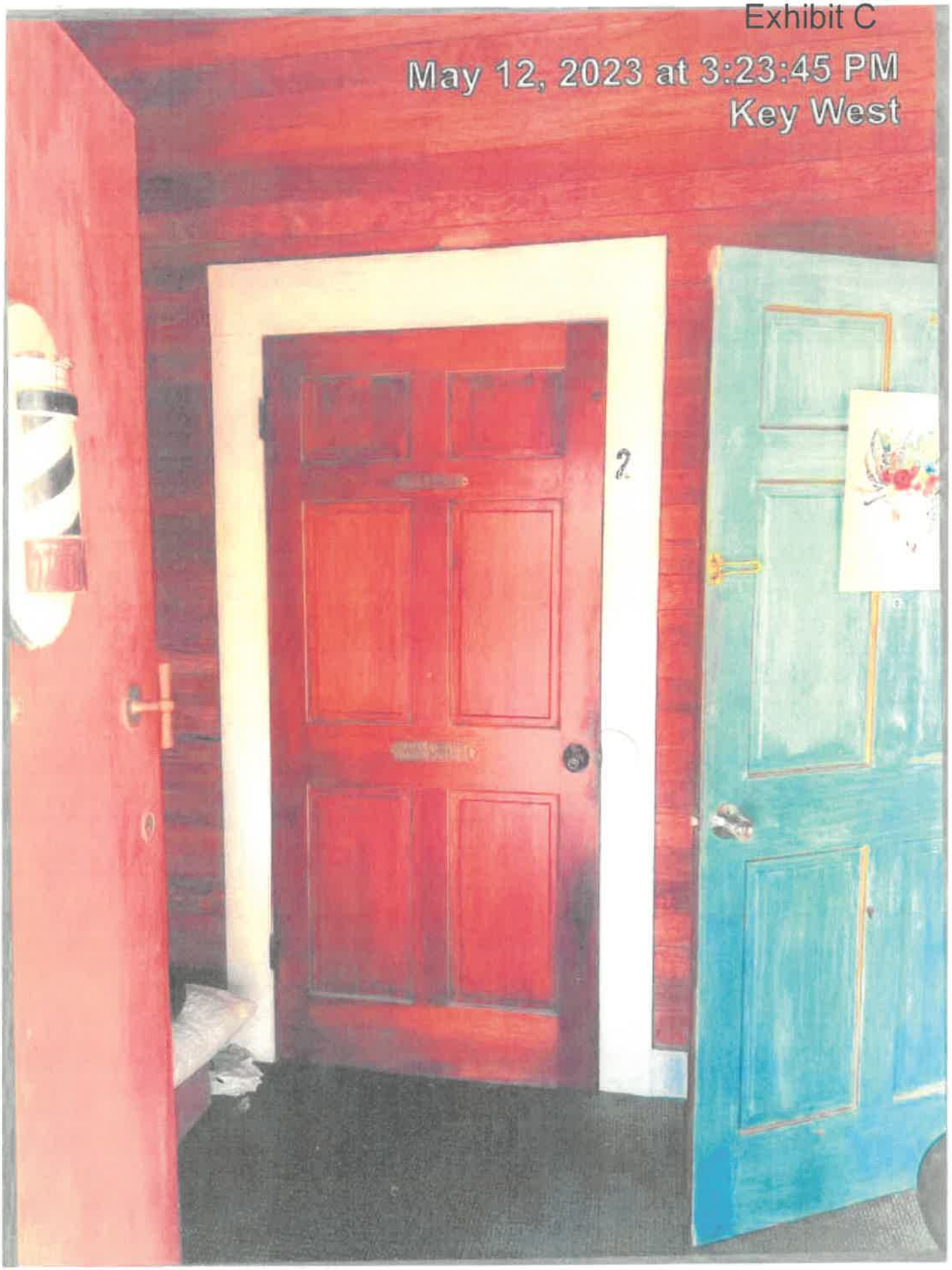
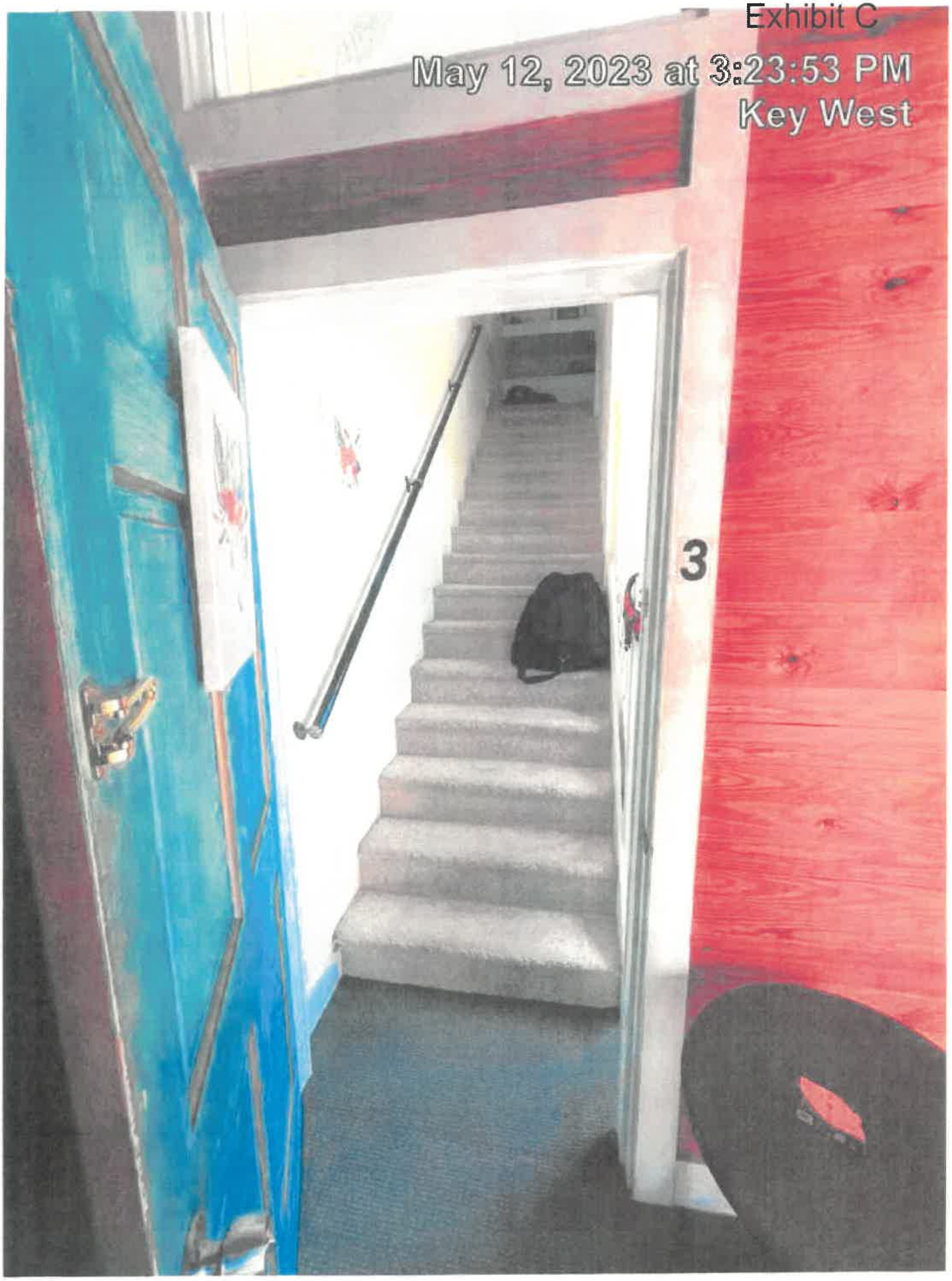
May 12, 2023 at 3:22:32 PM
Key West

Exhibit C

Exhibit C

May 12, 2023 at 3:23:45 PM
Key West

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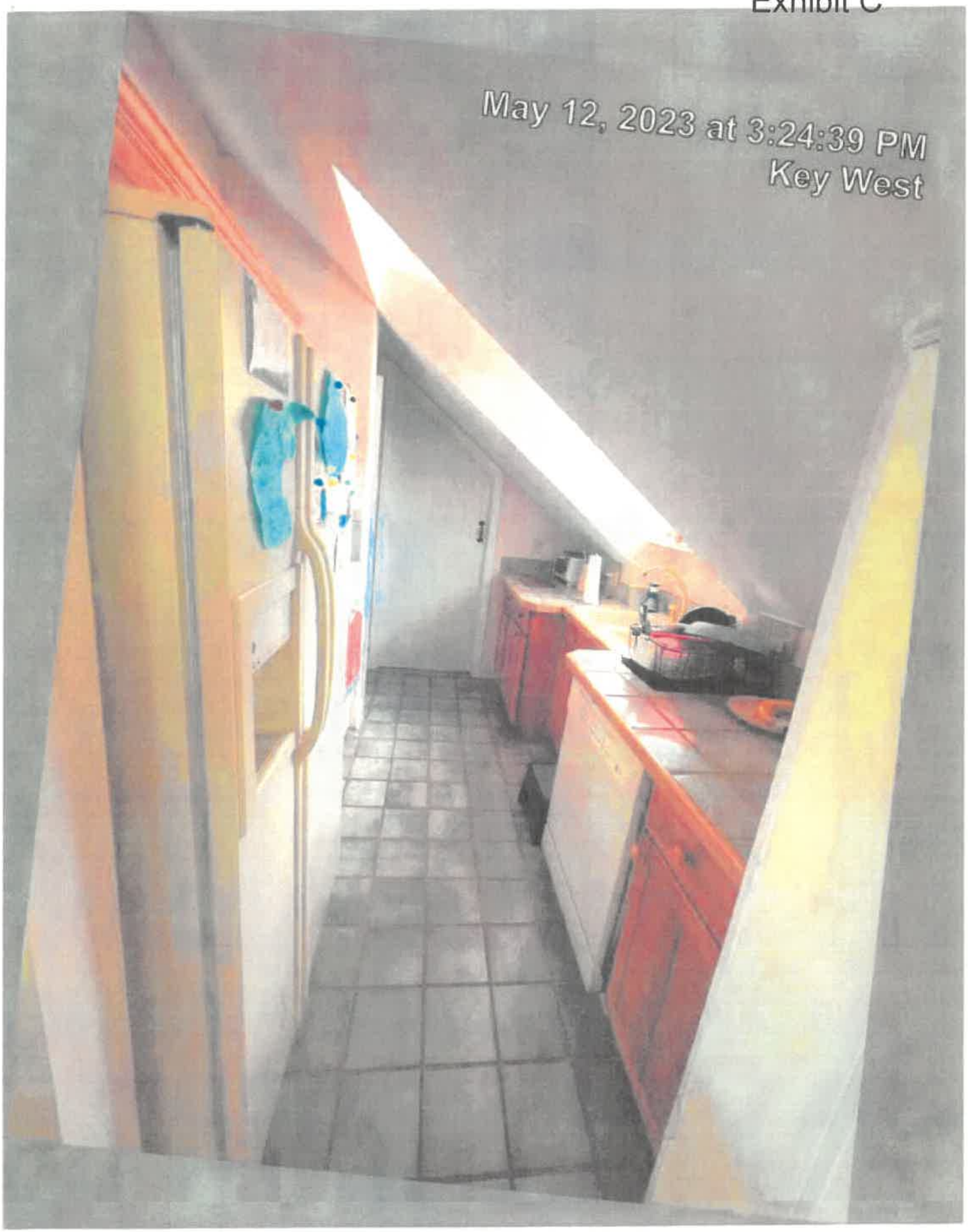
Key West
3

Exhibit C

Exhibit C



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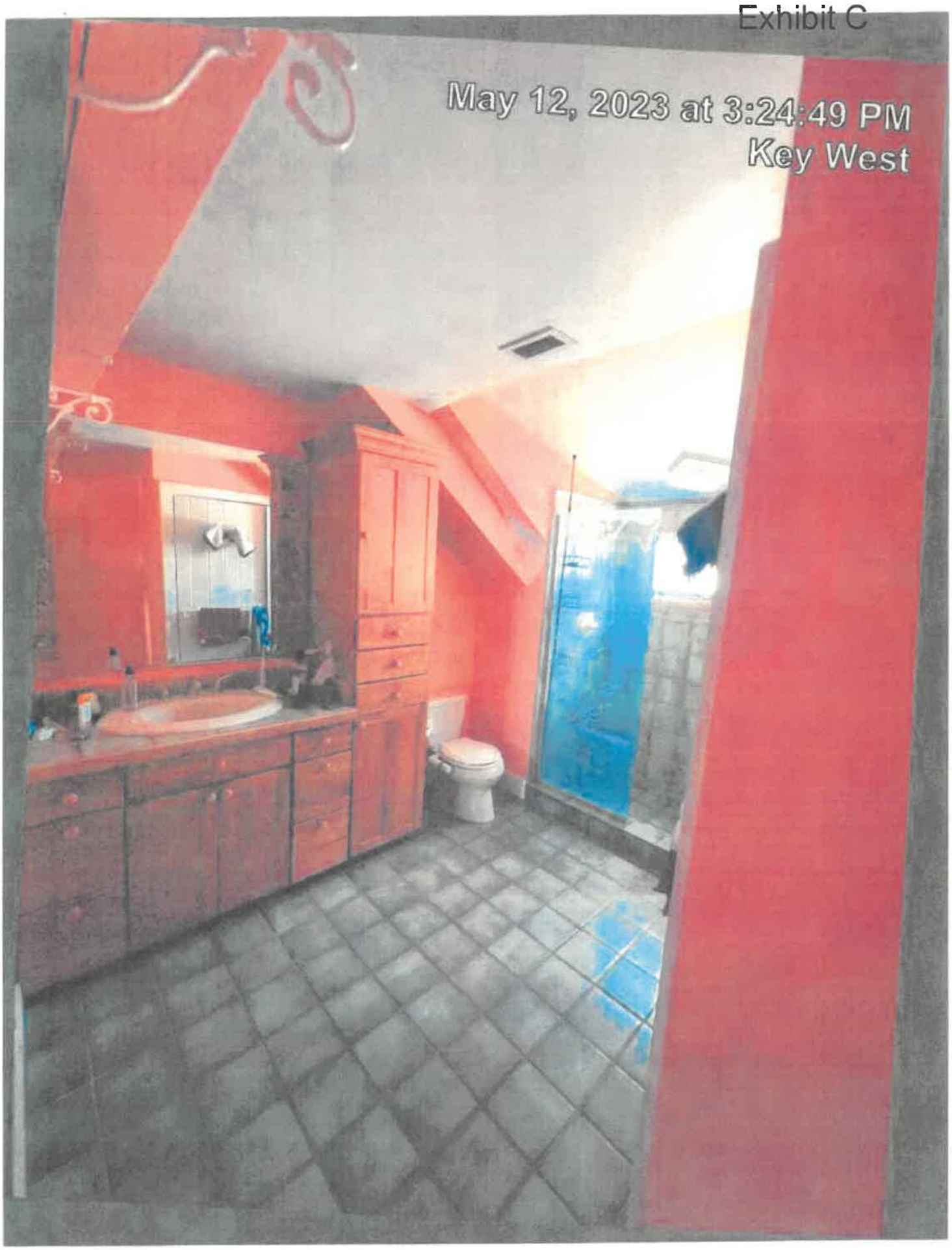

