



October 7, 2019

Mr. Roy Bishop, Planning Director  
City of Key West  
1300 White Street  
Key West, FL 33040



**RE: Lawful Unit Determination Application  
Hilton Haven Drive (RE# 00002070-000000,  
00001850-000000 & 00002100-000000)**

Dear Mr. Bishop:

Attached is an application for a Lawful Unit Determination (LUD) for the above referenced property. We seek to clarify the number and structure type of actual units that existed on the property on or about April 1, 2010 for the purposes of Sec. 108-991(3).

**Residential Unit Type Background:**

According to the Monroe County Property Appraiser, these properties were developed between the 1950s and the 1970s, in the following manner:

RE No.	Address	Unit Type	Recognized	Unrecognized
00002070-000000	9 Hilton Haven Drive	1 - 1/1 Nontransient SFR	X	
	9-A Hilton Haven Drive	1 - 1/1 Nontransient SFR	X	
	9-B Hilton Haven Drive	1 - 1/1 Nontransient SFR	X	
	9-C Hilton Haven Drive	1 - 1/1 Nontransient SFR	X	
	9-D Hilton Haven Drive	1 - Nontransient Lock-out studio		X
	RV Unit Hilton Haven Drive	1 - 1/1 Nontransient RV		X
	Subtotal	6 - Nontransient SFR Units		
00002100-000000	10-A Hilton Haven	1 - 1/1 Nontransient SFR	X	
	10-B Hilton Haven	1 - 1/1 Nontransient SFR	X	
	10-B2 Hilton Haven	1 - Nontransient Lock-out studio		X
	Subtotal	3 - Nontransient SFR Units		
00001850-000000	10-C Hilton Haven, slip 1	1 - Nontransient SFR Floating Structure		X
	10-C Hilton Haven, slip 2	1 - Nontransient SFR Liveaboard		X
	10-C Hilton Haven, slip 3	1 - Nontransient SFR Liveaboard		X
	Subtotal	3 - Nontransient SFR Units		
<b>Total</b>		<b>12 - Nontransient SFR Units</b>	<b>6</b>	<b>6</b>

Units Currently Recognized by the City of Key West and Monroe County:

Entity	9 Hilton Haven	10 Hilton Haven	10A & 10B Hilton Haven
Key West Licensing <sup>1</sup>	4 non-transient rentals	No Records	2 non-transient rentals
Key West Utilities <sup>2</sup>	3 residential units	No Records	2 residential units
Monroe County Property Appraiser <sup>3</sup>	4 residential units	No Records	2 residential units
Monroe County Tax Collector <sup>4</sup>	4 non-transient rentals	No Records	2 non-transient rentals

**Unrecognized units in existence on or about April 1, 2010**

#9 Hilton Haven (RE No. 00002070-000000) – 1 Lockout Unit				
Date	Unit Type	Evidence	Compliance	Exhibit
2010	Nontransient Lock-out studio	Affidavits	Sec. 108-991(3)i	A
2010	Nontransient Lock-out studio	Legal Permissibility	Sec. 108-991(3)d	B
2010	Nontransient Lock-out studio	Structural Age Report	Sec. 108-991(3)i	C

#9 Hilton Haven (RE No. 00002070-000000) – 1 Nontransient RV				
Date	Unit Type	Evidence	Compliance	Exhibit
2010	Nontransient RV	Affidavits	Sec. 108-991(3)i	A
2010	Nontransient RV	Legal Permissibility	Sec. 108-991(3)d	B
2019	Nontransient RV	Arborist report	Sec. 108-991(3)i	D

#10B Hilton Haven (RE No. 00002100-000000) – 1 Lockout Unit				
Date	Unit Type	Evidence	Compliance	Exhibit
2010	Nontransient Lock-out studio	Affidavits	Sec. 108-991(3)i	A
2010	Nontransient Lock-out studio	Legal Permissibility	Sec. 108-991(3)d	B
2010	Nontransient Lock-out studio	Structural Age Report	Sec. 108-991(3)i	C

#10C Hilton Haven (RE No. 00001850-000000) – Nontransient SFR Floating Structure & Liveaboards					
Date	Unit Type	No. of Units	Evidence	Compliance	Exhibit
2010	Nontransient SFR Floating Structure & Liveaboards	3	Affidavits	Sec. 108-991(3)i	A
2010	Nontransient SFR Floating Structure & Liveaboards	3	Legal Permissibility	Sec. 108-991(3)d	B
1974	Residential	3	Keys Energy	Sec. 108-991(3)g	E
1999	Nontransient SFR Floating Structure & Liveaboards	3	Planning aerial	Sec. 108-991(3)a	F
2000	Nontransient SFR Floating Structure & Liveaboards	3	Code Case 00-1065	Sec. 108-991(3)i	G
11.14.00	Residential	10-C	Home occupation license	Sec. 108-991(3)f	H

<sup>1</sup> Attachment A  
<sup>2</sup> Attachment B  
<sup>3</sup> Attachment C  
<sup>4</sup> Attachment D

2002	Nontransient SFR Floating Structure & Liveboards	3	County Aerial	Sec. 108-991(3)a	I
2005	Nontransient SFR Floating Structure & Liveboards	3	Polk City Directory	Sec. 108-991(3)c	J
2006	Nontransient SFR Floating Structure & Liveboards	3	City – Planning records & photos	Sec. 108-991(3)a	K
2009	Nontransient SFR Floating Structure & Liveboards	3	County aerial	Sec. 108-991(3)a	L
12.1.12	Residential	10-C	Tenant lease 2012-2013	Sec. 108-991(3)e	M

**Legal Permissibility** (under current or any former zoning requirements):

Structure type and use: The property’s current zoning is Medium Density Residential. MDR zoning permits single, two-family and multifamily residential units by right.

Density (dwelling units per acre): Current density is as follows:

RE No.	Density
00002070-000000	6 units
00002100-000000	3 units
00001850-000000	3 units
Total	12 units

Density limitations were introduced into the city’s zoning code by the adoption of Ordinance 86-15. This property is currently zoned Medium Density Residential (MDR), with density limitations of 16 du/acre, however, under prior C-2 zoning, density limitations did not apply.

**Conclusion:**

This application meets the requirements of a Lawful Unit Determination for recognition of 12 non-transient units on or about April 1, 2010 pursuant to Sec. 108-991(3).

As required, the application contains at least two records for each unrecognized unit as outlined in the table.

- Code Sec. 108-991(3)a: Aerial photos
- Code Sec. 108-991(3)c: City directory entries
- Code Sec. 108-991(3)d: as it has been demonstrated above, 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.
- Code Sec. 108-991(3)e: Rental records
- Code Sec. 108-991(3)f: Occupational License
- Code Sec. 108-991(3)g: KEYS Energy Service records

- Code Sec. 108-991(3)i: Affidavits. As cited, the code, "allows for the provision of affidavits to support the existence of a unit but cannot be the sole record upon which a decision is based."

Given the above documentation, we respectfully request the City of Key West recognize that the above described non-transient dwelling units existed on the subject property on, or about, April 1, 2010.

Thank you in advance for your consideration.

Best Regards,

A handwritten signature in cursive script, appearing to read "Lori Thompson", written in black ink.

Lori Thompson



# Application For Lawful Unit Determination

City of Key West, Florida • Planning Department

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

**Application Fee: \$1,000.00**

Ordinance 17-02, Effective May 3, 2017

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 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 9, 10, 10A-10B Hilton Haven Drive

Real Estate (RE) 2070-000000;1850-000000; 2100-000000 Alternate Key: 1002178;1001945;1002208

Zoning District: MDR Total Land Area (sq ft): 2070-000000: 18,820 sf

Property located within the Historic District?  Yes  No 1850-000000: 4,950 sf

2100-000000: 10,500 sf

APPLICANT:  Owner  Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

### PROPERTY OWNER: (if different than above)

Name: Brugman Holdings, LLC

Mailing Address: 7894 Stow Rd

City: Hudson State: OH Zip: 44236

Home/Mobile Phone: NA Office: c/o 305-293-8983 Fax: c/o 305-293-8748

Email: c/o lori@owentrepanier.com

Is this request based on a code case?  Yes  No Case Number: \_\_\_\_\_

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED <sup>1</sup> / RECOGNIZED
Market-Rate Residential Dwelling Units	12	6
Affordable Residential Dwelling Units <sup>2</sup>	0	0
Transient Units	0	0
Commercial Units	0	0

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

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

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The City Planner's decision shall be rendered to the Department of Economic Opportunity (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; and
- b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.
- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

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

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

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

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

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

**Application checklist:**

- Application fee. Please make checks payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Survey
- Sketch of site and floor plan
- Supporting documentation that unit existed



# **ATTACHMENTS**

# CITY OF KEY WEST, FLORIDA

Business Tax Receipt **Attachment A**

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 BRUGMAN HOLDINGS LLC  
Location Addr 9 HILTON HAVEN BLVD  
Lic NBR/Class 587  
Issued Date 9/27/2017 Expiration Date: September 30, 2019  
NON TRANSIENT RESIDENTIAL

Comments: FOUR NON-TRANSIENT RENTAL UNITS

Restrictions:

BRUGMAN HOLDINGS LLC  
11240 TANGELO TERR

BONITA SPRINGS, FL 34135



This document must be prominently displayed.