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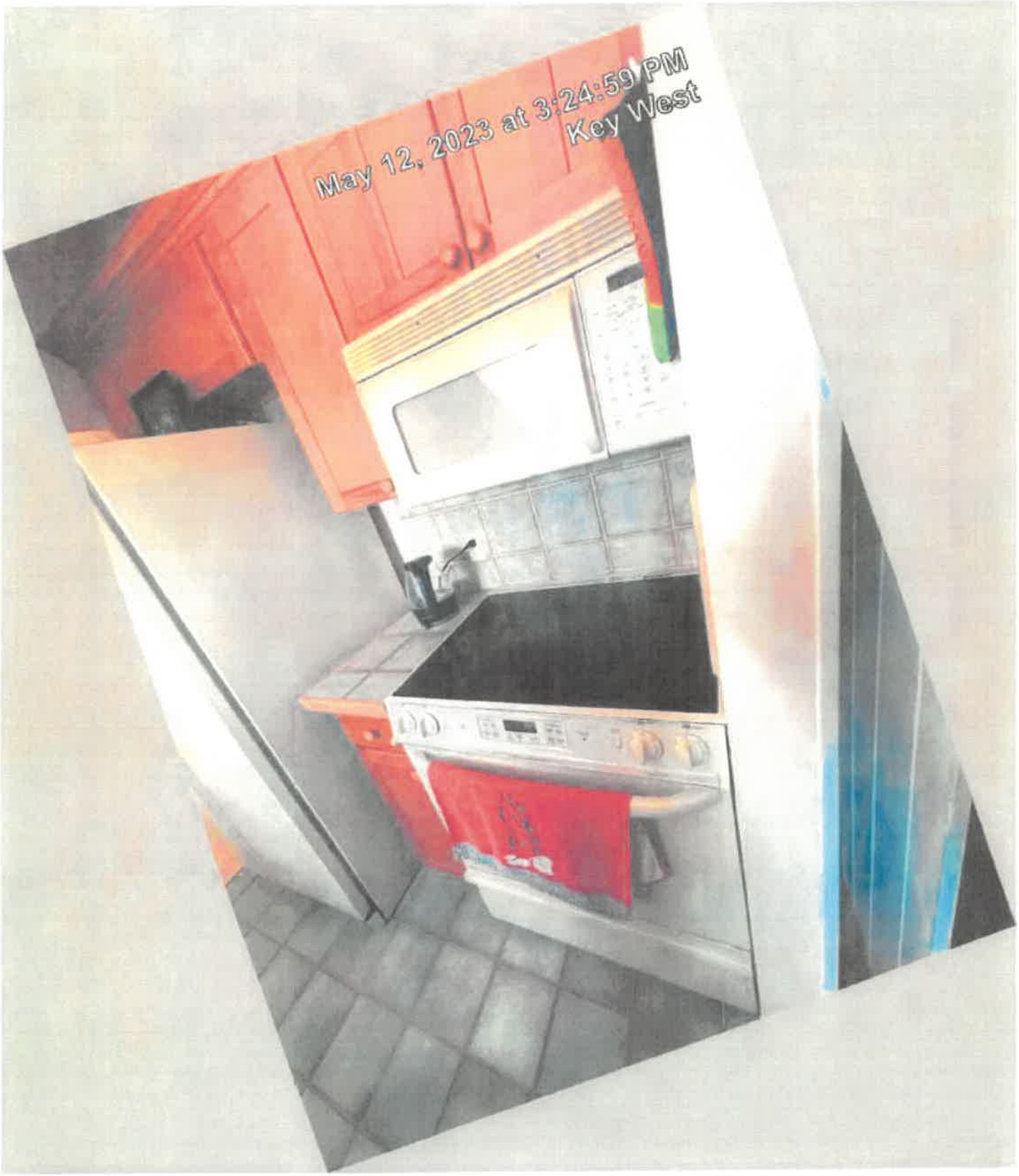

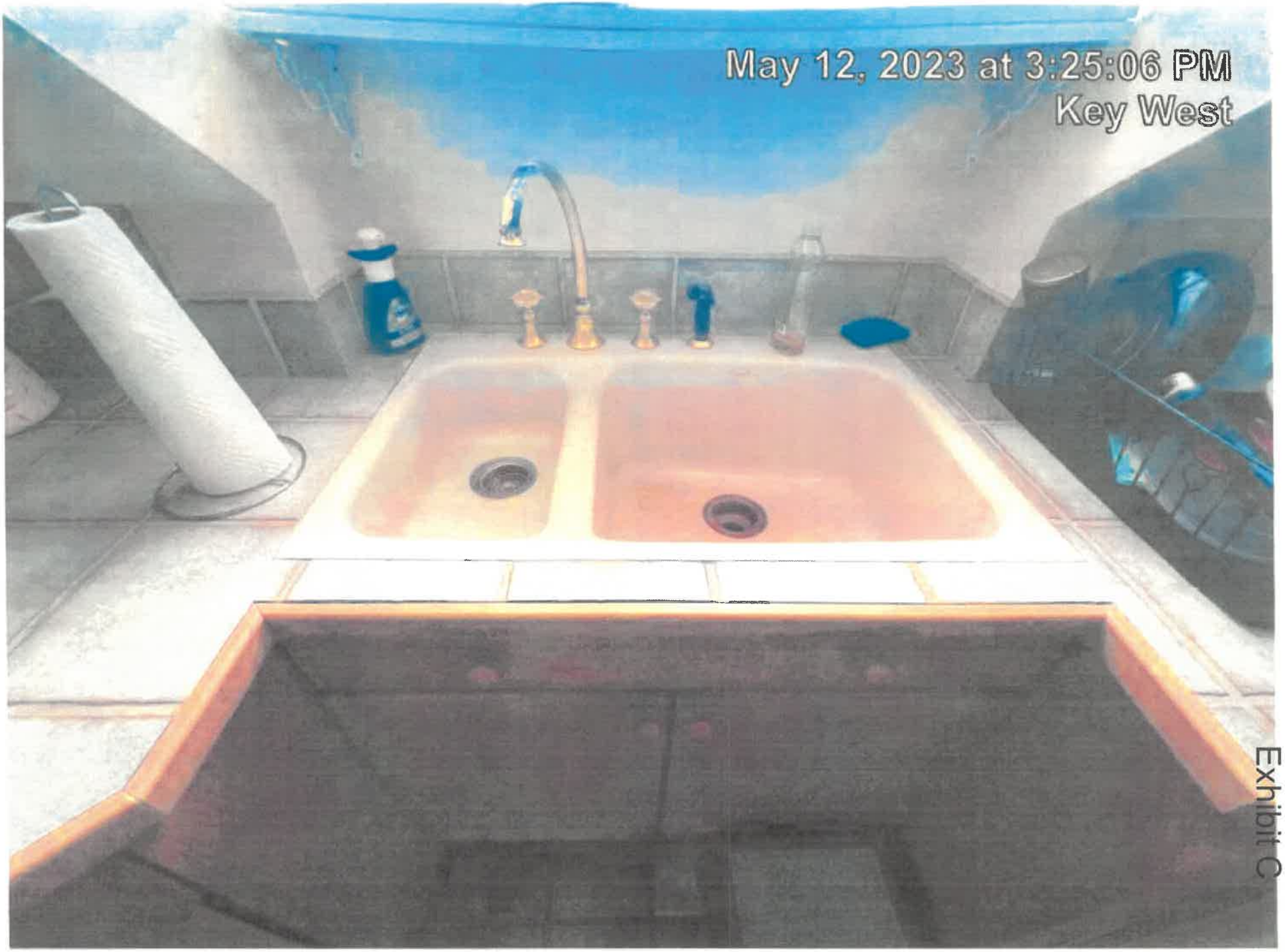

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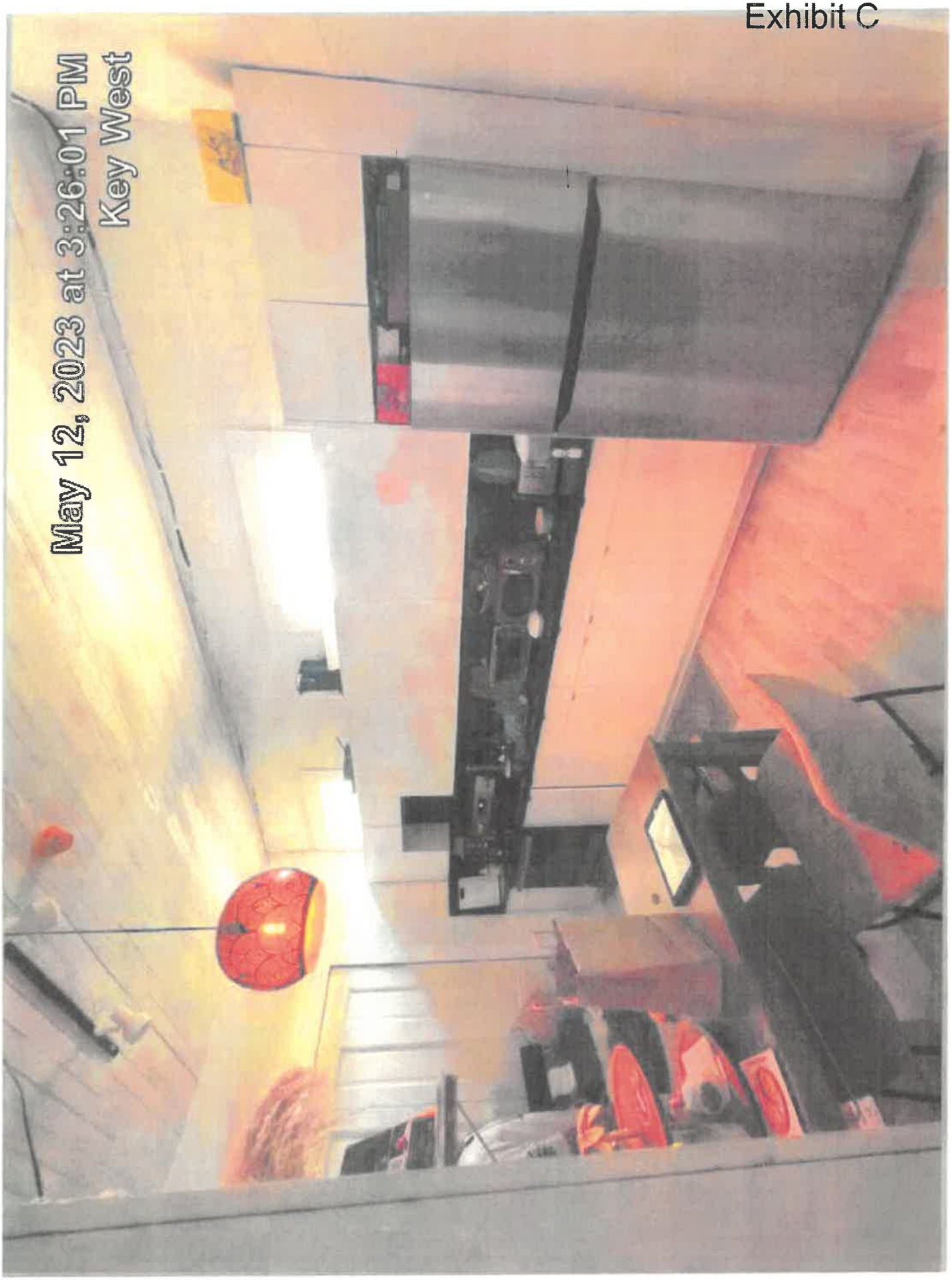

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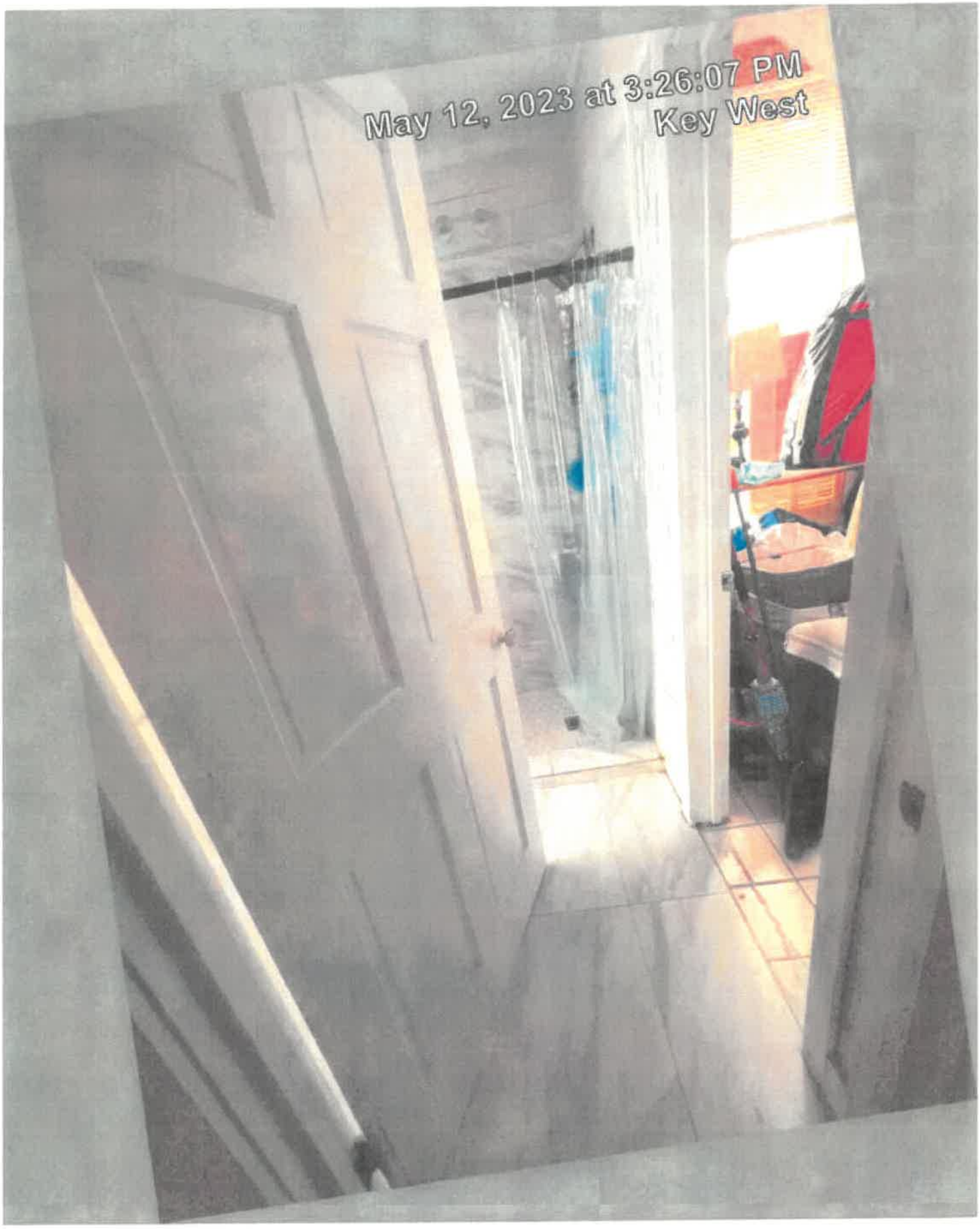

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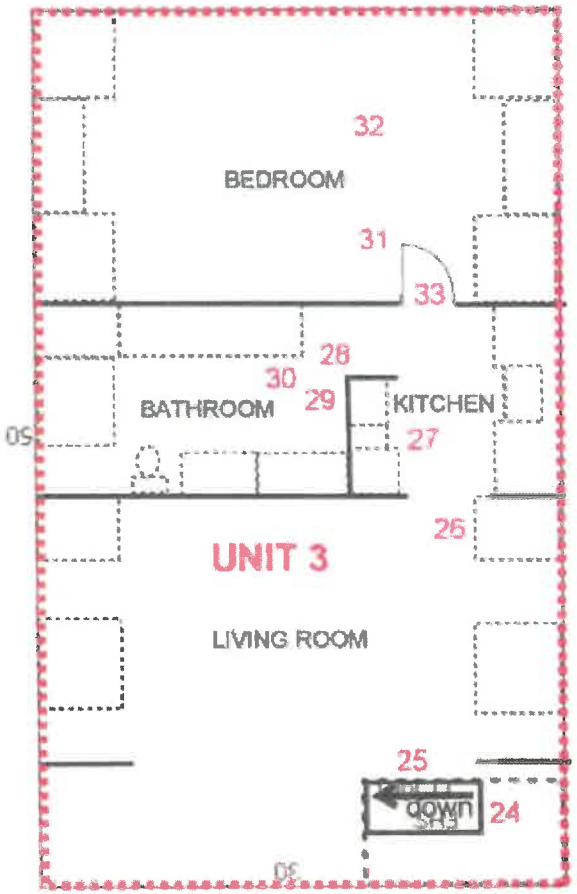
Exhibit C

901 Fleming Street



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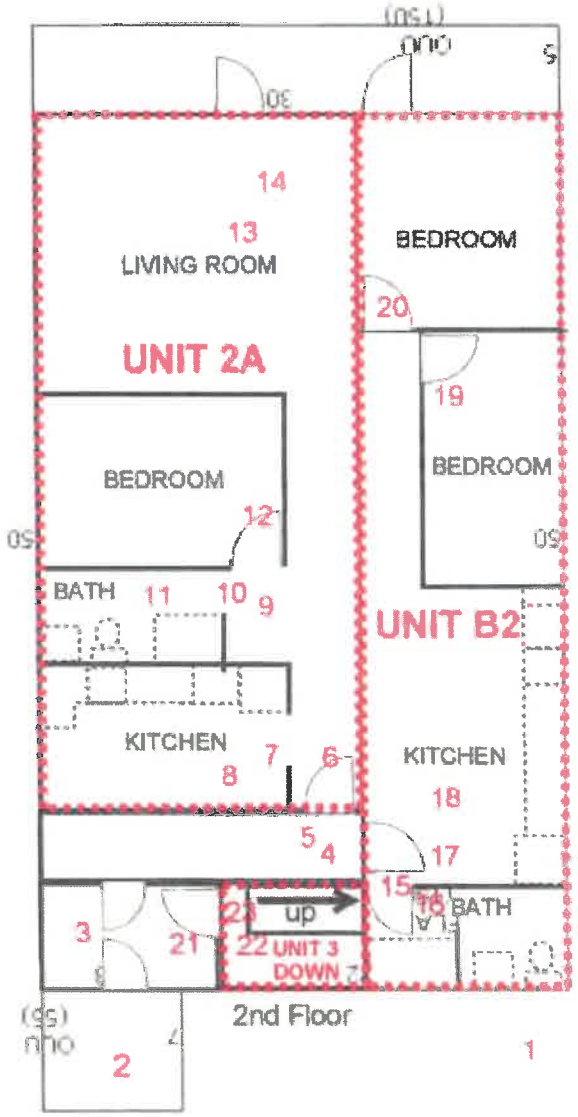
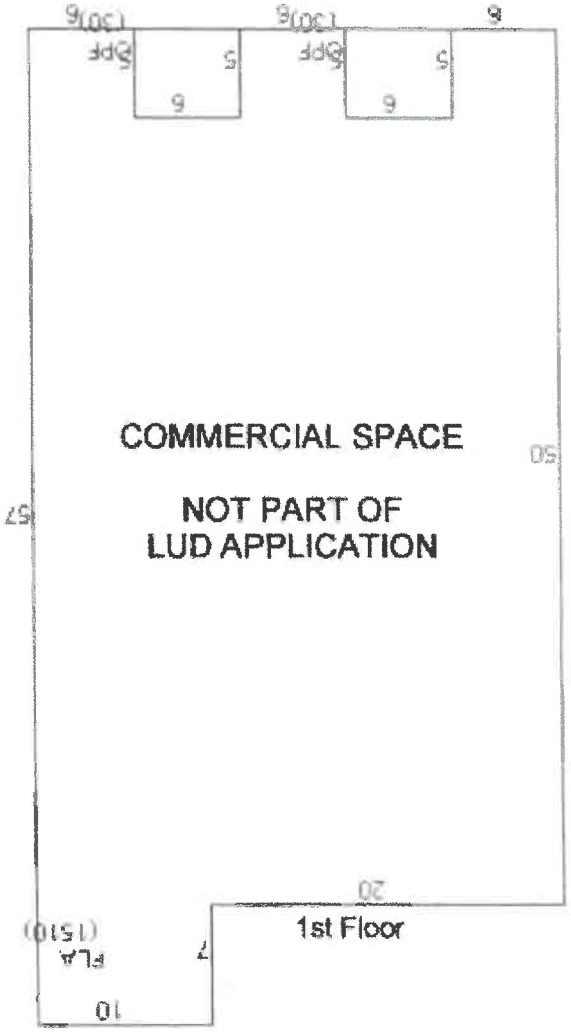


2nd Floor



1st Floor

**RED NUMBERS CORRESPOND TO FOLLOWING PHOTOS

Exhibit C

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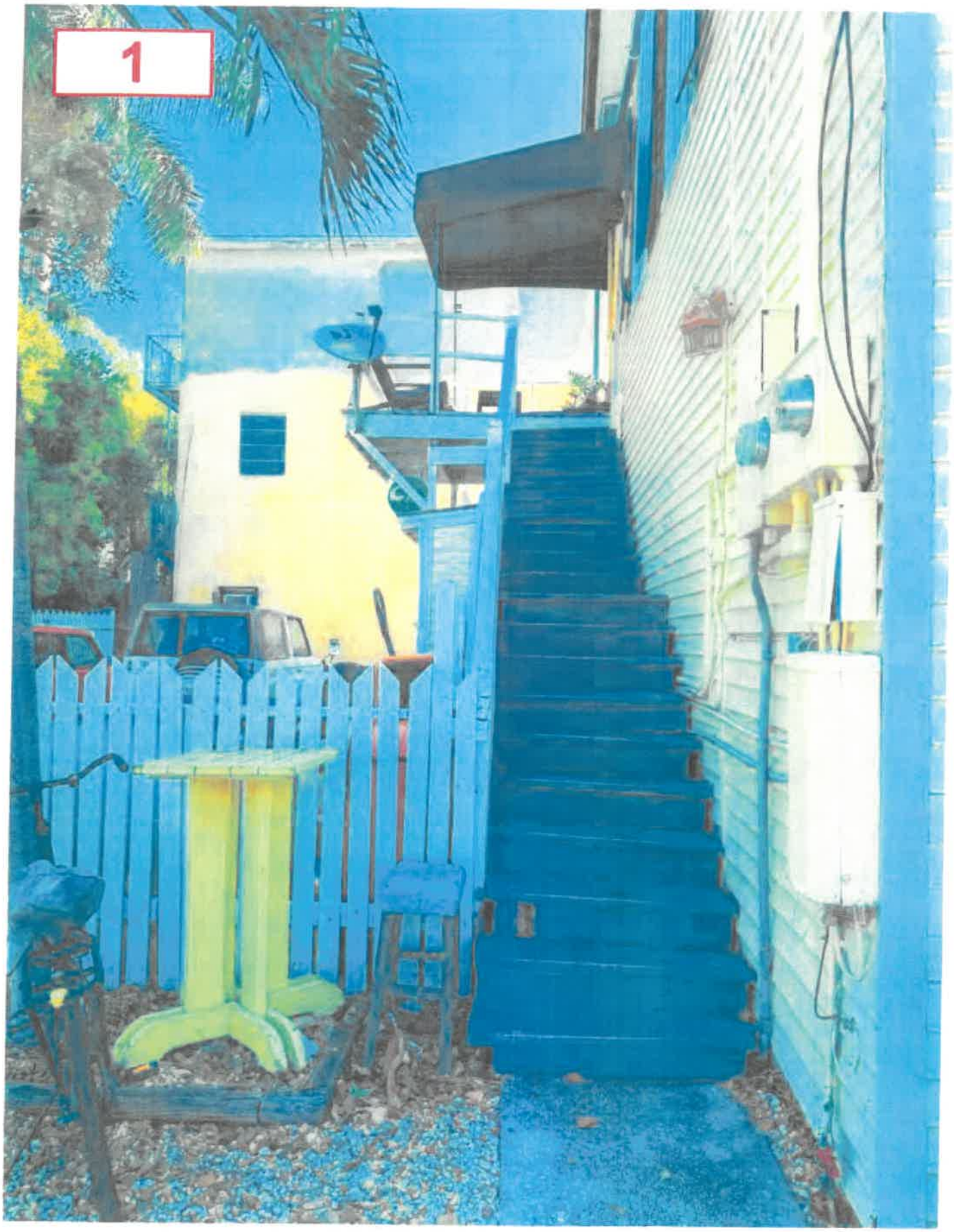

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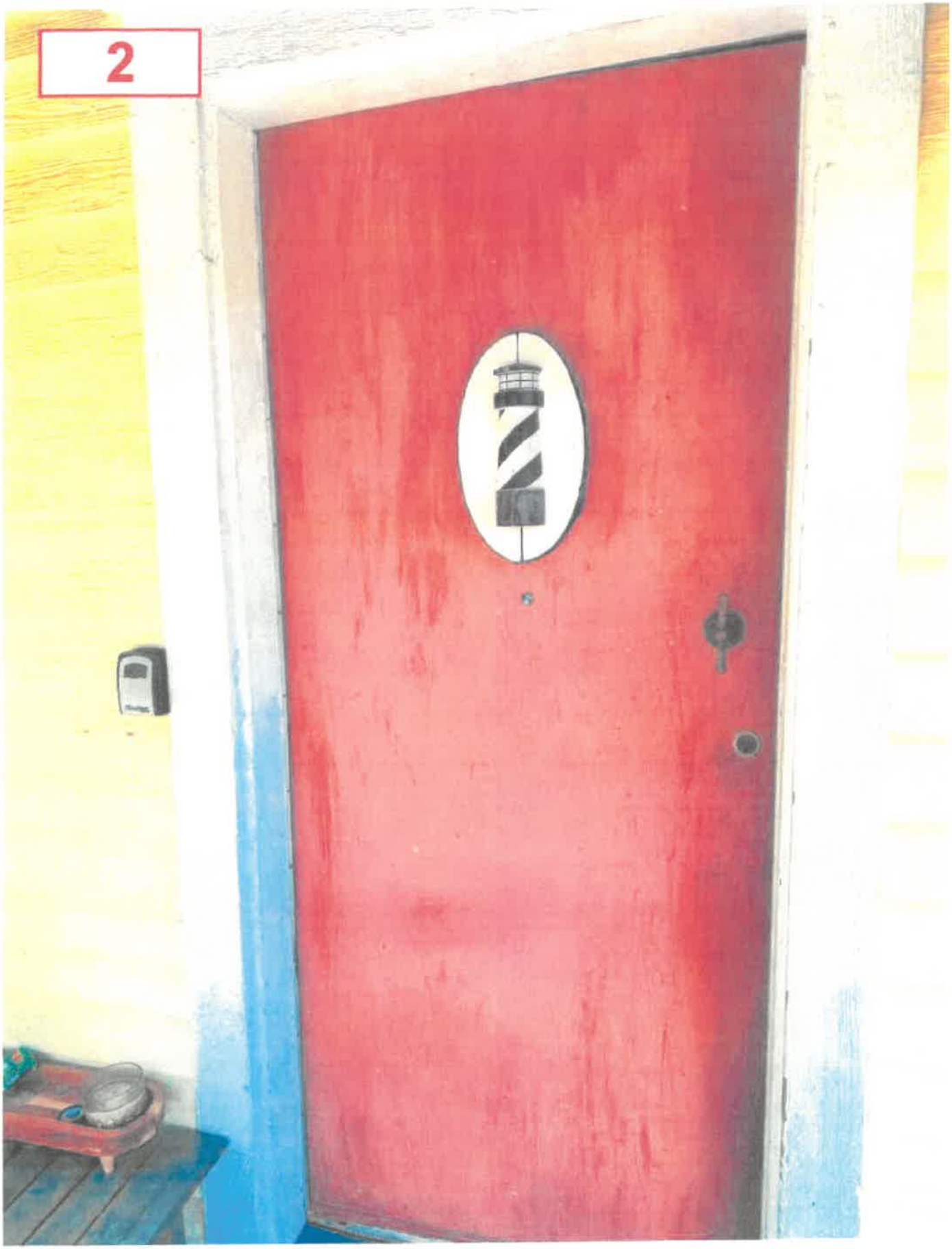

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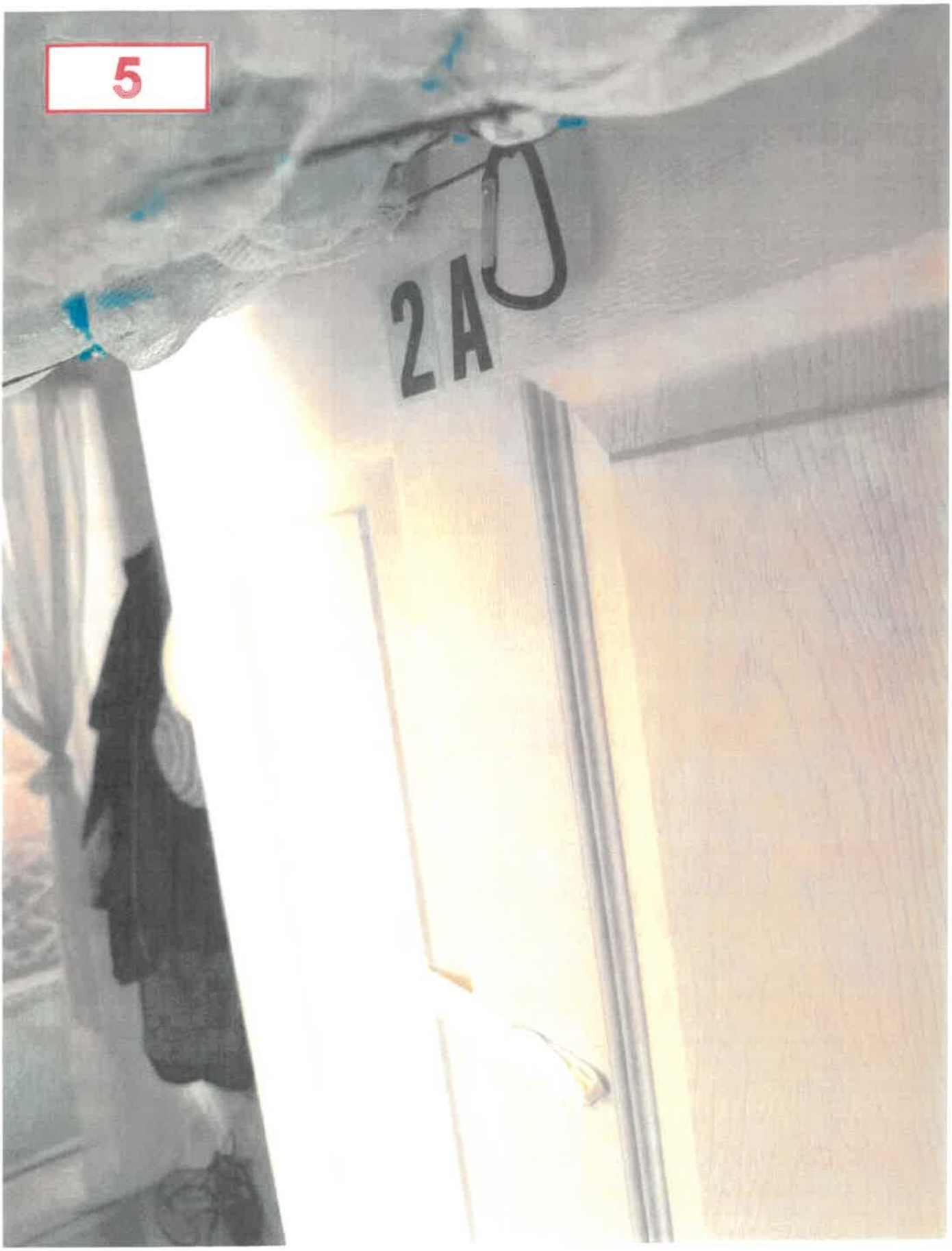

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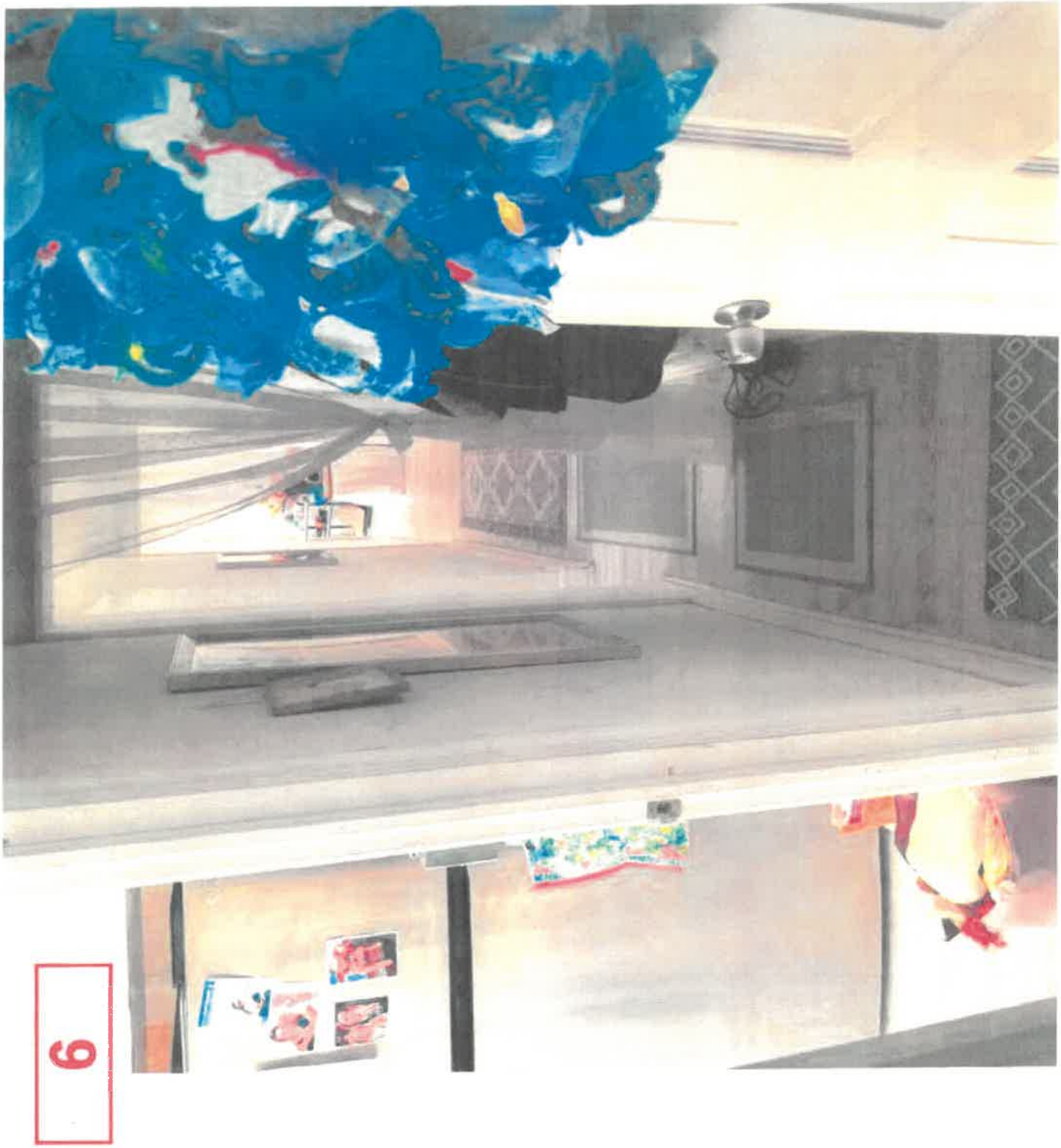