BRUGMAN, EDWARD

# CITY OF KEY WEST, FLORIDA

Business Tax Receipt      Attachment A

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

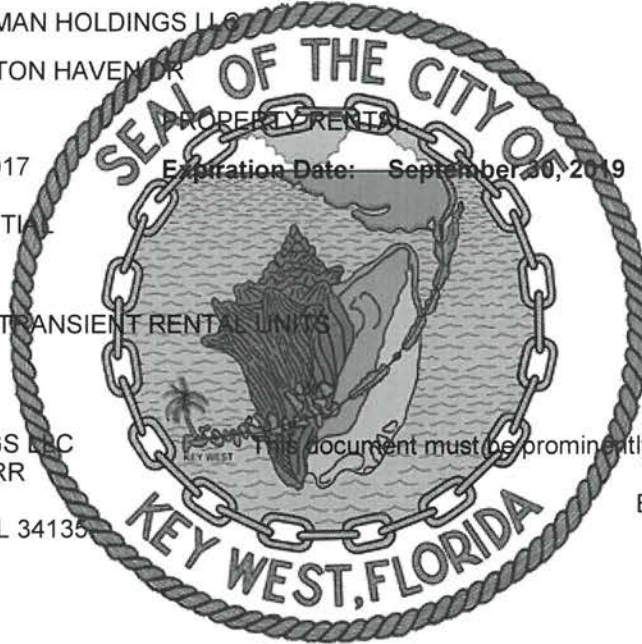
Business Name      BRUGMAN HOLDINGS LLC  
Location Addr      10 HILTON HAVEN DR  
Lic NBR/Class      594  
Issued Date      9/27/2017      Expiration Date: ~~September 30, 2019~~  
NON TRANSIENT RESIDENTIAL      PROPERTY RENTAL

Comments:      TWO NON-TRANSIENT RENTAL UNITS

Restrictions:

BRUGMAN HOLDINGS LLC  
11240 TANGELO TERR

BONITA SPRINGS, FL 34135



This document must be prominently displayed.

BRUGMAN, EDWARD H

# Attachment B

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## Alvina Covington

**From:** Shirley Sealey <[ssealey@cityofkeywest-fl.gov](mailto:ssealey@cityofkeywest-fl.gov)>  
**Sent:** Wednesday, May 01, 2019 10:44 AM  
**To:** Alvina Covington  
**Subject:** RE: 9 - 10 Hilton Haven

Good Morning Alvina,

Regarding 9 Hilton Haven Drive:

6856-37061 1 Residential Unit  
6856-37063 1 Residential Unit A  
6856-37065 1 Residential Unit B

Regarding 10 Hilton Haven Drive:

6858-9857 1 Residential Unit  
23580-28985 1 Residential Unit B

I only show 2 Units @ 10 Hilton Haven Drive and 3 units @ 9 Hilton Haven Drive. If he has other units the City do not recognize them as livable units.

Let me know if you need anything further.

**Shirley Sealey**  
*Supervisor of Revenue/Customer Services*  
*City of Key West*  
*1300 White Street*  
*Key West, Florida 33040*  
*305 809-3816*  
[ssealey@cityofkeywest-fl.gov](mailto:ssealey@cityofkeywest-fl.gov)

**From:** Alvina Covington <[alvina@owentrepanier.com](mailto:alvina@owentrepanier.com)>  
**Sent:** Tuesday, April 30, 2019 2:38 PM

# Attachment C



## Summary

Parcel ID 00002070-000000  
 Account# 1002178  
 Property ID 1002178  
 Millage Group 10KW  
**Location 9 HILTON HAVEN Dr, KEY WEST**  
 Address  
 Legal AMENDED PLAT OF HILTON HAVEN SEC 1 A SUBDIVISION ON THE ISLAND OF KEY  
 Description WEST FLA PB2-108 PT TR 9 OR233-159 OR494-991 OR1028-1948D/C OR1028-1946  
 OR1332-1287/1303-E(RES NO 94-484) OR1467-2199/2200 OR1778-201E OR2756-  
 1750/51  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6225  
 Property MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Class  
 Subdivision Amended Plat of Hilton Haven Section No 1  
 Sec/Twp/Rng 32/67/25  
 Affordable No  
 Housing



## Owner

BRUGMAN HOLDINGS LLC  
 11240 Tangelo Ter  
 Bonita Springs FL 34135

## Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$318,863	\$323,845	\$287,561	\$300,372
+ Market Misc Value	\$10,672	\$10,672	\$9,217	\$7,914
+ Market Land Value	\$869,543	\$869,543	\$872,178	\$882,190
= Just Market Value	\$1,199,078	\$1,204,060	\$1,168,956	\$1,190,476
= Total Assessed Value	\$1,199,078	\$1,204,060	\$1,168,956	\$1,091,180
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,199,078	\$1,204,060	\$1,168,956	\$1,190,476

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES CANAL (080C)	18,820.00	Square Foot	130	200
EASEMENT (000E)	1.00	Lot	0	0
ENVIRONMENTALLY SENS (000X)	0.09	Acreage	0	0

## Buildings

Building ID 63  
 Style GROUND LEVEL  
**Building Type M.F. - R4 / R4**  
 Gross Sq Ft 4635  
 Finished Sq Ft 3415  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 364  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 36  
 Interior Walls DRYWALL

Exterior Walls C.B.S.  
 Year Built 1959  
 EffectiveYearBuilt 1985  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC ABOVE GRD  
 Heating Type NONE with 0% NONE  
 Bedrooms 5  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,415	3,415	0
OPF	OP PRCH FIN LL	1,220	0	0
TOTAL		4,635	3,415	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1958	1959	1	322 SF	3
FENCES	1964	1965	1	210 SF	3
CONC PATIO	1964	1965	1	430 SF	2
FENCES	1974	1975	1	200 SF	2
WALL AIR COND	1984	1985	1	2 UT	2

# Attachment C

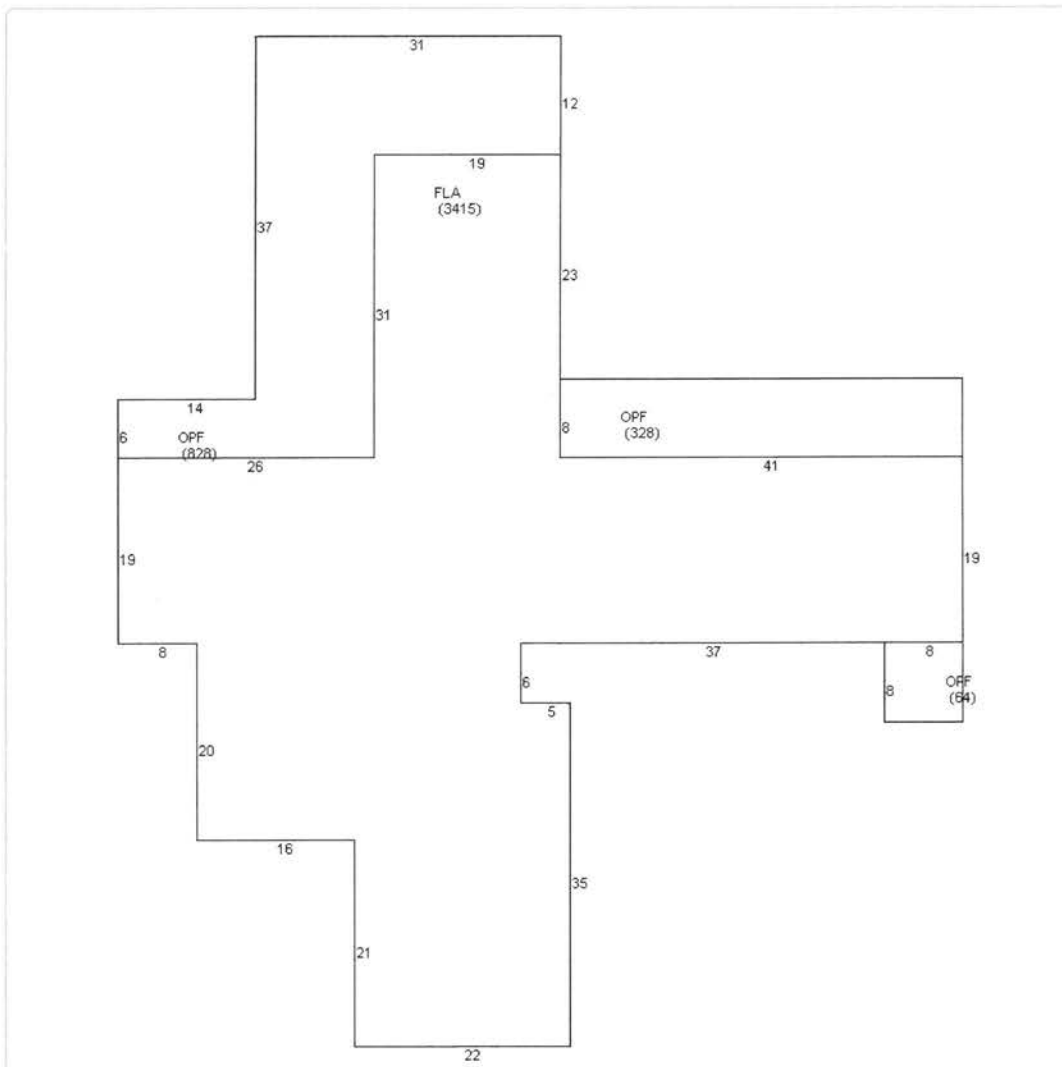
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/7/2015	\$100	Quit Claim Deed		2756	1750	11 - Unqualified	Improved
11/1/1996	\$320,000	Quit Claim Deed		1467	2199	K - Unqualified	Improved
10/1/1987	\$290,000	Warranty Deed		1028	1946	Q - Qualified	Improved
2/1/1972	\$70,000	Conversion Code		494	991	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1079	3/13/2018		\$15,160		REMOVE AND REPLACE 1400 SF OF ROOF DECKING W/3/4 CDX PLYWOOD. INSTALL GAF STRATAVENT BASE SHEET. INSTALL GAF HYDROSTOP PREMIUM COAST SYSTEM.
9902512	7/19/1999	11/9/1999	\$5,650		SEWER LINE
9901580	5/12/1999	11/9/1999	\$180		REED FENCE
9602566	6/1/1996	8/1/1996	\$11,000		ROOF

## Sketches (click to enlarge)



## Photos

# Attachment C



### Map



### TRIM Notice

Trim Notice

2018 Notices Only

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

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

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Version 2.2.5

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 Schneider  
 GEOSPATIAL

# Attachment C



## Summary

Parcel ID 00001850-000000  
 Account# 1001945  
 Property ID 1001945  
 Millage Group 10KW  
**Location 10 HILTON HAVEN Dr, KEY WEST**  
 Address  
 Legal Description KW PT SEC 32 TWP 67S RGE 25E N SIDE OF HILTON HAVEN SUB PB2-138 65 FT X 300 FT 0.45AC OR52-21(II DEED 21002) OR514-658 COUNTY JUDGES DOCKET 78-279 (OR776-1273/1281) OR819-565D/C OR819-566 OR931-444 PROBATE84-394-CP-23 OR962-1686/91 OR1332-1287/03-E(RES NO 94-484) OR1467-2172/74 OR2756-1752/54  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6225  
 Property Class VACANT RES (0000)  
 Subdivision  
 Sec/Twp/Rng 32/67/25  
 Affordable No  
 Housing



## Owner

BRUGMAN HOLDINGS LLC  
 11240 Tangelo Ter  
 Bonita Springs FL 34135

## Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$6,334	\$6,451	\$5,399	\$4,604
+ Market Land Value	\$693,009	\$693,009	\$695,360	\$699,506
= Just Market Value	\$699,343	\$699,460	\$700,759	\$704,110
= Total Assessed Value	\$699,343	\$699,460	\$700,759	\$475,827
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$699,343	\$699,460	\$700,759	\$704,110

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	4,950.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.09	Acreage	0	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	2012	2013	1	18 SF	4
SEAWALL	2012	2013	1	66 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/7/2015	\$100	Quit Claim Deed		2756	1752	11 - Unqualified	Vacant
11/1/1996	\$1	Quit Claim Deed		1467	2172	M - Unqualified	Improved
1/1/1986	\$1	Warranty Deed		962	1686	M - Unqualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0654	3/17/2015	4/27/2015	\$1,000	Residential	REPLACE TOILET, SHOWER AND SINK.
15-0653	3/16/2015	4/27/2015	\$4,000	Residential	REPLACE DAMAGED DECKING ON PORTION OF EXISTING DOCK, SCREEN 125 SF UP-GRADE AND REPAIR EXISTING SHOWER/WASHROOM ENCLOSURE (365 SF). REPAIR & UPGRADE EXISTING YARD SCREENING.
12-957	3/16/2012	7/31/2012	\$40,000		CONSTRUCT APPROX 66 LF OF NEW CONCRETE SEAWALL, 18 LF OF NEW RETAINING WALL
08-0133	1/23/2008	2/4/2008	\$1,100	Residential	REPAIR 80 LF OF DAMAGED WOOD SOFFIT & FASCIA

## Photos



# Attachment C



### Map



### TRIM Notice

[Trim Notice](#)

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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

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# Attachment C



## Summary

Parcel ID 00002100-000000  
 Account# 1002208  
 Property ID 1002208  
 Millage Group 10KW  
**Location 10 HILTON HAVEN Dr, KEY WEST**  
 Address  
 Legal AMENDED PLAT OF HILTON HAVEN SEC 2 A SUBDIVISION ON THE ISLAND OF KEY  
 Description WEST FLA PB2-138 TR 10 E 5 FT OF TR 11 OR6-105/106 COUNTY JUDGES DOCKET  
 78-279 (OR776-1273/1281) OR819-565D/C OR819-566D/C OR931-444 PROBATE  
 84-394-CP-23 OR962-1686/1691 OR1332-1287/1303-E (RES NO 94-484) OR1467-  
 2172/74 OR1778-206E OR2756-1752/54  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6225  
 Property MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Class  
 Subdivision Amended Plat of Hilton Haven Section No 2  
 Sec/Twp/Rng 32/67/25  
 Affordable No  
 Housing



## Owner

BRUGMAN HOLDINGS LLC  
 11240 Tangelo Ter  
 Bonita Springs FL 34135

## Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$165,090	\$165,090	\$148,429	\$151,803
+ Market Misc Value	\$32,497	\$32,497	\$28,242	\$23,938
+ Market Land Value	\$654,309	\$654,309	\$657,334	\$667,324
= Just Market Value	\$851,896	\$851,896	\$834,005	\$843,065
= Total Assessed Value	\$851,896	\$851,896	\$834,005	\$771,048
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$851,896	\$851,896	\$834,005	\$843,065

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES CANAL (080C)	10,050.00	Square Foot	65	180
EASEMENT (000E)	1.00	Lot	0	0
ENVIRONMENTALLY SENS (000X)	0.04	Acreage	0	0

## Buildings

Building ID 64  
 Style GROUND LEVEL  
**Building Type S.F.R. - R1 / R1**  
 Gross Sq Ft 1160  
 Finished Sq Ft 1064  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 132  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 33  
 Interior Walls DRYWALL

Exterior Walls C.B.S.  
 Year Built 1970  
 EffectiveYearBuilt 1992  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage ASPHALT SHINGL  
 Flooring Type CONC ABOVE GRD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,064	1,064	0
SBU	UTIL UNFIN BLK	96	0	0
TOTAL		1,160	1,064	0

Building ID 65  
 Style GROUND LEVEL  
**Building Type S.F.R. - R1 / R1**  
 Gross Sq Ft 483  
 Finished Sq Ft 483  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 88  
 Functional Obs 0

Exterior Walls C.B.S.  
 Year Built 1970  
 EffectiveYearBuilt 1992  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage ASPHALT SHINGL  
 Flooring Type CONC ABOVE GRD  
 Heating Type NONE with 0% NONE  
 Bedrooms 1

# Attachment C

Economic Obs 0  
 Depreciation % 33  
 Interior Walls DRYWALL

Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	483	483	0
<b>TOTAL</b>		<b>483</b>	<b>483</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1969	1970	1	520 SF	4
CONC PATIO	1969	1970	1	850 SF	1
FENCES	1974	1975	1	250 SF	3
WOOD DECK	1977	1978	1	1020 SF	2
FENCES	1977	1978	1	180 SF	2
WALL AIR COND	1984	1985	1	1 UT	2
WALL AIR COND	1984	1985	1	2 UT	1

### Sales

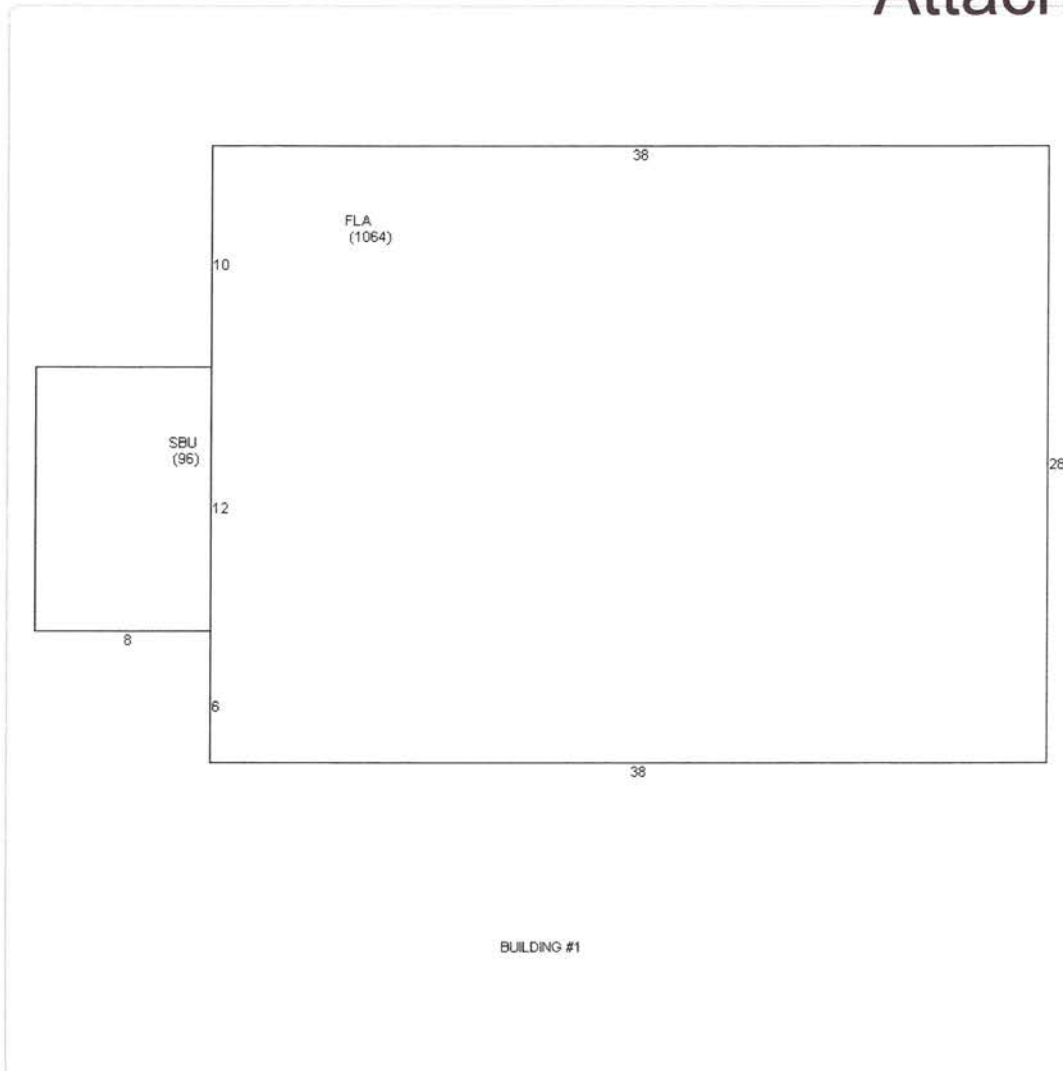
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/7/2015	\$100	Quit Claim Deed		2756	1752	11 - Unqualified	Improved
11/1/1996	\$310,000	Quit Claim Deed		1467	2172	M - Unqualified	Improved
1/1/1986	\$185,100	Warranty Deed		962	1686	M - Unqualified	Improved