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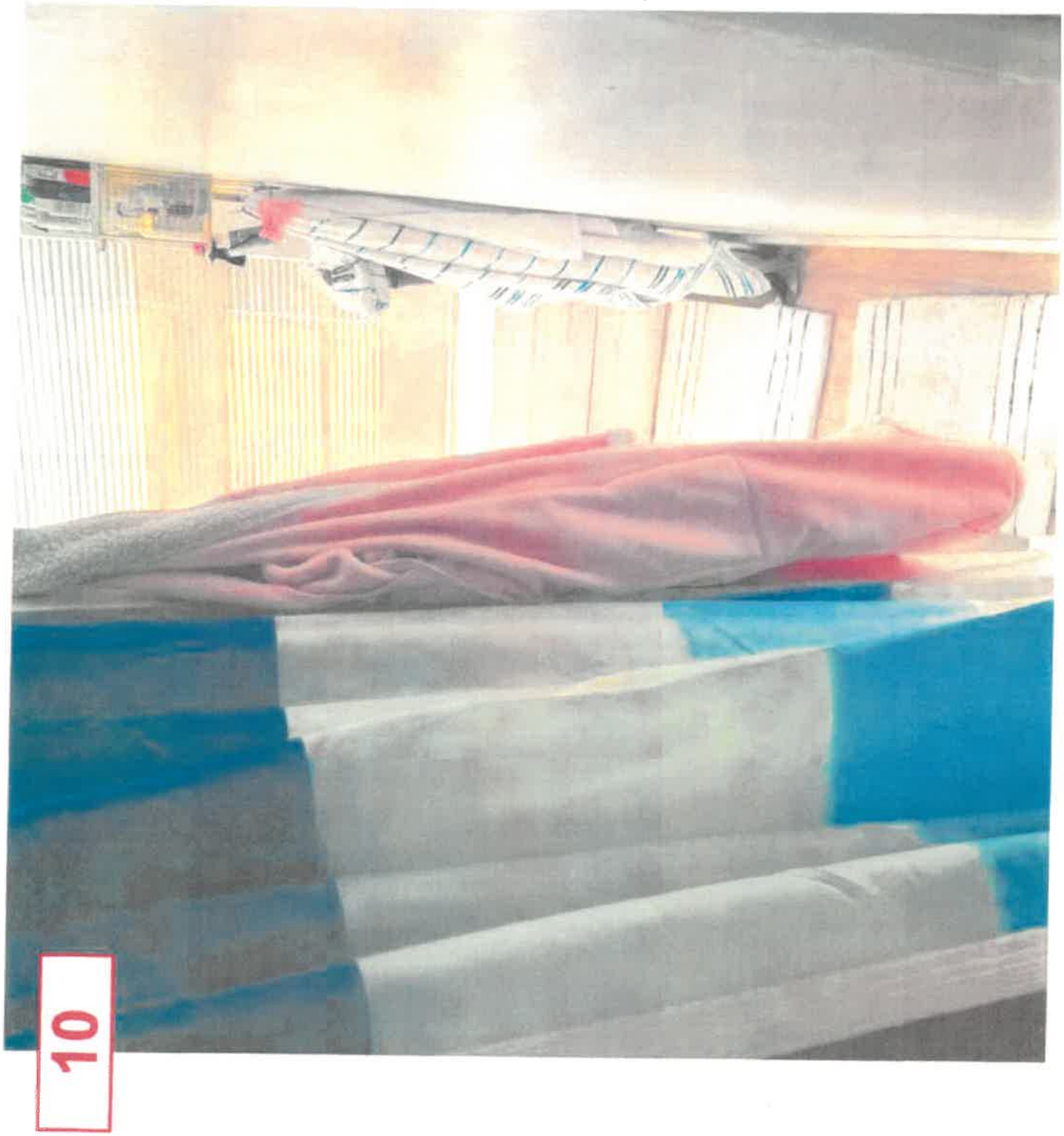

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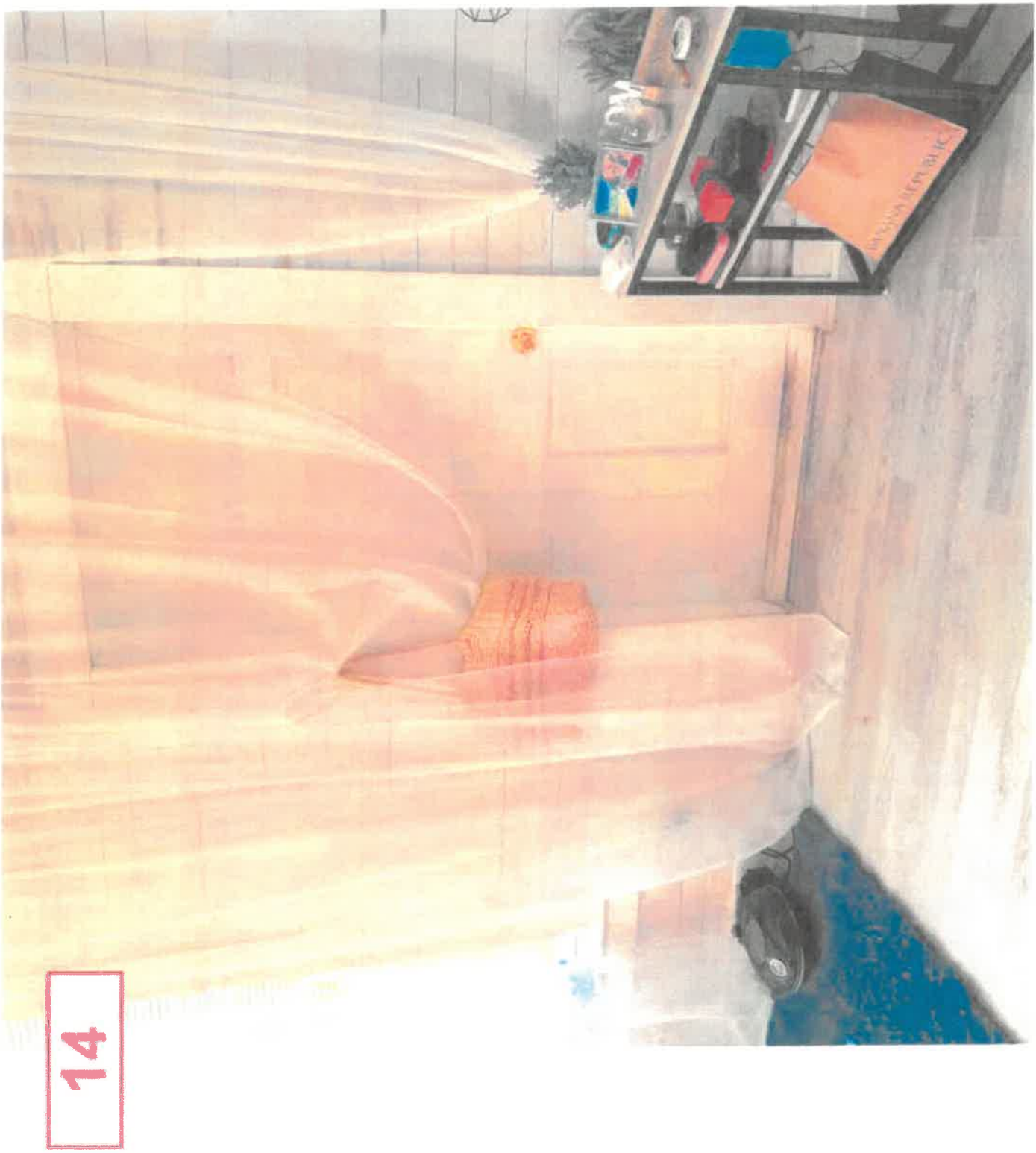

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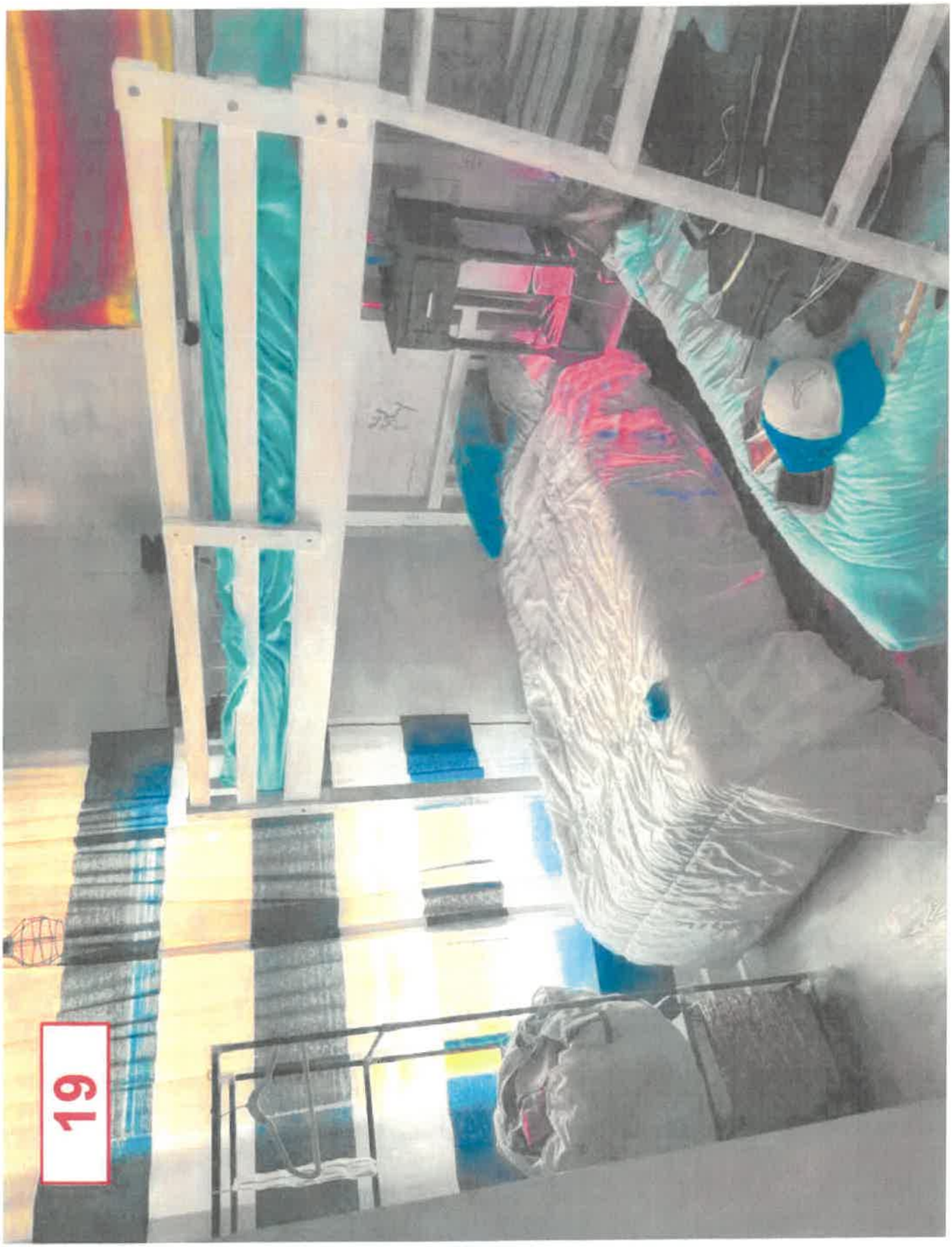

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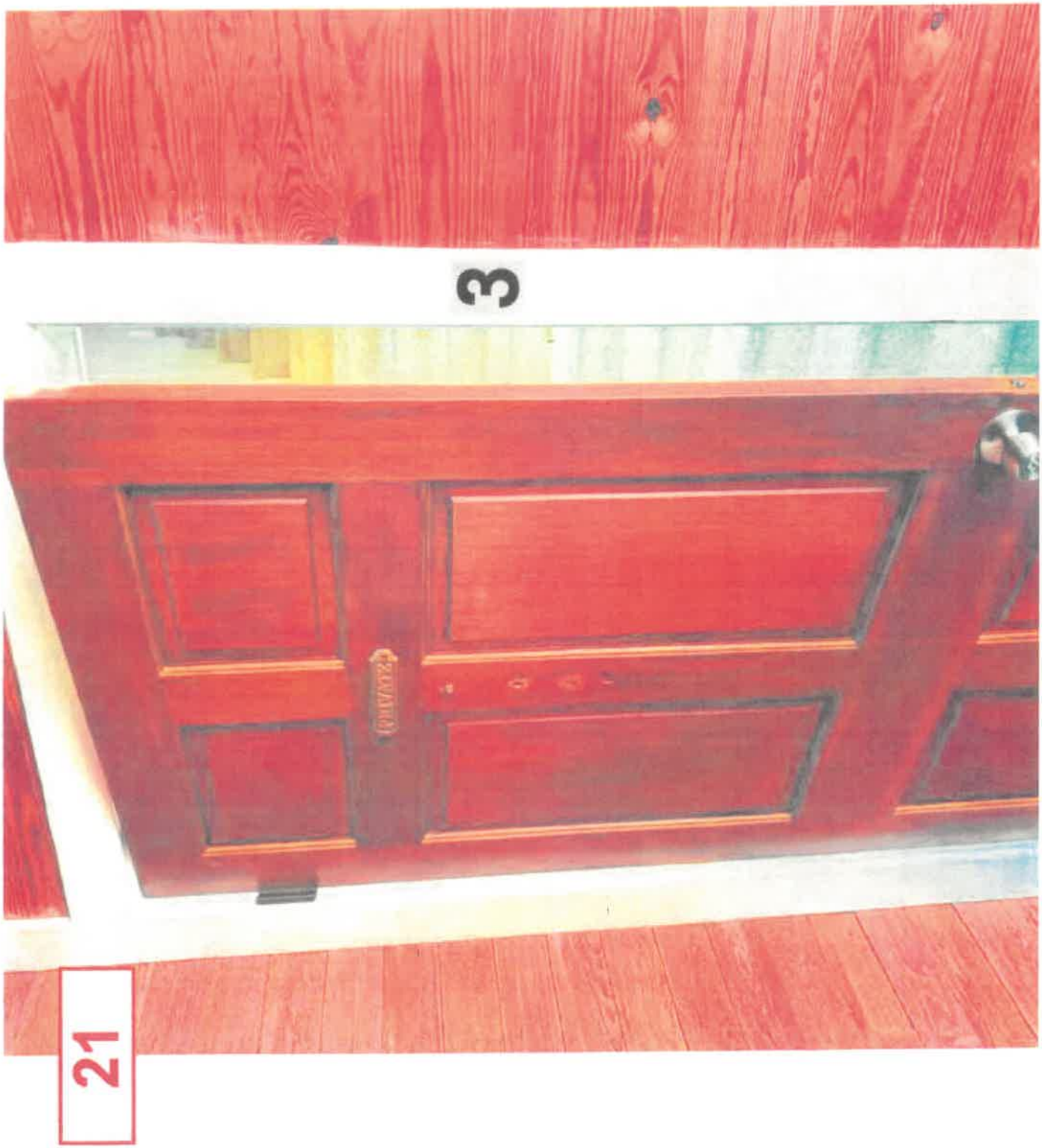