### Permits

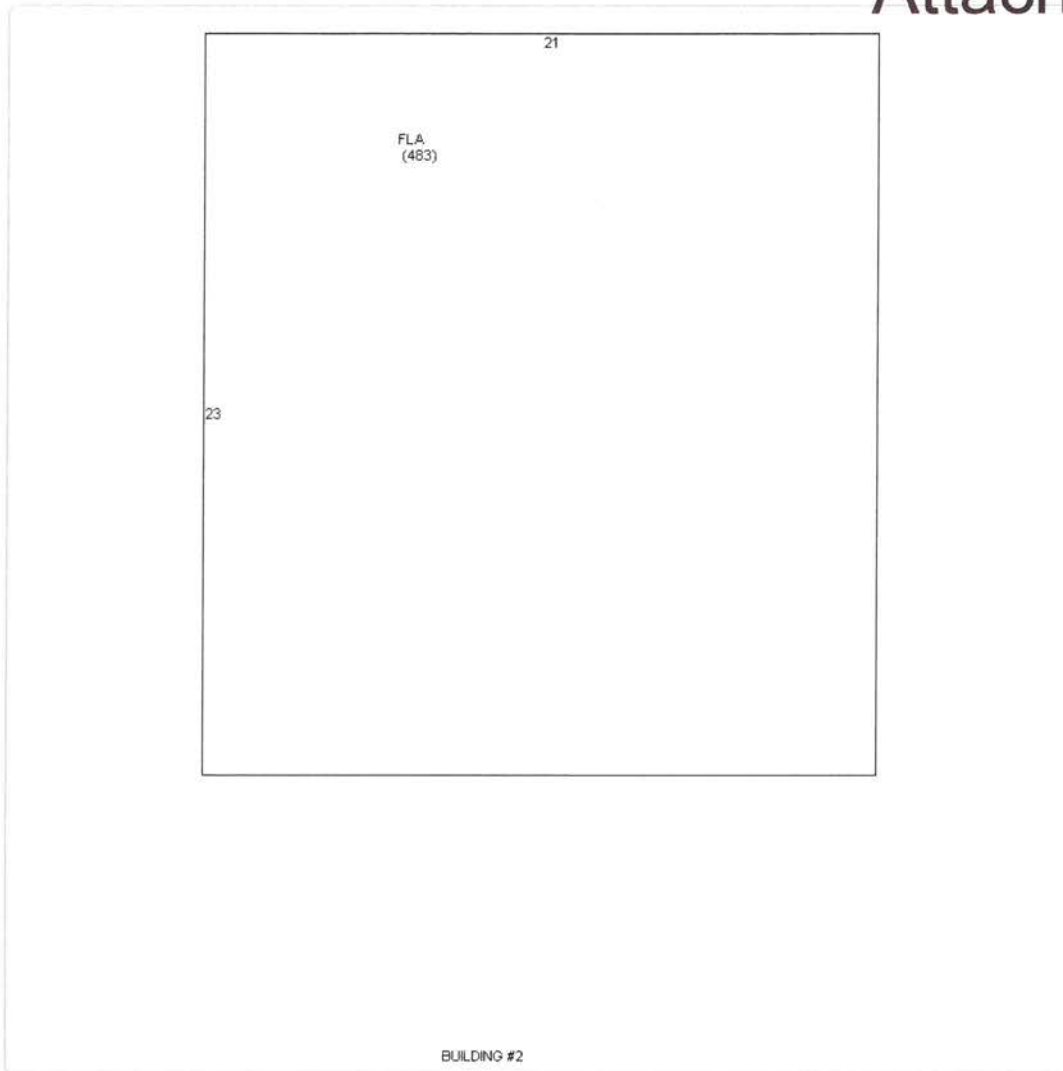
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9902513	7/19/1999	11/9/1999	\$2,300		SEWER LINE

Sketches (click to enlarge)

# Attachment C



# Attachment C



## Photos



# Attachment C

## Map



## TRIM Notice

Trim Notice

2018 Notices Only

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

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



Last Data Upload: 3/12/2019, 2:04:17 AM

Version 2.2.5

# Attachment D

## 2018 / 2019 MONROE COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2019

Business Name: BRUGMAN EDWARD & MILDRED

RECEIPT# 25230-27460

Owner Name: EDWARD & MILDRED BRUGMAN  
Mailing Address: C/O SUSAN SHELLY  
11240 TANGELO TER  
BONITA SPRINGS, FL 34135

Business Location: 9 & 10 HILTON HAVEN  
KEY WEST, FL 33040  
Business Phone: 305-294-8084  
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL  
UNITS (NON TRANSIENT)

Rooms 6

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
120.00	0.00	120.00	0.00	0.00	0.00	120.00

Paid 103-17-00005086 09/10/2018 120.00

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Danise D. Henriquez, CFC, Tax Collector**  
PO Box 1129, Key West, FL 33041

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

## MONROE COUNTY BUSINESS TAX RECEIPT P.O. Box 1129, Key West, FL 33041-1129 EXPIRES SEPTEMBER 30, 2019

Business Name: BRUGMAN EDWARD & MILDRED

RECEIPT# 25230-27460

Owner Name: EDWARD & MILDRED BRUGMAN  
Mailing Address: C/O SUSAN SHELLY  
11240 TANGELO TER  
BONITA SPRINGS, FL 34135

Business Location: 9 & 10 HILTON HAVEN  
KEY WEST, FL 33040  
Business Phone: 305-294-8084  
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL  
UNITS (NON TRANSIENT)

Rooms 6

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
120.00	0.00	120.00	0.00	0.00	0.00	120.00

Paid 103-17-00005086 09/10/2018 120.00

# 9 Hilton Haven



Unit 9



9 A



## 9 Hilton Haven

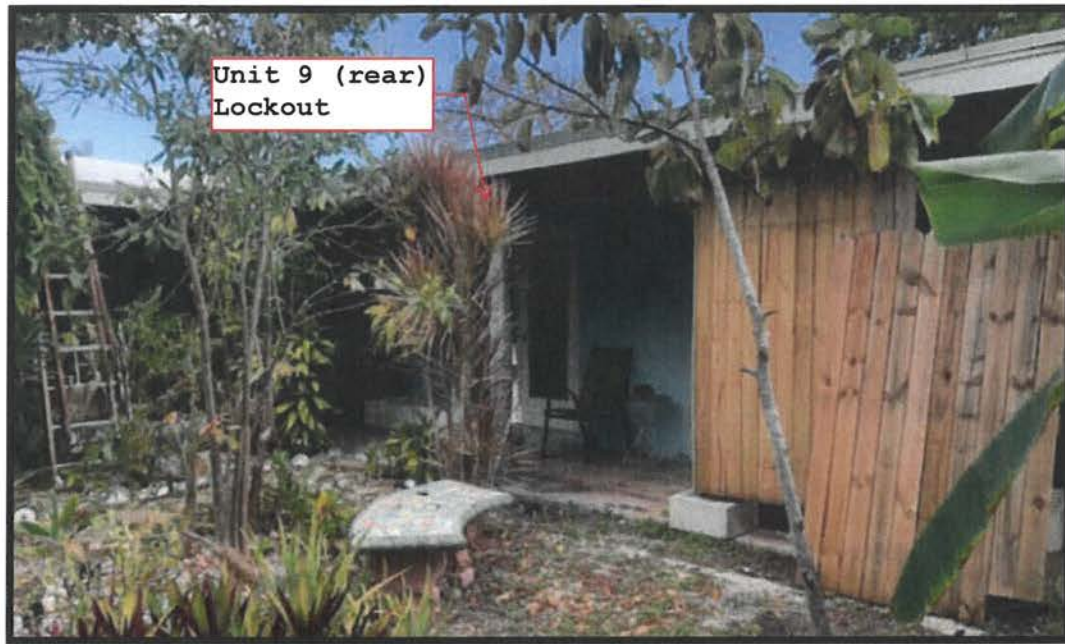


9 B

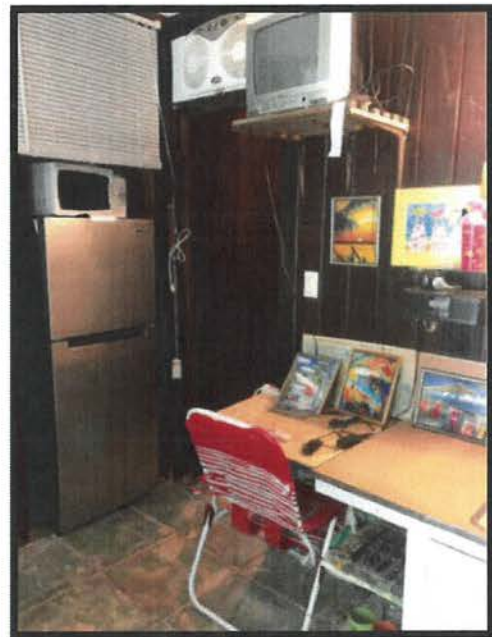


9 C

## 9 Hilton Haven



Lockout Unit attached to unit #9 - exterior



Unit 9 Lockout – interior kitchen area

## 9 Hilton Haven

Unit 9 Lockout – bathroom



9 Hilton Haven, RV -side/rear yard:



10-A, 10-B and 10-B lockout unit Hilton Haven



10-A and 10B – front



10-A, front



10-B, front

10-A, 10-B and 10-B lockout unit Hilton Haven



Unrecognized  
unit:  
10-B Lockout

Recognized  
unit: 10-B

10-B & 10-B Lockout,  
Front



Recognized  
unit: 10-B

Unrecognized  
unit:  
10-B Lockout

10-B & 10-B Lockout,  
Rear

10-C Hilton Haven  
Photos

Attachment E



Slip 3

Slip 2

Slip 1

**10-C Hilton Haven  
Photos**

**Attachment E**



10-C Hilton Haven  
Photos

Attachment E





10-C Hilton Haven  
Photos

Attachment E



# EXHIBITS

# Exhibit A

## AFFIDAVIT

I, Edward J. Brugman swear/affirm the following to be true and correct to the best of my knowledge:

1. I am the owner of the properties located at 9 & 10 Hilton Haven Road from 1971 until 2019. I have personal knowledge that in April, 2010 the property contained:

- 5 Upland non-transient units at 9 Hilton Haven;
- 1 R/V non-transient unit at 9 Hilton Haven;
- 3 Upland non-transient units at 10A & B Hilton Haven;
- 1 Floating Structure non-transient unit at 10C Hilton Haven;
- 1 Houseboat non-transient unit at 10C Hilton Haven;
- 1 Liveaboard non-transient vessel at 10C Hilton Haven;

2. Each unit was/is individually keyed.

Edward J. Brugman  
Signature

8/22/19  
Date

Subscribed and sworn to (or affirmed) before me on August 22, 2019 (date) by Edward J. Brugman (name of affiant), he/she is personally known to me or has presented OHIO Drivers License as identification.

Linda L Brode  
Notary's Signature and Seal

\_\_\_\_\_  
Name of Acknowledger printed or stamped  
\_\_\_\_\_  
Title or Rank  
\_\_\_\_\_  
Commission Number, if any



# Exhibit A

## AFFIDAVIT

I, MICHAEL E JANSSEN, swear/affirm the following to be true and correct to the best of my knowledge:

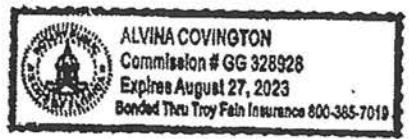
1. I have been the property manager of the properties located at 9 & 10 Hilton Haven Road from 8-1-89 until 8-1-19. I have personal knowledge that in April, 2010 the property contained:
  - 5 Upland non-transient units at 9 Hilton Haven;
  - 1 R/V non-transient unit at 9 Hilton Haven;
  - 3 Upland non-transient units at 10A & B Hilton Haven;
  - 1 Floating Structure non-transient unit at 10C Hilton Haven;
  - 1 Houseboat non-transient unit at 10C Hilton Haven;
  - 1 Liveaboard non-transient vessel at 10C Hilton Haven;
2. Each unit was/is individually keyed.

Michael E Jansen 8-1-19  
Signature Date

Subscribed and sworn to (or affirmed) before me on 2nd August (date) by Michael Jansen (name of affiant), he/she is personally known to me or has presented FL DL as identification.

Alvina Covington  
Notary's Signature and Seal

ALVINA COVINGTON Name of Acknowledger printed or stamped  
Title or Rank  
Commission Number, if any



# Exhibit A

## 10B history

ON OR ABOUT FEB ~~2003~~<sup>1997</sup> 10B WAS OCCUPIED BY FRANCES RAYMOND JANSEN HE ALSO HAD POSSESSION OF THE STUDIO ATTACHED (SAME BUILDING) AND 10A HILTON NAVAL RD BOY WEST FLA 33040 HE RENTED SAID STUDIO AND 10A TILL APPROXIMATELY 2001 WHEN HE DEPARTED, LEFT AND KEPT THE SECURITY DEPOSITS AND LAST MONTH RENT OF THE TENANTS. THEN THE WHOLE COMPLEX 10A 10B AND STUDIO WAS LEASED BY DAVID EDWARD GNIDIONI UNTIL HURICANE IRMA. PAM HOBBS WAS ONE OF HIS TENANTS (10A). HE RENTED THE STUDIO TO A PERSON KNOWN ONLY AS TOMMY TO ME. HE ALSO LEFT AFTER IRMA. PAM STILL OCCUPIES 10A.

R.V. ON OR ABOUT 1990 THE R.V. WAS RENTED TO A PERSON KNOWN AS PATRICIA NOWIKI.

HOUSE BOATS. WHEN I WAS FIRST INTRODUCED TO THE PROPERTY A PERSON KNOWN TO ME AS GARY ZIMMERMAN OCCUPIED ON SLIP THE OTHER TWO WERE RENTED TO OTHER PEOPLE NOT KNOWN TO ME THEY ALL THREE HAVE BEEN RENTED CONTINUALLY.

## Exhibit A

ADTS #9 I HAVE OCCUPIED #9 SINCE  
1988 AND STILL DO

9A WAS OCCUPIED BY PAMPLA BROWES UNTIL  
ABOUT 3 YEARS AGO

9B HAS BEEN ~~BEEN~~ OCCUPIED BY TERESA  
AMADIO SINCE 1988 I KNOW BECAUSE  
SHE MOVED IN AFTER HURICANE GEORGE

9C ON OR ABOUT 2009 WAS RENTED TO WILLIAM  
WALLACE WHO ALSO HAD A ROOM. MATS  
IS HAS ~~BEEN~~ BEEN OCCUPIED SINCE ~~HE~~ CONSTANTLY

STUDIO WAS RENTED SINCE ABOUT 2000 BY  
SHEREE RUF AND HAS BEEN FULL WITH  
DIFFERENT PEOPLE EVEN SINCE

# Exhibit B

## **Sec. 108-991. - Development not affected by article.**

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

- (1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.
- (2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.
- (3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. **Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:**

a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;

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

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

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

Transient units which meet the criteria in this subsection will be licensed by the city.

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

f. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number 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.

# Exhibit B

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

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the city planner are presumed to be lawfully established per [chapter 122](#), article II, nonconformities, if the additional following requirements are met:

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

Transient units which meet the criteria in this subsection will be licensed by the city.



# Exhibit C

## AGE OF STRUCTURE AND ASSOCIATED IMPROVEMENTS REPORT

I, Michael Skoglund swear/affirm the following to be true and correct to the best of my knowledge:

1. I am a Florida Licensed General Contractor (No. RB0054201 ).
2. I inspected the 1 unrecognized lockout units located at 9 Hilton Haven on 9-10-2019.
3. Based on my contracting expertise, it is my professional opinion that the dwelling unit and associated improvements predate 2010.
4. The dwelling unit was individually keyed.
5. Based on my inspection and my professional expertise, this unit was in existence on and about April 1, 2010.
6. I have no monetary interest in the property.

M Skoglund Signature 9-10-19 Date

Subscribed and sworn to (or affirmed) before me on 10<sup>th</sup> Sept 2019 (date) by Michael Skoglund (name of affiant) he she is personally known to me or has presented \_\_\_\_\_ as identification.

Alvina Covington  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger printed or stamped  
\_\_\_\_\_  
Title or Rank  
\_\_\_\_\_  
Commission Number, if any

## MICHAEL SKOGLUND, ARCHITECT

A R C H I T E C T U R E   A N D  
C O N T R A C T I N G   S E R V I C E S

September 6, 2019

Terrence K. Justice, Building Director  
City of Key West Building Department  
P.O. Box 1409  
1300 White Street  
Key West, Florida 33040

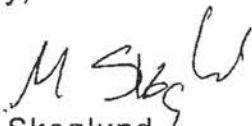
Re: As-Built Certification  
9 Hilton Haven – Unrecognized lockout unit

Mr. Justice:

I have inspected the structure in question and have determined that it conforms to the building code at the time of the original construction as well as the subsequent revisions.

Please call me if you have any questions or concerns about this matter.

Sincerely,



Michael Skoglund  
Architectural Lic. # FL5322  
Contractor Lic. # RB0054201

# Exhibit C

## AGE OF STRUCTURE AND ASSOCIATED IMPROVEMENTS REPORT

I, Michael Skoglund swear/affirm the following to be true and correct to the best of my knowledge:

1. I am a Florida Licensed General Contractor (No. RB0054201 ).
2. I inspected the 1 unrecognized lockout unit located at 10B Hilton Haven on 9-10-2019
3. Based on my contracting expertise, it is my professional opinion that the dwelling unit and associated improvements predate 2010.
4. The dwelling unit was individually keyed.
5. Based on my inspection and my professional expertise, this unit was in existence on and about April 1, 2010.
6. I have no monetary interest in the property.

Signature M Skoglund Date 9-10-19

Subscribed and sworn to (or affirmed) before me on 10<sup>th</sup> Sept 2019 (date) by Michael Skoglund (name of affiant) he she is personally known to me or has presented \_\_\_\_\_ as identification.

Alvina Covington  
Notary's Signature and Seal

Name of Acknowledger printed or stamped  
Title or Rank  
Commission Number, if any



## MICHAEL SKOGLUND, ARCHITECT

A R C H I T E C T U R E   A N D  
C O N T R A C T I N G   S E R V I C E S

September 6, 2019

Terrence K. Justice, Building Director  
City of Key West Building Department  
P.O. Box 1409  
1300 White Street  
Key West, Florida 33040

Re: As-Built Certification  
10-B Hilton Haven – Unrecognized lockout unit

Mr. Justice:

I have inspected the structure in question and have determined that it conforms to the building code at the time of the original construction as well as the subsequent revisions.

Please call me if you have any questions or concerns about this matter.

Sincerely,



Michael Skoglund  
Architectural Lic. # FL5322  
Contractor Lic. # RB0054201



# Exhibit D

To: Trepanier & Associates  
Re: 9 Hilton Haven Drive

8/25/19

Dear Owen and Lori-

At your request, I have completed an inspection of the tree at 9 Hilton Haven Drive in Key West. It is a *Schefflera actinophylla*- commonly known as Schefflera. I have observed the tree to be in generally good health overall, and, with a height of 18-20 feet and a DBH of 12 inches, to be 15-20 years old. Due to its location so near the tongue of the adjacent trailer, it does not appear to have been planted, but instead is most likely a volunteer, ie, sprouted from seed in its current location. I observed no apparent disturbance of the landscape in the general vicinity of the tree, and it appears that the area has been generally undisturbed for at least a decade.

If you have any questions at all, please feel free to contact me any time.

Sincerely,  
Scott Montgomery  
ISA Certified Arborist FL 6018A

Gricel Owen

HR & Public Records Coordinator

HR/Communications

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



✉ On 4/9/2019 12:04:41 PM, KEYS ENERGY SERVICES Support wrote:

**Subject:** [Records Center] Public Records Request :: R000240-040919

**Body:**

Hi Alvina,

**Units A & B were established in 1972 and Unit C in 1974.** Please let me know if you need anything else.

Thank You,  
Gricel Owen

✉ On 4/9/2019 11:38:04 AM, KEYS ENERGY SERVICES Support wrote:



Dear Alvina Covington:

Thank you for your interest in public records of Keys Energy Services. Your request has been received and is being processed in accordance with Chapter 119 of the Florida Statutes, the Public Records Act. Your request was received in this office on 4/9/2019 and given the reference number R000240-040919 for tracking purposes.