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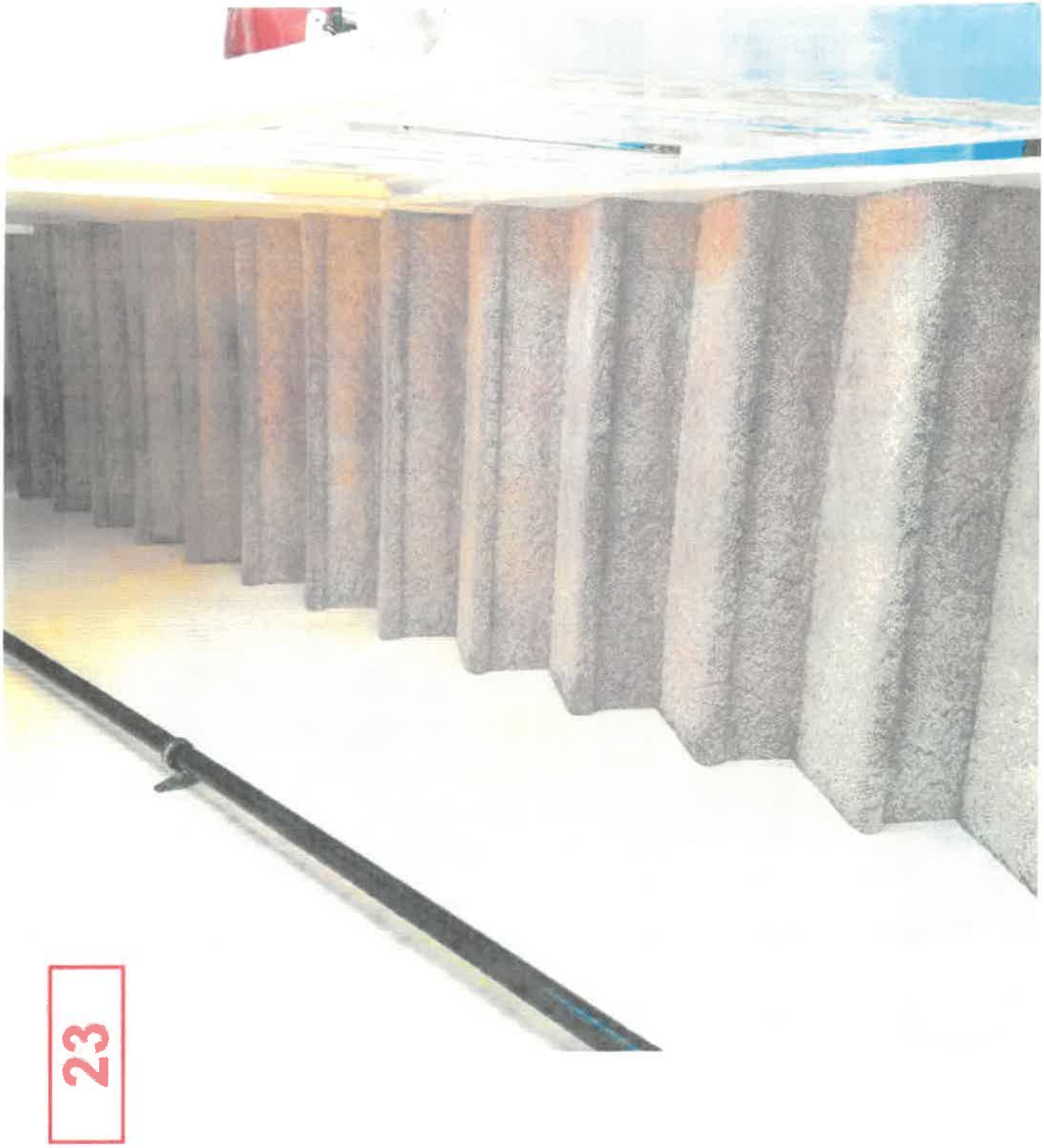

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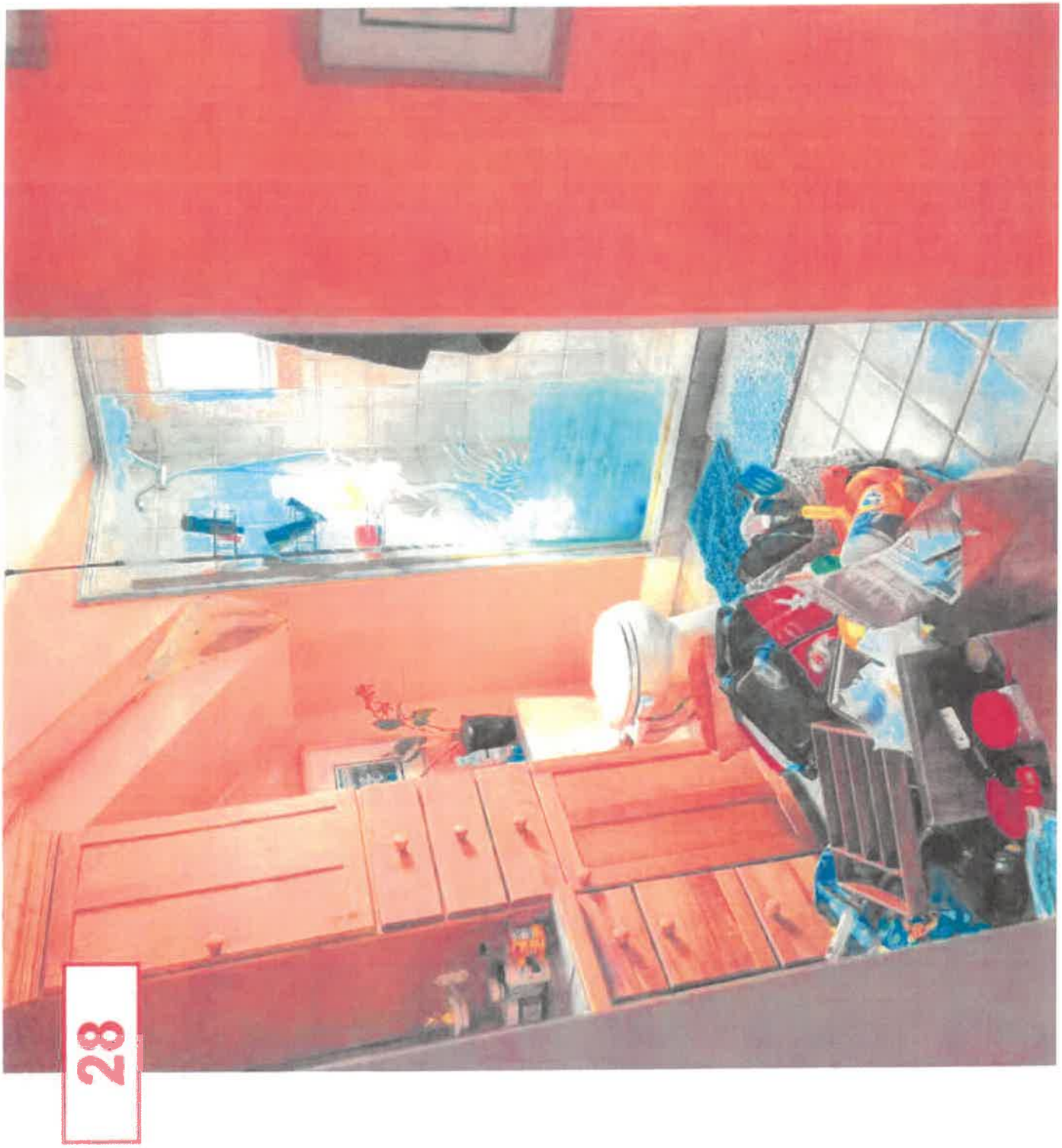

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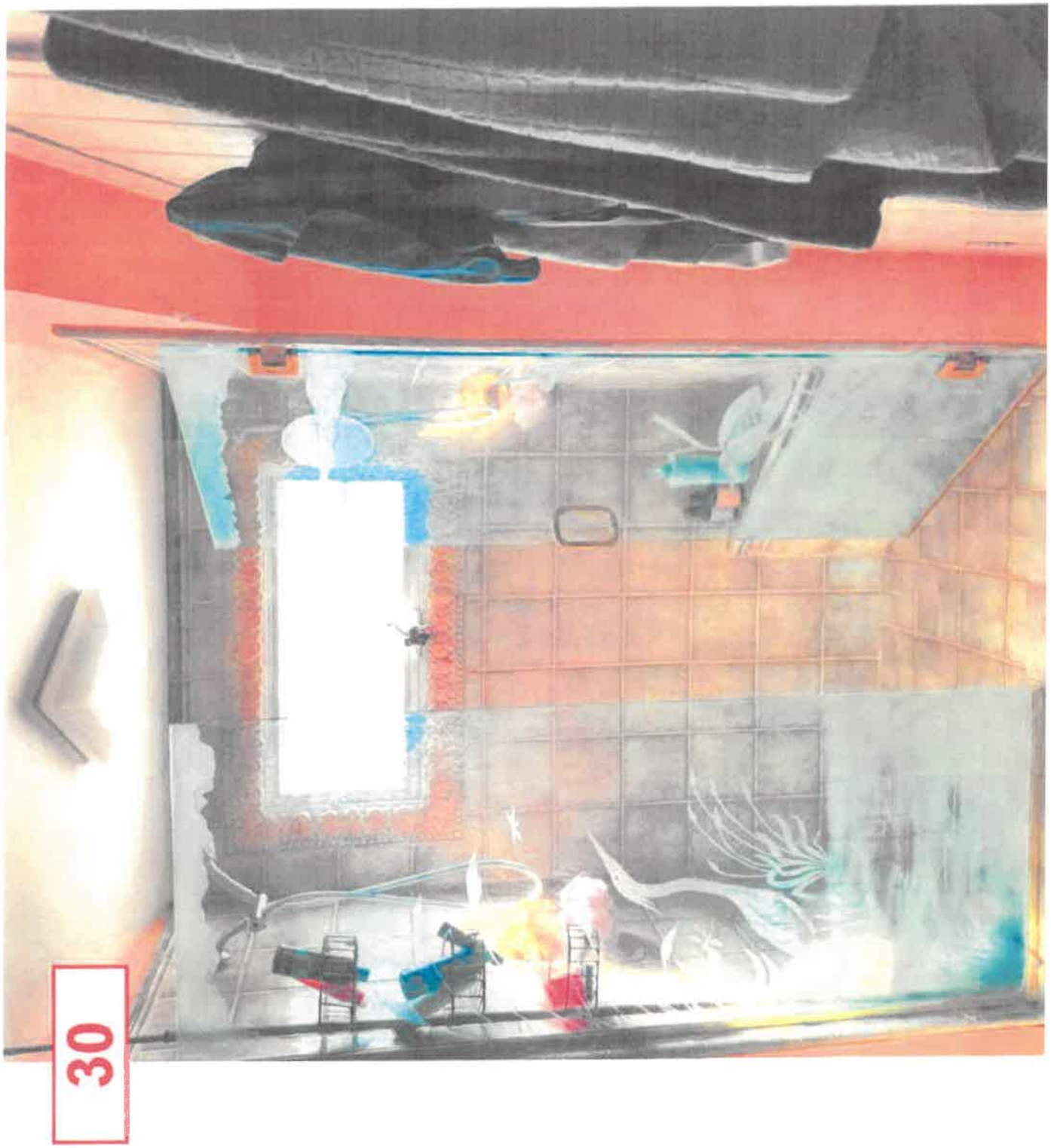

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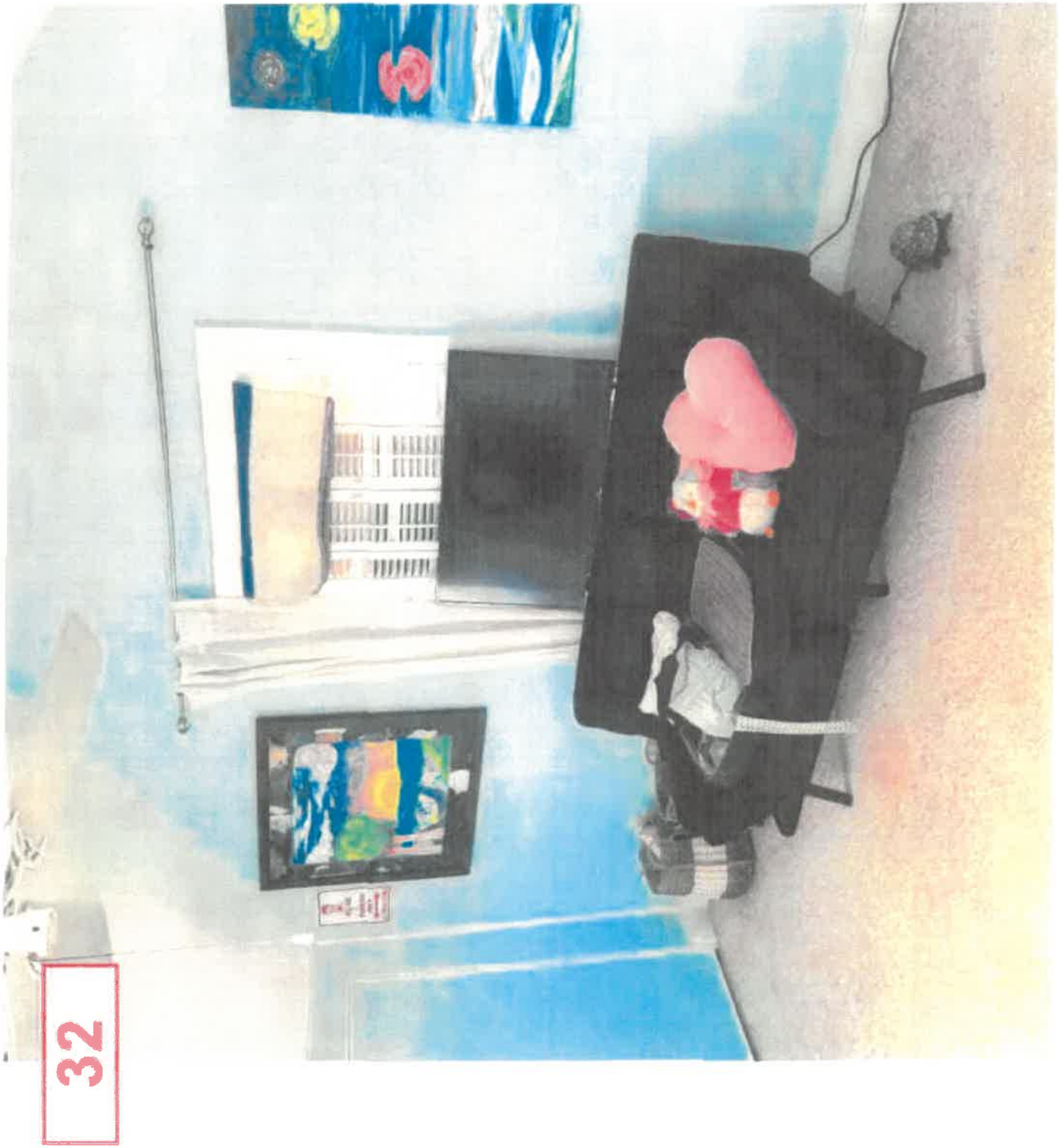