# Exhibit E

Quick Info Account Details

### Service Location Info

Account Number: 3207051 Occupant: 13 Name: WILLIAM R SHOFNER Customer: 436014

Service Address: House #: 10 Mod: Street: HILTON HAVEN RD Apt.: C Region: Home phone: (970)389-9124

City: KEY WEST State: FL Zip: 33040

Ready

Service Summary (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging (1 of 1) Dep Calc: Voluntary

### Billing Information

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

Residential

Additional

### Service Information

Service: ELECTRIC  
 Location: In City  
 Category: RESIDENTIAL  
 Bill code: 110  
 Bill period: MONTHLY BILLING  
 SIC code: RESIDENTIAL

No units: 1  
 Start: 2012-12-19  
 Final:  
 Inactive from:  
 Inactive to:

### Disconnect

Code: N  
 Reason: No  
 Date:  
 Reconnect:

### Exemptions

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

### Notices

Current: N  
 Prior: S  
 Deposits: On file: 75.00  
 Required: 0.00  
 To collect: 0.00

### Readings

Last read: 2014-03-07  
 Last billed: 2014-03-12  
 Amount: 135.98  
 Last payment: 2014-04-03  
 Amount: 135.98  
 Due date: 2014-04-08

# Exhibit F

- 1 Floating structure
- 1 Liveaboard vessel
- 1 Houseboat





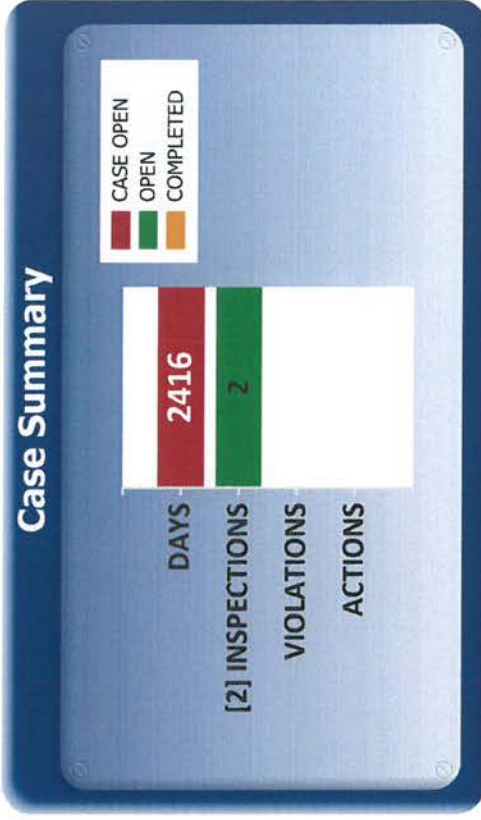


# Case Details - No Attachments

City of Key West

Case **Exhibit G**  
00-01065

Description:		Status: CASE CLOSED
Type: GENERAL COMPLAINT	Subtype:	
Opened: 6/14/2000	Closed: 1/25/2007	Flw Up:
Site Address: 10 HILTON HAVEN DR KEY WEST, FL 33040		
Site APN: 00001850-000000		Officer: Z -Ronald Clark
Details: HOUSEBOAT NOT CONNECTED TO SANITARY SEWER SYSTEM.		



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CONTACTS			
NAME	TYPE	ADDRESS	EMAIL
CITY OFFICIAL			
BRUGMAN EDWARD H & MILDRED G	OWNER	721 SOUTH ST KEY WEST, FL 33040	

## FINANCIAL INFORMATION

INSPECTIONS			
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE
Follow up Inspection	RONALD CLA		
Initial Inspection	RONALD CLA		

RESULT	REMARKS	NOTES



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

## Exhibit H

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 BRADFORD, JUDI

Location Addr 10 HILTON HAVEN DR

Lic NBR/Class 602

Issued Date 11/14/2000

MISCELLANEOUS OTHER SERVICES

Expiration Date: September 30, 2001

MISCELLANEOUS OTHER SERVICE

Comments: FREELANCE WRITER

Restrictions: HOME OCCUPATION

BRADFORD, JUDI  
10C HILTON HAVEN

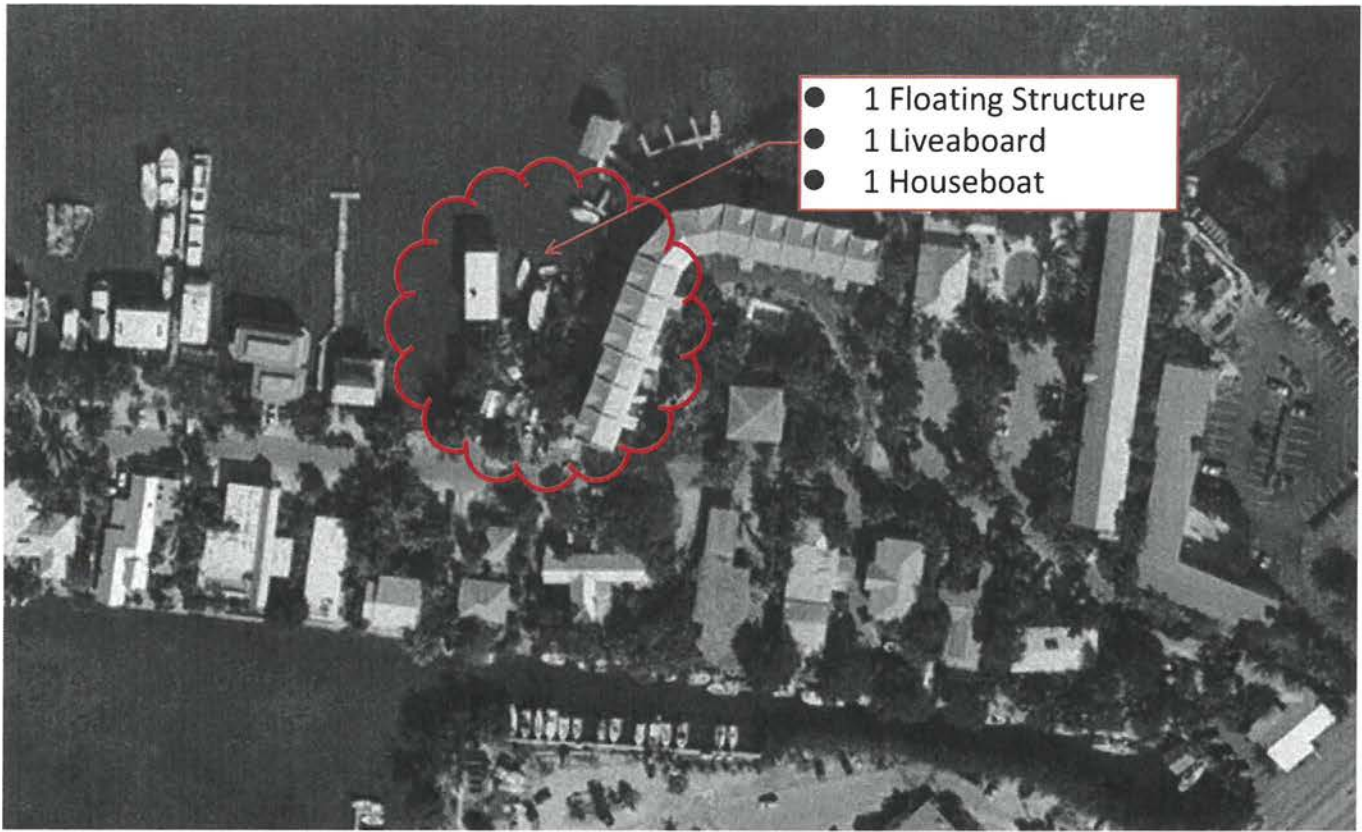
KEY WEST, FL 33040



This document must be prominently displayed.

BRADFORD, JUDI

# Exhibit I



# Exhibit J Key Polk

*Serving Local*

Includes 19,355

7 D

**Section 1 - Alphabetical Section:** *Every resident & business in easy-to-use alphabetical order*

**Section 2 - Business Section:** *A handy "Yellow Pages" guide arranged by type of business*

**Section 3 - Telephone Number Section:** *A quick look-up by telephone number in numeric order*

**Section 4 - Street Guide:** *Find businesses & consumers by their Street Address*

February 2005

Key West, Florida



"SINCE 1943"

## Key West

PERSONAL & COMMERCIAL



646

**Repairs • Additions •**

Pump & Water Heater Rep  
Sewer & Drain Cle

State Licensed Ba  
Prevention Device T

SEWER LATERAL REP



# Tony He Plumbi

Over 55 YEARS EXP  
LIC & INS RF00381

**SERVICE**  
**305-294-1903**

**305**

626 Louisa Street

FLORIDA  
REFERENCE

910.25  
KEY

MONROE COUNTY LIBRARY

POLK

37

## HARRIS AVE - JAMAICA DR

46

### HARRIS AVE Cont'd

2712 Gibson Kevin [2]▲ .....305-294-8116  
 Gibson Jennifer .....305-294-8116  
 2718 No Current Listing  
 2721 Jones Gregory E & Diana S [12]▲ .....305-292-0371  
 2727 Carpenter Wava J [11]▲  
 1 - 2 No Current Listing (2 Apts)  
 2733 Fahey John T & Consuelo P [20]▲ .....305-295-7850  
 2737 Albury William J & Pamela D [13]▲ .....305-294-9871  
 APPLIANCE REPAIR SVC appliances- household-  
 major-rpr .....305-296-3003  
 1 - 2 No Current Listing (2 Apts)

### + 10TH ST INTERSECTS

#### + 10TH ST CONTINUES

2803 Alonso Jose L [15]▲ .....305-294-5814  
 2804 Whittingslow Edward J & Johanna V [20]▲ .....305-296-4821  
 2807 Valdez Aleida H [12]▲  
 Valdez Norma  
 2808 Cottner Stanley J [2]▲  
 2811 Sody Harry & Anna C [4]▲ .....305-294-4682  
 2812 Russell Martha F [20]▲ .....305-294-3160  
 2815 Demala David M & Pamela S ▲ .....305-295-1280  
 2818 Wolffe Eduardo [2]▲ .....305-294-5684  
 2819 Haskell Monica M [11]▲ .....305-292-1726  
 2820 [11]▲ .....305-292-1726

Floating structure -  
 2 units

VC INC swimming pool

2824 Stewart Grady R [20]▲ .....305-294-9976  
 2825 ALL-CONCH REALTY INC real estate .....305-296-4477  
 Houghton Fiona M [7]▲  
 2827 Alvarez Magali V [11]▲ .....305-294-4034  
 2828 Lot Sharlene T & Julio H [20]▲ .....305-298-6170  
 2831 Difabio Alfred P & Juana A [20]▲  
 2832 Alfonso Gustavo R Jr & Gina B [18]▲ .....305-296-5245