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Exhibit C

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Exhibit C

Staff Additions:
1926 Sanborn Map

Exhibit C

Exhibit C

1948 Sanborn Map

Exhibit C

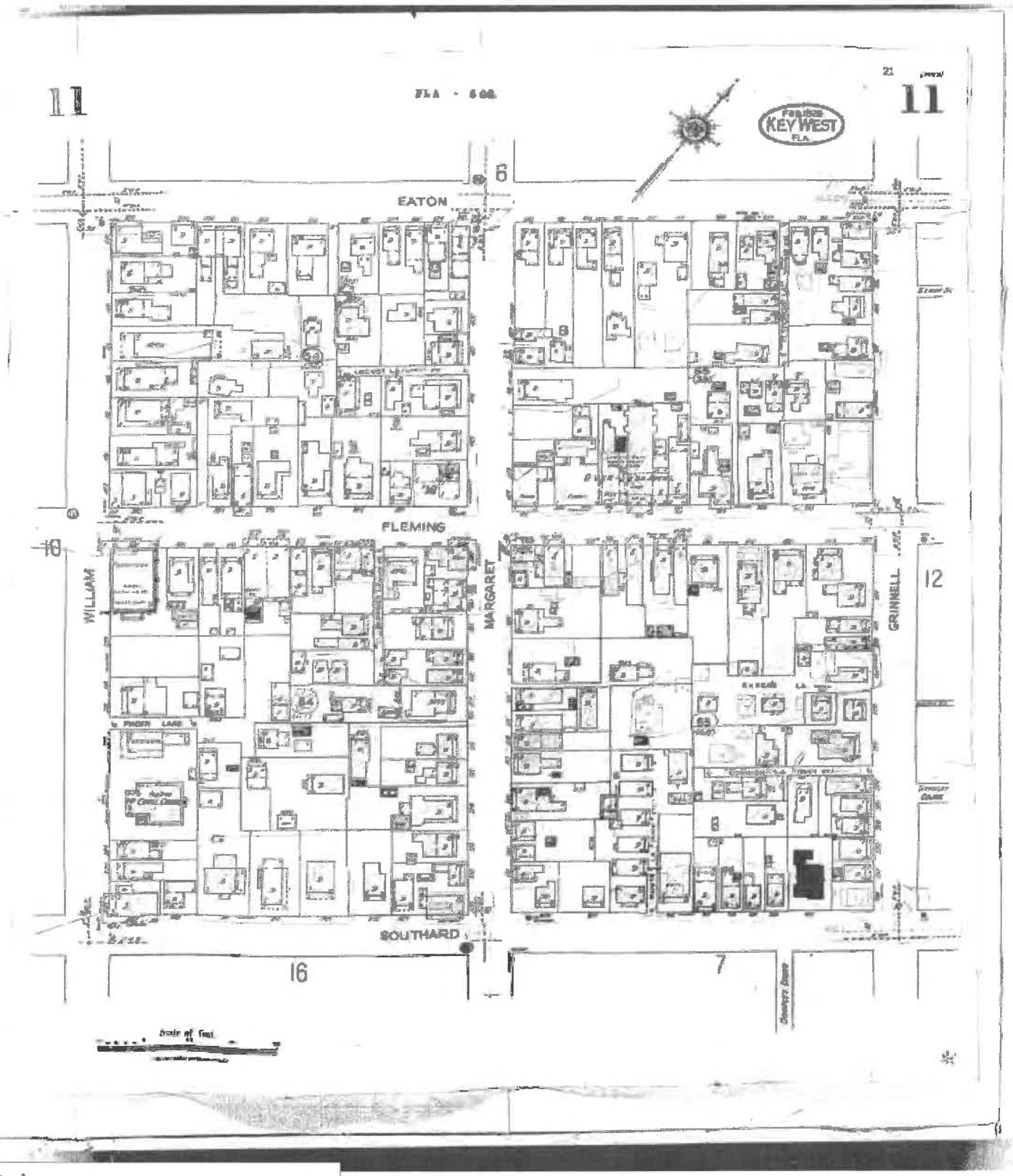


Exhibit C

1962 Sanborn Map

Exhibit C

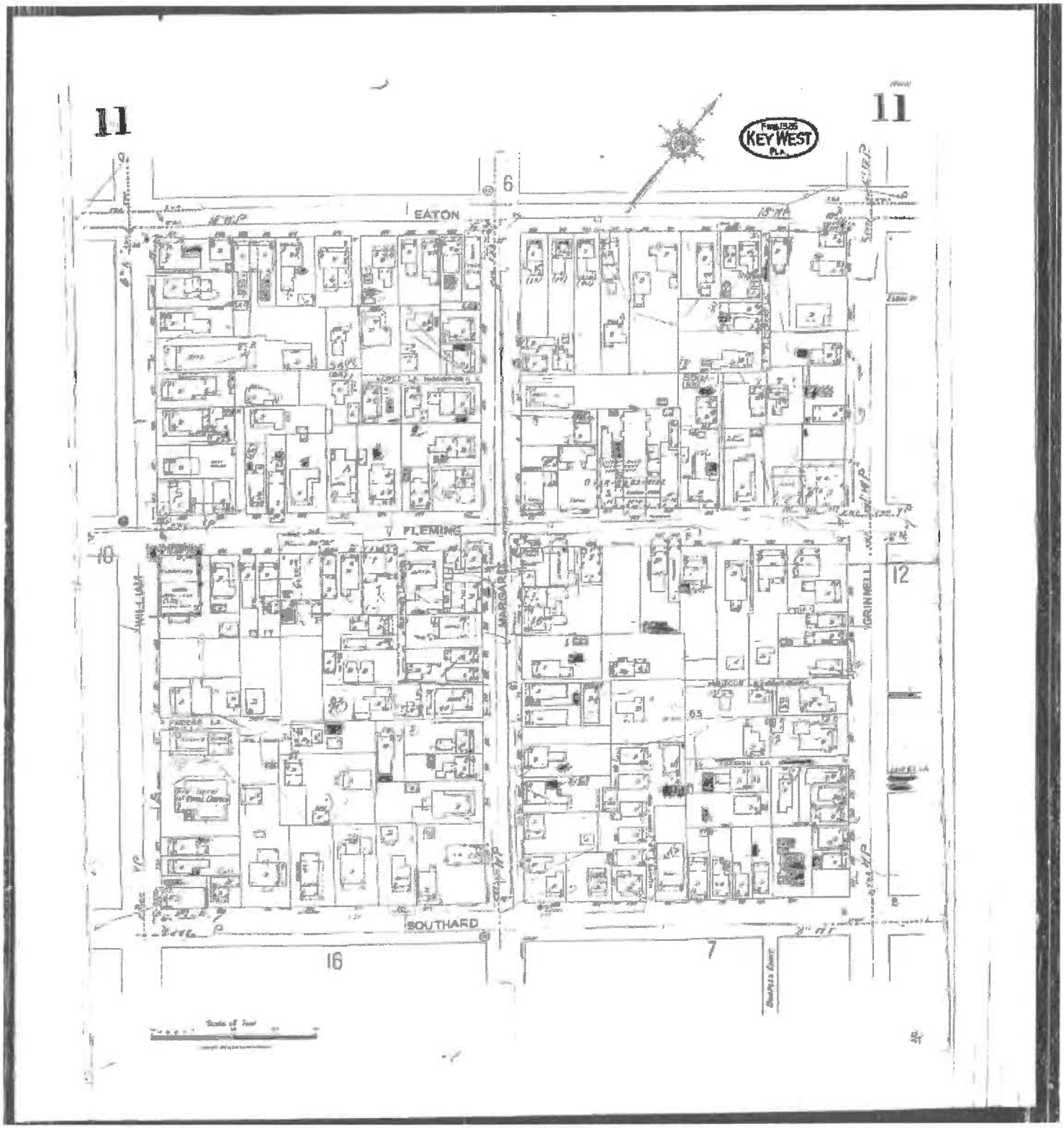


Exhibit C

1970's Zoning Code
ORD 85-33 HP-1
Code Change

Exhibit C

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

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

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

[6] Reserved.

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:*

1. Two-family dwellings.
2. Multi-family structures not to exceed ~~4~~ 22 dwelling units. per acre density. Ord. 85-33

[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.
3. Public safety structures and equipment, such as fire substations, civil defense facilities, and the like.
4. Garage apartments.
5. General sales offices such as real estate sales and similar uses.

Exhibit C

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 DENSITY 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, Florida:

Section 1. Subsection (7) of Section VII of the Zoning Ordinance of the City of Key West, (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 R1B and in addition:

1. Two-family dwellings.
2. Multi-family structures not to exceed 22 dwelling units per acre density.

(c) **Accessory uses and structures.** Same as for R-1B.

(d) **Special exception permissible by the board of adjustment.**

1. Public and private schools with conventional curriculums, public libraries.
2. Churches and other places of worship.
3. Public safety structures and equipment, such as fire substations, civil defense facilities, and the like.
4. Garage apartments.
5. General sales offices such as real estate sales and similar uses.

(e) **Prohibited uses and structures.**

1. 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.

Exhibit C

(g) Minimum averge lot width.

1. Single family: 50 feet
2. Multiple-family: 50 feet

(h) Minimum average lot depth.

1. Single family: 100 feet
2. Multiple-family: 100 feet

(i) Maximum lot coverage.

1. Single family: 50 percent
2. Multiple family: 50 percent

(j) Maximum height:

1. Single family: 30 feet
2. 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.
b. Multiple-family: 5 feet or 10 per cent of width of lot up to 15 feet, whichever is greater.

2. Side corner lot:

a. Single family: 5 feet
b. Multiple family: 5 feet.

3. Rear:

a. Single family: 20 feet
b. Multiple family: 20 feet

(l) Off-street parking and loading requirements.

1. Single family: As specified in Section IX.
2. Multiple-family: As specified in Section IX.

(m) Sign limitations.

1. Single family: Same as for R-1A.
2. Multiple family: Same as for R-1A.

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

Read and passed on first reading at a regular meeting held this 20th day of August, 1985.

Read and passed on final reading at a regular meeting held this 3rd day of September, 1985.

RICHARD A. HEYMAN, MAYOR

ATTEST:

JOSEPHINE PARKER, CITY CLERK

Exhibit C

Email with Tax Collector's Office

Exhibit C

From: Jennilyn Roberts
To: 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 <benjamin.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.

Exhibit C

Best,

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

Exhibit C

2010 Polk County Directory

Exhibit C

FLEMING ST Cont'd
3 Pogson Jennifer A [5]
612 Beattie Charlotte A [14]
1 Bradshaw Judith A [8]
613 1 @ Vaughn Danielle N
2 Panarelli Carlo [15] 305-293-0900
614 Bixey Delbert P [16] ♣ 305-292-1577
615 AMBROSIA HOUSE TROPICAL LODGE guest houses 305-296-8838
DAVISON & ASSOC graphic designers 305-294-0840
Miano Kate N [15] ♣ 305-294-2463
617 Fzol Walter [7] 305-295-3306
1 Donaldson Shannon E [7] ♣
1 Donaldson Mary A
2 Lamarre Joanne E [6] ♣
3 Pesler Michael [17] 305-295-5292
4 Argoudelis James [8] ♣ 305-296-8263
6 Eakew Kathy A [12] ♣ 305-294-2196
8 Szot Walter S Jr [7] ♣ 305-293-7831
9 Severin Robert [2]
618 Miano Catherine N [10] ♣ 305-295-1571
622 AMBROSIA KEY WEST guest houses 305-294-5181
Kate Miano [4]
Miano Catherine N [4]
623 @ Combs John W ♣
624 @ Lowy Melissa 305-517-6544
626 B Russo Ronald A [17] ♣ 305-294-6356
628 @ Johnson Leigh A
Johnson Brian J
+ ELIZABETH ST INTERSECTS
700 MONROE COUNTY PUBLIC LIBRARY libraries-public 305-292-3596
@ Pu Monroe
701 Allandre Robert N [24] ♣ 305-296-5386
703 Wilson Donald R [4] ♣ 305-292-9186
709 No Current Listing
711 McManus Michael [5] 305-295-6736
+ LOVE LN INTERSECTS
715 Phillips Philippe L [10] ♣ 305-294-6059
717 Griffith Richard P & Bette J [17] ♣ 305-294-0144
719 No Current Listing
723 Cunningham Jo-Anne [14]
724 @ Bisnar Daniel
Soddy Michael C [26] ♣ 305-294-6002
725 Sharpe Rob [7] 305-296-9655
726 No Current Listing
729 SOUTHERNMOST CHURCH OF GOD churches 305-292-6416
730 @ Mullins Valerie L
@ Whitehurst Dawson S 305-509-7595
+ WILLIAM ST INTERSECTS
800 Eberhardt Jules [15] 305-295-9758
Epstein Richard [8] ♣ 305-294-6250
WILLIAM FLEMMING HOUSE nonclassified establishments 305-296-5840
1B ECO-DIVES OF KEY WEST diving instruction 305-293-9965
1B McCall Robert E III & Kathy S [13] ♣ 305-293-9965
1C Banks John T & Lynn P [12] ♣ 305-294-3596
2A Woronesk Corinne [16]
2B Lappke Carl E & Anne E [10] ♣ 305-296-7769
2C Grosa William R [10] 305-292-2694
3A Billy Robert J [5]
3A Sanger James [2] 305-294-8261
3B Dickerman Sidney [16] ♣ 305-296-5984
801 EPIPHYTICS LIMITED greenhouses 305-294-3267
Trubey Jeanne D [27] ♣
Trubey Susan C
808 CURRY HOUSE guest houses 305-294-6777
Monson Andrea [6]
807 Wolf J [7]
808 @ Box Randell
Rogers Peter G [16] 305-292-7614
1 Boerema Marilynn Y [5] 305-294-3902
809 @ Baldwin Susanne F
Phillips Mark T [10] ♣
Phillips Brooks W
Whitney Brooks E [11] ♣
810 Romo Albina C [15] ♣
Romo Ernest J
812 Hurd George M [7] ♣
Pastore Michael P & Nancy C [5] ♣
TIMMY TUXEDOS formal wear-rental 305-294-8887
Vey Peter L [5] ♣
814 Halloran George [4]
1 Stolt David [9] ♣ 305-294-0421
3 Boyle Alice C [15] ♣
3 @ Malo Nicole M
4 Vey Peter L [5] 305-293-8875
5 Brann Melinda [14] ♣ 305-295-3058
6 Pastore Michael P & Nancy [8] 305-292-3692
7 Hurd George M [8] ♣ 305-295-1288
8 Stolt Lynne D [8]
9 @ Beers Teri F
10 BEERS TERI MD physicians & surgeons 305-292-3339
817 COCONUT GROVE GUEST HOUSE bed & breakfast accommodations 305-296-5107
818 EQUATOR RESORT guest houses 305-294-7775

FLEMING ST Cont'd
822 CORAL TREE INN bed & breakfast accommodations 305-296-2131
Langton Joseph C Jr [4]
823 OASIS GUEST HOUSE bed & breakfast accommodations
Tinin Gerry [3] 305-296-0498
824 Brady Daniel L [7] ♣ 305-293-0211
+ SCHIPPENS LN BEGINS
827 Cutler Clifford C [14] ♣ 305-296-6488
Cutler Kip C 305-296-6488
828 @ Justiss Adrianne B
829 HELP YOUR SELF restaurants 305-296-7766
830 Avera Kristin Z & Dennis C [6]
@ Butler J 305-295-0718
FLEMING STREET ART GALLERY art galleries & dlrs 305-296-8000
+ MARGARET ST BEGINS
ZIP CODE 33040 CAR-RT C024
900 Rooney Terah [4]
901 901 SIGNS & DESIGN signs 305-294-0411
Sawyer Thomas M & Kelly H [8] ♣
SOLARES HILL DESIGN GROUP advertising 305-296-3080
TOM SAWYER'S KEYBOARD AD advertising-promotional 305-292-9315
904 White [illegible]
906 No Current Listing
908 Miller Claudia [4] ♣ 305-296-5143
909 CHILL COOLING TOWELS INT'L towels-cloth-whol 305-295-0277
CHILL INTERNATIONAL towels-cloth-whol 305-295-0611
DR FELIX VARELA LODGE 64 fraternal org 305-296-5300
FLEMING STREET FITNESS health clubs studios/gymnasium 305-294-8881
911 Amato Craig T & Ellen A [8] ♣
912 Sheldon Richard L [12] ♣
916 P D INTERIORS int decrtrs design/consultants 305-296-7170
918 Alfonso Diamira P [8] 305-296-3804
Alfonso Luciano A 305-296-3804
920 Burns Andrew S Jr & Sandra S [8] ♣ 305-295-6406
@ Dallese Pascal E
922 Collier Perry A & Susan M [8] ♣ 305-292-3354
923 A O'Brien Linda B [21] ♣ 305-294-8007
B Sharkey Sharla C [8]
C Calfont Dorothy A [9]
925 Von Seggern Christina B [8] 305-295-8448
933 Wheeler Ruben B [32] 305-294-5414
A Bancels Rafael P Jr [15] 305-296-5977
A Younger Robert W [29] ♣
B GOURMET NIBBLES & BASKETS fruit baskets-gift 305-294-5212
937 PRIBRAMSKY & ZUELCH accountants 305-294-8137
Pribramsky Steven R [8] ♣ 305-294-8137
Pribramsky Robin L 305-294-8137
939 MC CARRON JULIE M DDS dentists 305-296-7801
+ GRINNELL ST INTERSECTS
1002 Gonzon Francis J & Nichol [5] ♣
1006 No Current Listing
1008 Rubinstein Gary A [15] ♣ 305-293-1796
1010 @ Rotella Mark E
1012 Stegenga Jeffrey A [2]
1 Banks Margaret M [8]
4 Warburton Sarah L [7]
5 Christ Robin [8] 305-295-6770
5 Christ Alton R 305-295-6770
1015 @ Ross Elizabeth
1016 Hall Hans V Jr [8] ♣
Hall Bo
NASSAU HOUSE BED & BREAKFAST bed & breakfast accommodations 305-296-8513
1017 Olson Robert M [15] ♣
1020 Begin Robert A [4] ♣
1021 No Current Listing
1022 Leinbach Donald K & Lynn K [10] ♣ 305-292-7232
Schiller Lynn [18] 305-293-0883
1025 Clements Thomas R III & Katherine A [22] ♣ 305-292-1025
+ NASSAU LN BEGINS
1029 Russell John C [5] 305-294-8827
1030 No Current Listing
+ FRANCES ST INTERSECTS
ZIP CODE 33040 CAR-RT C042
1100 Daniel Paul B [22] ♣ 305-292-1289
1101 Sherman John C & Pauline M [3] ♣
1103 No Current Listing
1105 Angerman Gilbert O & Clare P [17] ♣ 305-293-8871
1107 Carlson Robert E [18] ♣ 305-293-0757
1108 - 1109 No Current Listing (2 Hses)
1110 1 Cook Philip & Kelly L [5] 305-296-6026
2 Fisher Mark H [5]
4 Hansell Robin [3]
1113 - 1114 No Current Listing (2 Hses)
1116 Johansen Eric [6] 305-292-3193
Sawyer John [18] 305-294-7138
1117 Sheldon Calsdon J & Sharon L [13] ♣ 305-292-1566

FLEMING ST Cont'd
1118 ALEXANDER'S GUESTHOUSE guest h
1129 ISLAND HOUSE guest houses
+ WHITE ST INTERSECTS
BUSINESSES 87 HOUS

FLETCHER LN (KEY WEST)-FROM 915 EAT SOUTHEAST
ZIP CODE 33040 CAR-RT C020
1 No Current Listing
2 Williams Terry D [22] ♣
3 Kyropoulos Constantine D [30] ♣
Tenney W D [30]
4 Eriksen Erik B [23] ♣
Eriksen Claude
5 No Current Listing
6 Disabatino Mario [8] ♣
HOU

FLIPPER RD (KEY WEST)
ZIP CODE 33040 CAR-RT C017
16 No Current Listing
17 Katalinic Joe B [37] ♣
Katalinic Jasko
18 Neves Michael A & Victoria A [8] ♣
19 Suter Frank J [25] ♣
Suter Julius
20 Hansen Ralph B & Brigitte H [7] ♣
21 No Current Listing
22 Gonzalez Bonnie S [22] ♣
23 Arnold Richard W Jr & Doris R [30] ♣
25 Arnold William S & Misty J [8] ♣
26 Guleb Freddie [7] ♣
27 Dalton Edwin P II & Patricia R [7] ♣
28 @ Teske Gary J
30 Galletta Marianne F [2]
HOU

FLORAL AVE (KEY WEST)-FROM 299 KEY NORTHEAST
ZIP CODE 33040 CAR-RT C021
2 Harris Sandra K [4] ♣
RETRIEVER LLC pet serv
4 Lewis Robert H [18] ♣
5 Vander Kley Mark [13] ♣
6 Agee Sharon A [4] ♣
@ Schreiber David
8 Vanderkley Denisse [12] ♣
10 No Current Listing
12 Ahlers Robert C [13] ♣
Ahlers Yvonne M
20 Harrigan Peter A [4] ♣
22 Sandusky Alexander V & Mary E [27] ♣
24 Zebaldo Deena R [11] ♣
28 Collins Curtis R [8] ♣
30 Murray William D [10] ♣
Murray Dianne H
Owen D M [4]
32 No Current Listing
34 Ong James N & Elaine W [8] ♣
36 Rogers Arthur J & Frances M [8] ♣
38 No Current Listing
41 Marquay Peter E & Donna C [5] ♣
42 Spottswood William B Jr & Andrea A [21] ♣
44 No Current Listing
BUSINESSES 1 HOU

FLORIDA ST (KEY WEST)
ZIP CODE 33040 CAR-RT C042
701 Dunn Lee H [14] ♣
Dunn Tharon S
702 Sellers Cheryl C [5] ♣
703 White Sherry L [8]
705 Wisner James L [14] ♣
707 Sevenour Beth A [8]
ZIP CODE 33040 CAR-RT C032
808 1 Hoffman Nancy [7] ♣
3 @ Kim Aaron W
5 Dixon Anna K [8]
810 Bulcko Marjorie F & Walter J [32] ♣
828 Sowers Mary B [27] ♣
Sowers Barbara
902 Cardenas Susan M [14] ♣
906 Black Laura T [3] ♣
ZIP CODE 33040 CAR-RT C010
1100 No Current Listing
1102 Caceres Amelia [8]
1119 Tiffany Shirley J [28] ♣
1120 @ Shirley Emily
1200 Frusher Karen E [14] ♣
1204 Holmes Rita L [8] ♣
1205 Gibson Kevin [8]
1207 @ Dean Jake D
Grob Barbara S [7]
1208 No Current Listing
1211 Murphy Russell G [11] ♣
1212 Steadman John A [25] ♣
1215 Lemon Erik J [8]
1219 No Current Listing
1221 @ Yokel Chad E