### + 11TH ST INTERSECTS

2903 Webster Deems B [11]▲ .....305-292-0591  
 2 Duchene Karla  
 2904 Dinan Mary .....305-296-0176  
 2907 Heinlein Carston R & Ruth M [20]▲ .....305-296-1250  
 2908 Jackson Steadman ▲  
 2911 Putnam Elizabeth [14]▲ .....305-292-4781  
 2912 Laukkanen John C & Inocenta H [20]▲ .....305-296-9585  
 2915 Llama Maximo J & Alicia B [20]▲ .....305-292-4914  
 2916 Klitenick Richard M & Kelly J [2]▲  
 Ray Maika G  
 2919 Ray Vincent W [7]▲  
 2920 No Current Listing  
 2923 Walters Gerald ▲  
 Young Joanna C [6]▲ .....305-293-1847  
 2924 Romo R M .....305-294-0495  
 Tapia Vivian [5]▲ .....305-288-7218  
 Tapia Violet .....305-296-7218  
 2927 Gustafson Mary W [10]▲ .....305-296-9833  
 2928 Blaza Suzanne H [20]▲ .....305-294-0276  
 2931 Gerace Gregory J ▲ .....305-293-0043  
 2932 Mattingley Lee E & Sherry L [6]▲ .....305-296-1793

### + 12TH ST INTERSECTS

**BUSINESSES 9 HOUSEHOLDS 181**

### HAVANA LN (KEY WEST)

• ZIP CODE 33040 CAR-RT C032  
 1 Frost Derek [20]▲ .....305-294-9228  
 + OLIVIA ST CONTINUES  
 4 Smith Stephen C [20]▲ .....305-294-0585  
 5 Bowers M L .....305-296-8610  
 1 Brancel Lauren [2]▲ .....305-292-4841  
 2 Argento Antonio .....305-293-0378  
 6 Landis Winifred W [9]▲  
 8 Langos Christopher ▲  
 Laroque Philippe [9]▲  
 + TRUMAN AVE INTERSECTS

**HOUSEHOLDS 8**

### HIBISCUS LN (KEY WEST)-FROM 513 GRINNELL ST

• ZIP CODE 33040 CAR-RT C004  
 2 Kaplan Robin M [20]▲ .....305-294-7382  
 3 Fitzgerald William ▲  
 4 - 917 No Current Listing (2 Hses)  
 919 Alfonso Diomira P [12]▲ .....305-294-6848

**HOUSEHOLDS 5**

### HICKORY ST (KEY WEST)-FROM 6801 MALONEY

AVE SOUTHWEST

### HIGGS LN Cont'd

7 Elkins Robert B & Kady C [8]▲ .....305-296-5568  
**HOUSEHOLDS 3**

### HILTON HAVEN RD (KEY WEST)

#### + N ROOSEVELT BLVD CONTINUES

• ZIP CODE 33040 CAR-RT C011  
 5 Cory Jean .....305-292-4057  
 6 A Carter Joseph P .....305-294-3331  
 7 B McCoy Peter C [7]▲ .....305-296-6230  
 8 Teske Gary J [10]▲ .....305-293-9187  
 1 Taylor Donald A [6]▲ .....305-295-0355  
 2 - 3 No Current Listing (2 Apts)  
 9 AFFORDABLE PHONES & CABLING telephone  
 companies .....305-292-2798  
 VERN'S TMA COMMUNICATIONS computers-  
 networking .....305-294-0568  
 1 - C No Current Listing (4 Apts)  
 9 A Eckstein Thomas H [6]▲ .....305-296-5407  
 Eckstein L .....305-296-5407  
 9 B Amaddio Teresa M [11]▲ .....305-295-9823  
 C Brooks Pamela J [9]▲ .....305-294-7128

#### 10 - 1 - B No Current Listing (4 APTS)

10 C MOM'S BABY EQUIPMENT RENTALS baby  
 accessories .....305-294-8645  
 10 C Bradford Judy L [17]▲ .....305-294-8645  
 1 - 2 No Current Listing (2 Apts)

11 Venter Chantelle .....305-294-1657  
 12 Chapin Mark [11]▲ .....305-296-3111  
 CHAPIN MARK CPA accountants .....305-296-3111  
 1 - 3 No Current Listing (3 Apts)

13 Grosscup William R [6]▲ .....305-296-2065  
 A - B No Current Listing (2 Apts)  
 13 A Nosal Charles F [7]▲ .....305-296-6646  
 14 McCabe Lyn [11]▲ .....305-294-8623

15 DeHorsett Marshall B Jr [2]▲ .....305-296-7940  
 Smith Covington .....305-293-1989  
 1 - 4 No Current Listing (4 Apts)

16 Halloran George R & Marcia E [16]▲ .....305-296-6108  
 A - B No Current Listing (2 Apts)  
 C Smith G R [8]▲ .....305-295-9320  
 D No Current Listing

18 Miller Wayne R [3]▲  
 19 Roberts Norma L [20]▲ .....305-296-6235  
 Roberts Paul R III .....305-296-6235

20 Witwer George O [14]▲ .....305-294-5404  
 21 - 22 No Current Listing (2 Hses)  
 24 Rossi Mark K [12]▲ .....305-292-1892  
 Rossi Celeste C .....305-292-1892

1 - 2 No Current Listing (2 Apts)  
 25 Arnold William III & Catherine [20]▲ .....305-296-0447  
 30 Overby Jon J & Jeff J [2]▲ .....305-296-7960  
 1 Gauthier Harvey E ▲

2 No Current Listing  
 3 Hyatt Alice M [3]▲ .....305-293-8119  
 4 Grady Mary A [3]▲ .....305-293-7827

5 Williams James H Jr [8]▲ .....305-292-0209  
 5 Williams Roy .....305-292-0209  
 6 - 8 No Current Listing (3 Apts)

32 Biga Donald P [2]▲ .....305-296-0702  
 Biga Patricia .....305-296-0702  
 1 Hall Randall ▲ .....305-294-9917  
 1 Hall J .....305-294-9917

2 - 3 No Current Listing (2 Apts)  
 4 Clark Wallace E & Sara C [2]▲ .....305-294-2794  
 5 Onderdonk Gary ▲

6 Sinha Sanjiv [6]▲  
 7 - 9 No Current Listing (3 Apts)  
 77 Copenhagen Bill & Jani [3]▲ .....305-296-8150

4 Catafomo Anthony J [3]▲ .....305-296-7545  
 8 Murphy Cornelius J & Diane [3]▲ .....305-294-5309  
 9 Ferris Alfred J & Louise [3]▲ .....305-292-1692

88 CHARLES MC COY & ASSOC architects .....305-296-5123  
 McCoy Charles E Jr & Merilit H [20]▲ .....305-292-4066

**BUSINESSES 5 HOUSEHOLDS 75**

### HOWE ST (KEY WEST)-FROM 220 JULIA ST

SOUTHEAST  
 • ZIP CODE 33040 CAR-RT C041  
 1000 Curry Walter [20]▲ .....305-296-6864  
 Curry Violet E .....305-296-6864

#### + TRUMAN AVE CONTINUES

1006 Woods Norman R Jr [20]▲  
 Woods Yvette M  
 1011 Goddard Stephen D ▲  
 1012 Sweeting Marva A [20]▲ .....305-294-3083

1013 Sullivan Michael S ▲  
 + JULIA ST INTERSECTS  
 1015 Rahming Dorothea M [12]▲  
 Snuder Cynthia L

### HOWE ST Cont'd

+ VIRGINIA ST INTERSECTS  
 + AMELIA ST INTERSECTS

### HUNTS LN (KEY WEST)-FROM

NORTHWEST  
 • ZIP CODE 33040 CAR-RT C0  
 2 Miller Constance & Robert [3]▲  
 3 Carow Richard A [10]▲ .....  
 4 No Current Listing  
 5 Watkins Joseph E [20]▲ .....  
 6 Malouin Fern E [2]▲ .....  
 7 Strumski Leo J [3]▲ .....  
 8 Simons Deborah .....

### HUTCHINSON LN (KEY WEE

#### LN SOUTHEAST

#### + OLIVIA ST INTERSECTS

• ZIP CODE 33040 CAR-RT

2 Simmons Phillip [2]▲  
 3 Johnson Vera [20]▲ .....  
 Mumford Olitha M  
 4 Johnson Corona M [8]▲ .....  
 5 Neuenfeldt Erik S [5]▲ .....  
 6 No Current Listing  
 7 Paterek Jerry [4]▲  
 11 Walkoff Stanley & Marlyr  
 110 No Current Listing  
 112 Dobins Bertha H [16]▲ .....  
 114 Pinko Nicole [2]▲ .....