Exhibit C

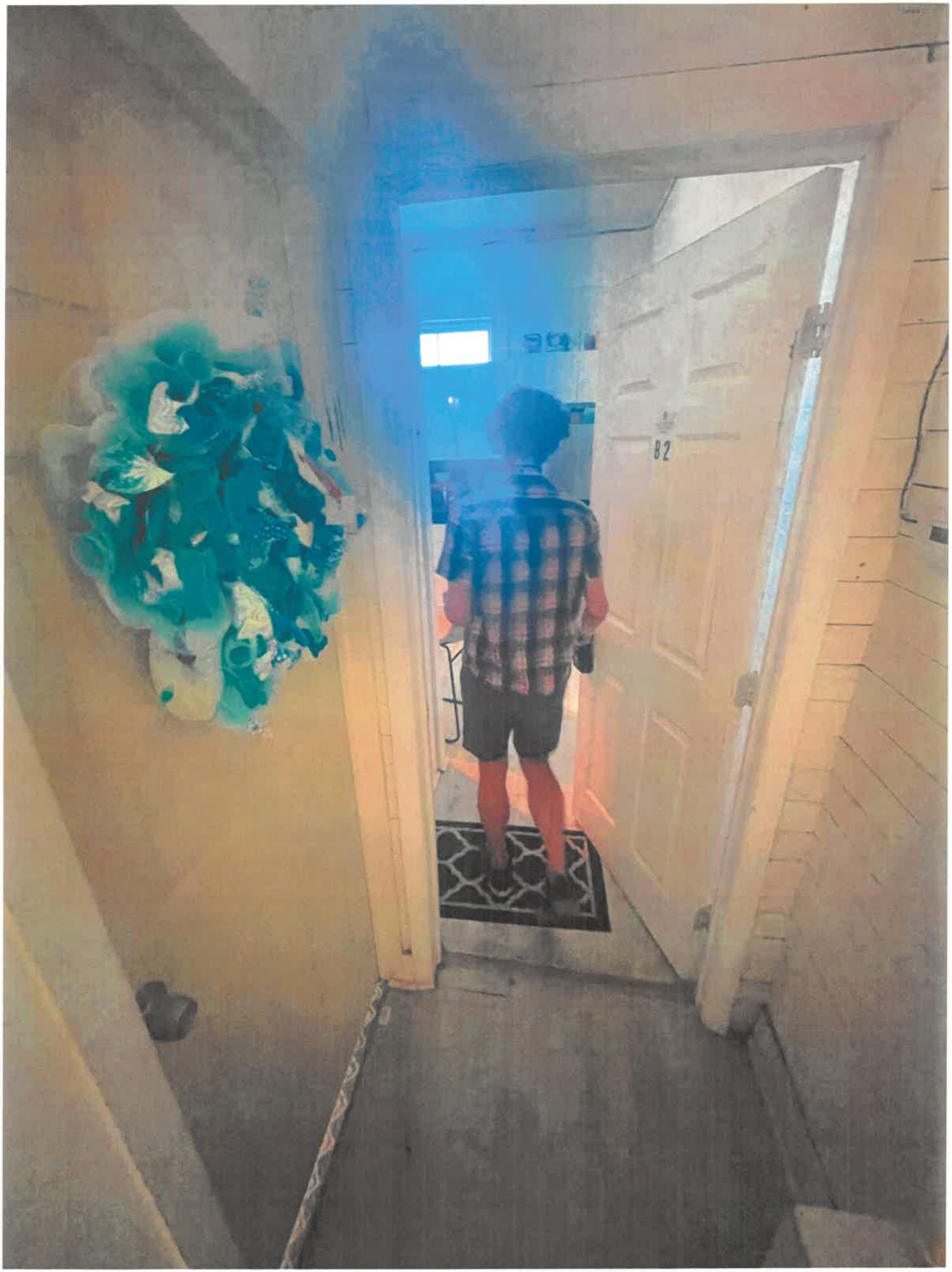
6.10.24 Site Visit
Entryway

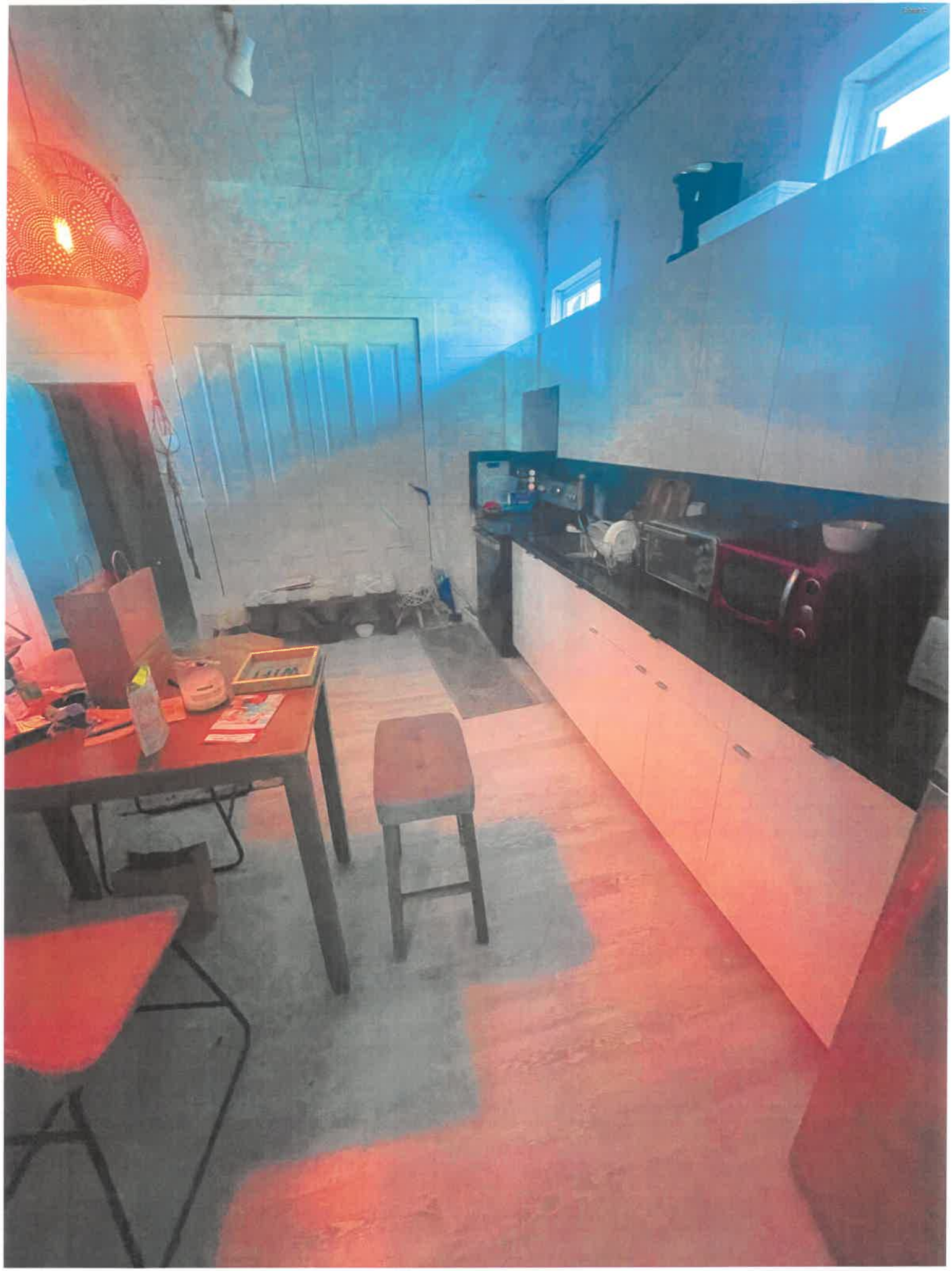

2

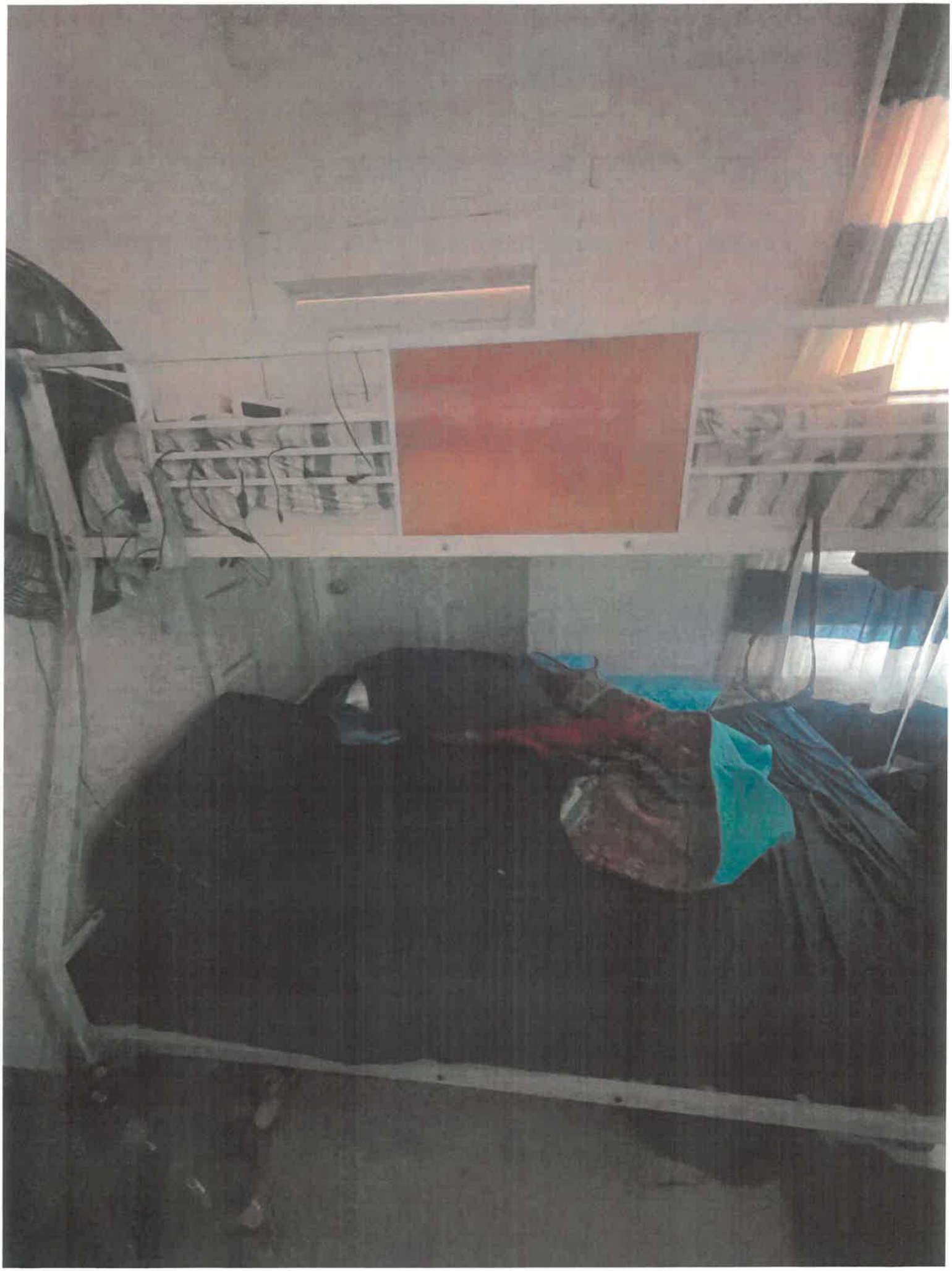

2
3

Exhibit C

Unit 1

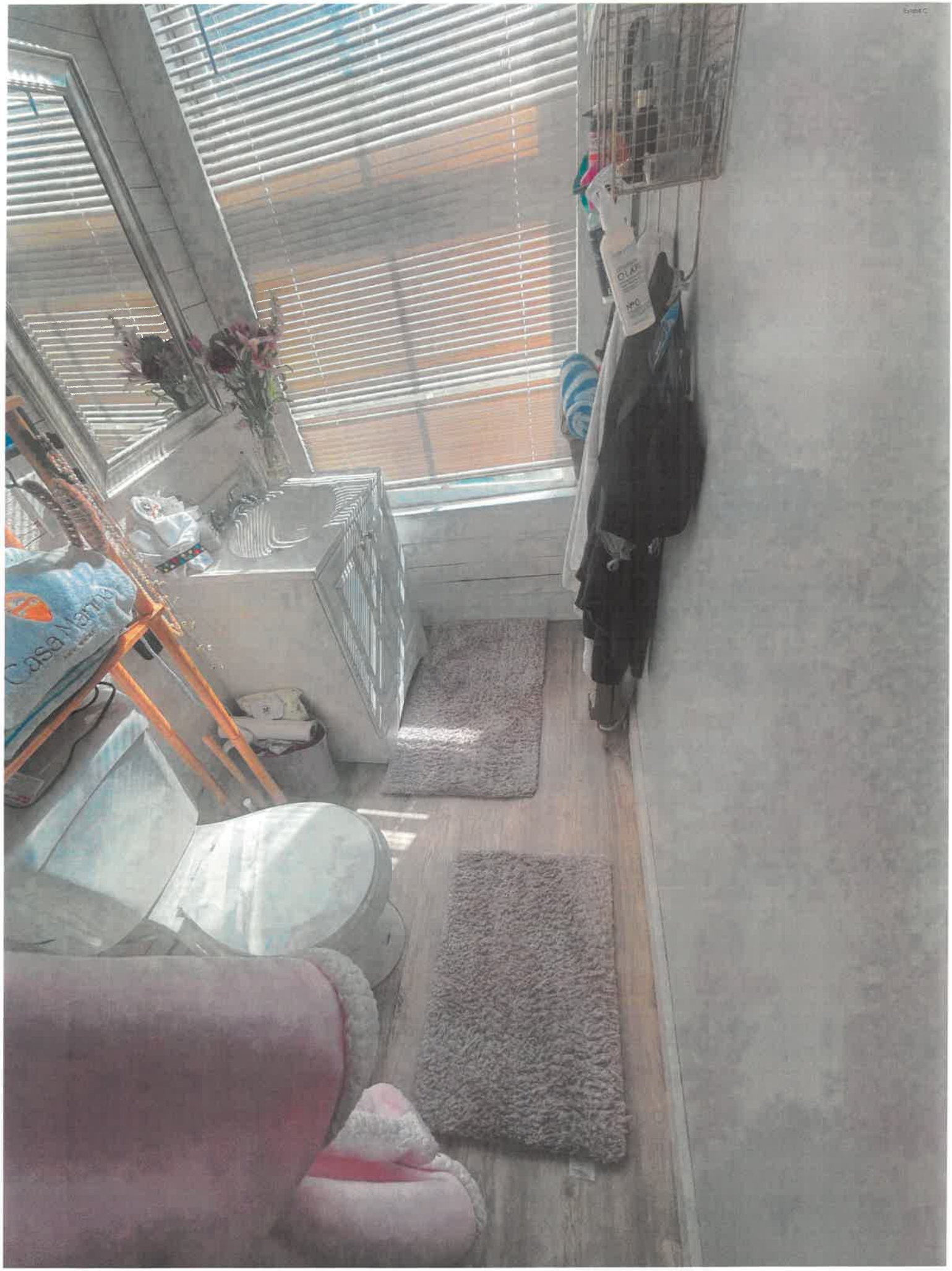

B2

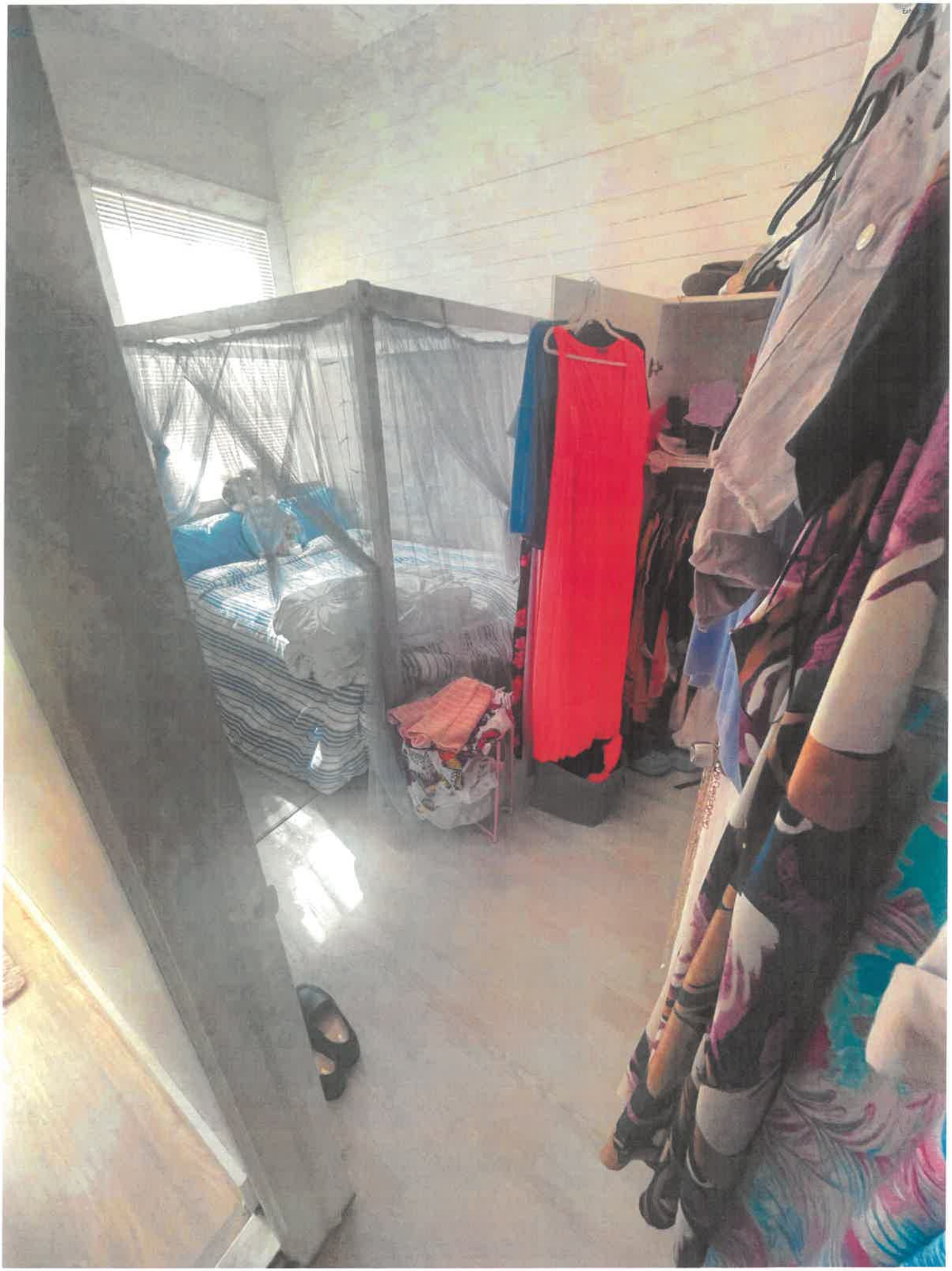




UNIT 2

Exhibit C


Casa Mamma
CLAIRE
MPO




GAP

Exhibit C

UNit 3

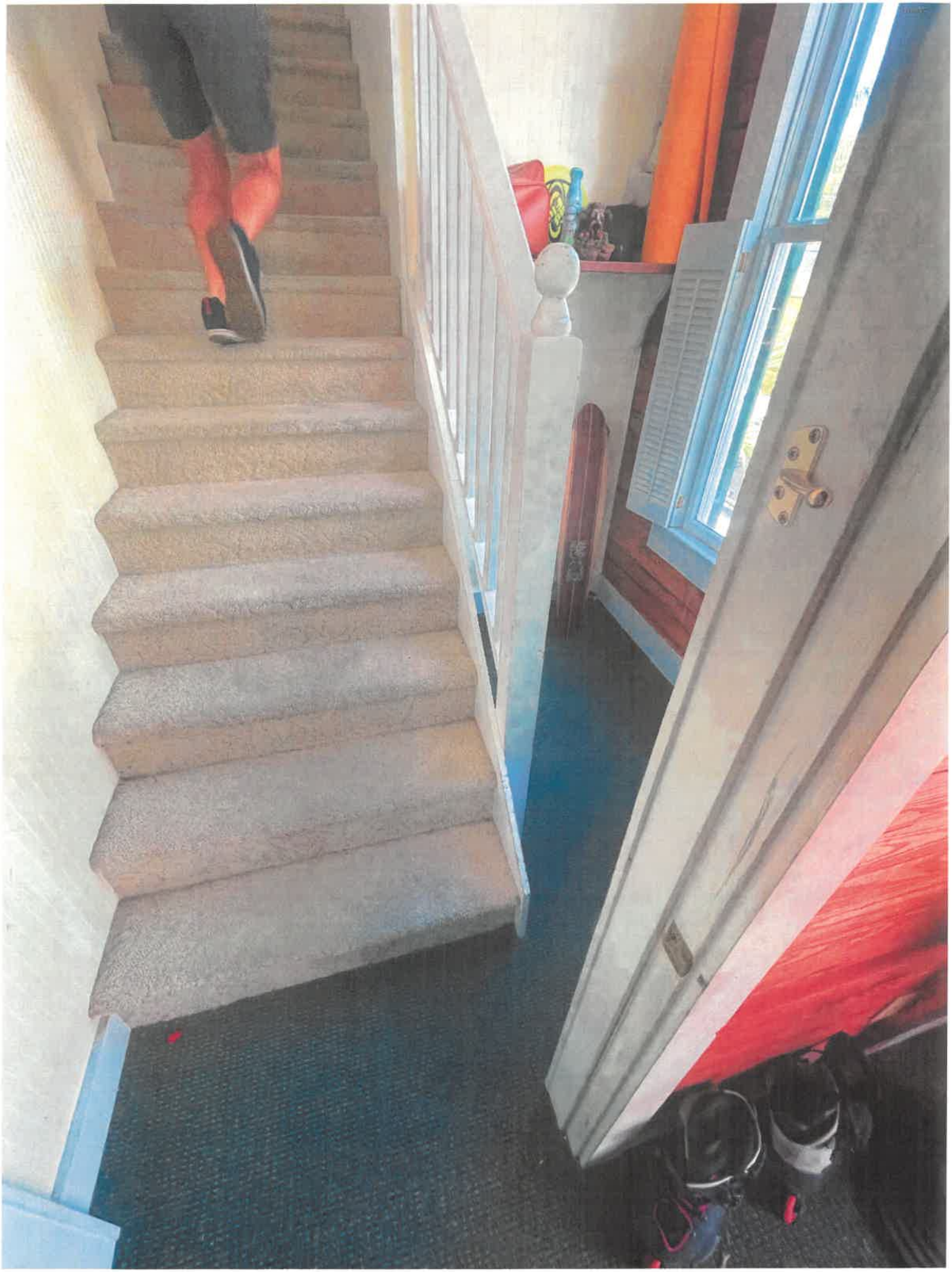


Exhibit C

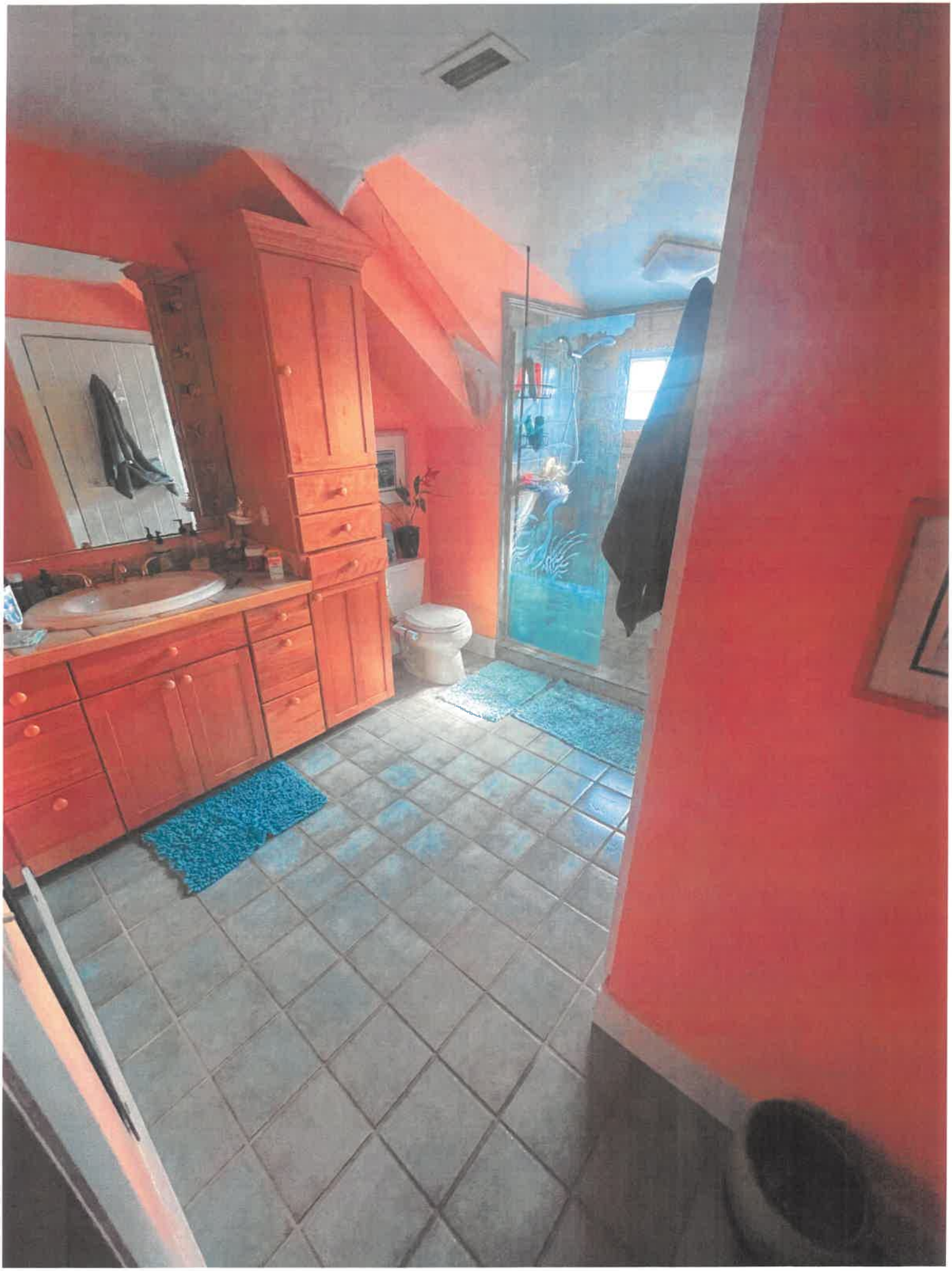


Exhibit D

Outlook

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 <brian.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

Exhibit D

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.

Exhibit D

Owen

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

Exhibit D

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>
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>
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

Exhibit D

resolve case no. CC2023-00401. Planning stopped processing the LUD because case no. 22-1194 was not 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
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