### IBIS LN (KEY WEST)-FRC

#### SOUTHEAST

• ZIP CODE 33040 CAR-F

2 No Current Listing  
 5 McMillip Ronald B & Ros

### JADE DR (KEY WEST)-F

#### NORTH

• ZIP CODE 33040 CAR-

1 Renner Richard A &  
 3 Rees Karen .....  
 4 Cooper Donna M [2]▲ .....  
 Cooper April A .....  
 6 A Green Ginger [5]▲ .....  
 B Holsomback Richard  
 7 A - B No Current Listing  
 7 A Petro Michael [2]▲ .....  
 9 MacLaughlin James W

1 - 2 No Current Listing

24 I Svikla Alius J [3]▲ .....  
 2 Ayers Debra L [2]▲ .....  
 3 Bramante Jam  
 3 Curran Kelly A [2]▲ .....  
 4 No Current Listing  
 5 Leonard James M  
 5 Leonard Michael  
 6 Cross Lonnie R [2]▲ .....  
 6 Cross Walda .....  
 8 Magner William

9 Reid Marysia [2]▲

9 Reid James G

10 Makimaa Brad

11 Murphy Allen I

12 Christ Juli L [2]▲

13 Schuyler Rick

14 Webster W

15 Duplessis Art

16 Griffin Nan

28 Reinhard Philip [1]▲

1 Pinder Newell

2 Willis Kim S [2]▲

3 Bradshaw Dar

4 No Current Lis

6 Alf Ann A & C

8 Degenhart Pr

### JAMAICA DR (KE

#### BLVD

• ZIP CODE 3304

1600 Pita Phyllis

1601 Verelline M

1604 Wells John

1605 Davis Prisc

1606 Charlotte T

LMAB02001

KEY WEST  
Display by Address

6/23/06  
16:40:15

**Exhibit K**

Name, Nbr, Dir, Sfx  
Pre/Post Qual, Dir, Apt, Jur

HILTON HAVEN

Type options, press Enter.  
1=Select 5=Display

Opt	Address	Location ID	Sts
— M	8 HILTON HAVEN	6983	
— M	9 HILTON HAVEN	9899	
— M	10 HILTON HAVEN	9857	
— M	10 HILTON HAVEN	6987	
— *	10 HILTON HAVEN B	28985	
— M	11 HILTON HAVEN	9859	
— M	11 HILTON HAVEN	9903	
— M	12 HILTON HAVEN	6945	
— M	12 A HILTON HAVEN	6989	
— M	13 HILTON HAVEN	9861	+

F3=Exit F4=Prompt F8=LX Switch view F12=Cancel F15=Active/Inactive  
F17=Subset

BP100I02

CITY OF KEY WEST  
Land Miscellaneous Information Inquiry

6/23/06  
16:40:28

Property . . : 10 HILTON HAVEN  
0000-1850-000000- -

# Exhibit K

System		Freeform information	
Code	Dsgntr		
COMM	LM	2 Houseboats, 1 Shed	
SQFT	UT	SQUARE FEET:	6500.00

Date	Display note at
0/00/00	Appl Permit C.O.
8/01/02	

Press Enter to continue.  
F3=Exit F12=Cancel

EP100I02

CITY OF KEY WEST  
Land Miscellaneous Information Inquiry

6/23/06  
16:39:26

Exhibit K

Property . . . : 10 HILTON HAVEN  
0000-2100-000000-REAR-

System		Freeform information
Code	Dsgntr	
NOT1	LM	#10 HILTON HAVEN DRIVE
COMM	LM	2 Hse Boats, Shed

Date	Display note at
0/00/00	Appl Permit C.O.
0/00/00	

Press Enter to continue.  
F3=Exit F12=Cancel




MONROE COUNTY PROPERTY APPRAISER

Exhibit K

PROPERTY INFORMATION FOR:

Alternate Key: 1002208  
RE Number: 00002100-000000

<u>Property Details</u>	<u>PROPERTY MAP</u>
<p><u>OWNER OF RECORD</u> BRUGMAN FAMILY LTD PARTNERSHIP THE (5/16/96)</p> <p>721 SOUTH STREET KEY WEST FL 33040</p> <p><u>PHYSICAL LOCATION</u> Unit Number: BACK 10 &amp; 10A HILTON HAVEN DRIVE KEY WEST</p> <p><u>LEGAL DESCRIPTION</u> AMENDED PLAT OF HILTON HAVEN SEC 2 A SUBDIVISION ON THE ISLAND OF KEY WEST FLA PB2-138 TR 10 E 5 FT OF TR 11 OR6-105/106 COUNTY JUDGES DOCKET 78-279 (OR776-1273/1281) OR819- 565D/C</p> <p><u>SECTION, TOWNSHIP, RANGE</u> We do not have this information on file.</p> <p><u>MILLAGE GROUP</u> 10KW</p> <p><u>PC CODE</u> 01 - SINGLE FAMILY</p>	

<u>Building Details</u>	<u>TOTAL LIVING AREA</u>
<u>NUMBER OF BUILDINGS</u> 2	1547
<u>NUMBER OF COMMERCIAL BUILDINGS</u> 0	<u>YEAR BUILT</u> 1970

<u>Land Details</u>	<u>LAND AREA</u>
<u>LAND USE CODE</u> 010C - RESIDENTIAL CANAL 000X - ENVIRONMENTALLY SENS	9958 SF 0.04 AC

<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2005	364,896	15,418	498,500	878,814	0	878,814
2004	155,047	15,574	348,570	519,191	0	519,191
2003	116,285	15,886	211,616	343,787	0	343,787

<u>Parcel Sales History</u>			
<u>NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.</u>			
<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
11/1996	1467/2172	310,000	QC
01/1986	962/1686	185,100	WD

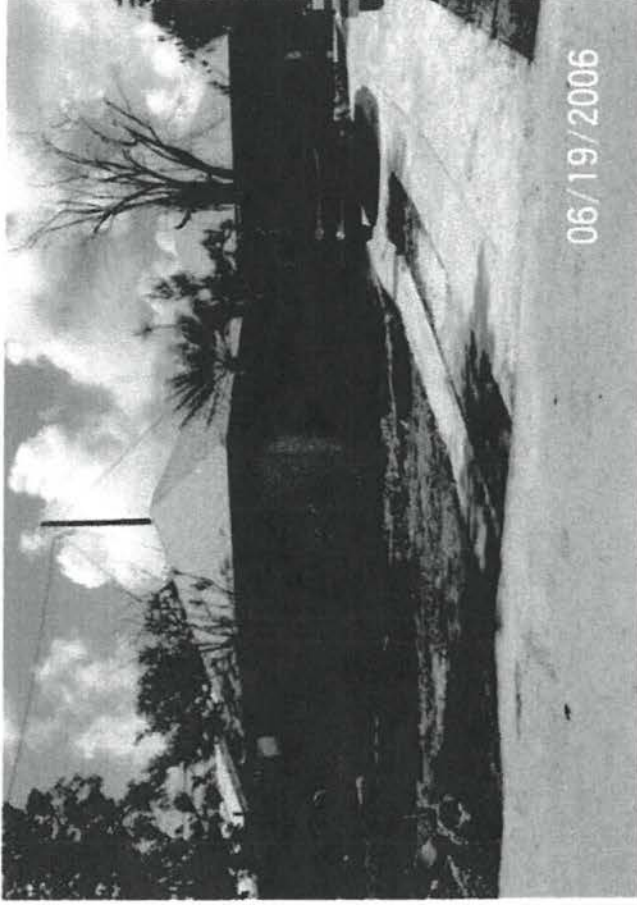
## Exhibit K

## Detailed view for record 1 (Print)

Field	Value
Owner's Name	BRUGMAN FAMILY LTD PARTNERSHIP THE (5/16/96)
Address	721 SOUTH STREET
Unit	
City	KEY WEST
State	FL
Zip	33040
Country	
PC Code	01
Parcel ID	00002100-000000
Alternate Key	1002208
Millage Group	10KW
Last Sale Price	310000
Last Sale Month	11
Last Sale Year	1996
Last Sale OR Book	1467
Last Sale OR Page	2172
Land Use Code 1	000X

Field	Value
Land Area Type 1	AC
Land Area 1	0
Legal	AMENDED PLAT OF HILTON HAVEN SEC 2 A SUBDIVISION O
Description	N THE ISLAND OF KEY WEST FLA PB2-138 TR 10 E 5 FT OF TR 11 OR6-105/106 COUNTY JUDGES DOCKET 78- 279 (
Prev Yr Bldg Value	364896
Prev Yr Misc Value	15418
Prev Yr Land Value	498500
Prev Yr Just Value	878814
Prev Yr Exempt Value	878814
Prev Yr Taxable Value	878814
Range	1
Township	1
Section	1
Physical Location	10 & 10A HILTON HAVEN DRIVE
Key Name	KEY WEST
Physical Location Unit Number	BACK

# Exhibit K



10 A + 10 B MILTON HAVEN RD

MONROE COUNTY PROPERTY APPRAISER

Exhibit K

PROPERTY INFORMATION FOR:

Alternate Key: 1001945  
 RE Number: 00001850-000000

Property Details	PROPERTY MAP
<p><b>OWNER OF RECORD</b></p> <p>BRUGMAN FAMILY LT PARTN THE (5/16/96)                      721 SOUTH STREET                      KEY WEST FL 33040</p> <p><b>PHYSICAL LOCATION</b></p> <p>Unit Number: NORTH SIDE                      10 HILTON HAVEN (SMALL AREA) KEY WEST</p> <p><b>LEGAL DESCRIPTION</b></p> <p>KW PT SEC 32 TWP 67S RGE 25E N SIDE OF HILTON HAVEN SUB PB2-138 65 FT X 300 FT 0.45AC II DEED NO 21002 OR52-21 OR514-658 COUNTY JUDGES DOCKET 78-279 (OR776-1273/1281) OR819-565D/C</p> <p><b>SECTION, TOWNSHIP, RANGE</b></p> <p>We do not have this information on file.</p> <p><b>MILLAGE GROUP</b></p> <p>10KW</p> <p><b>PC CODE</b></p> <p>00 - VACANT RESIDENTIAL</p>	

Land Details	LAND AREA
<b>LAND USE CODE</b>	
010W - RES WATERFRONT	6500 SF
000X - ENVIRONMENTALLY SENS	0.05 AC

Parcel Value History						
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	0	0	325,750	325,750	0	325,750
2004	0	0	227,550	227,550	0	227,550
2003	0	0	170,635	170,635	0	170,635

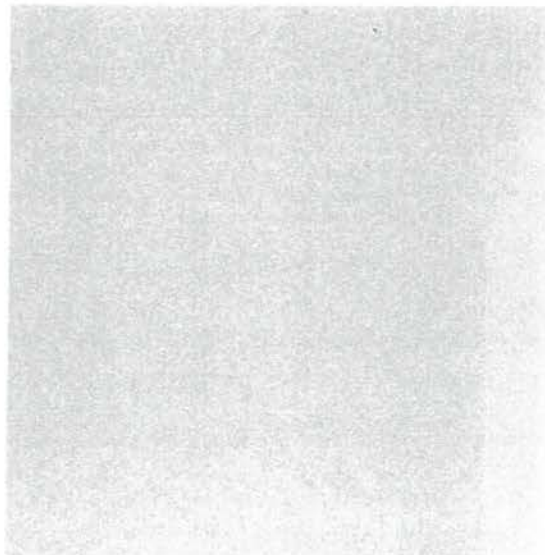
Parcel Sales History			
NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.			
SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
11/1996	1467/2172	1	QC
01/1986	962/1686	1	WD

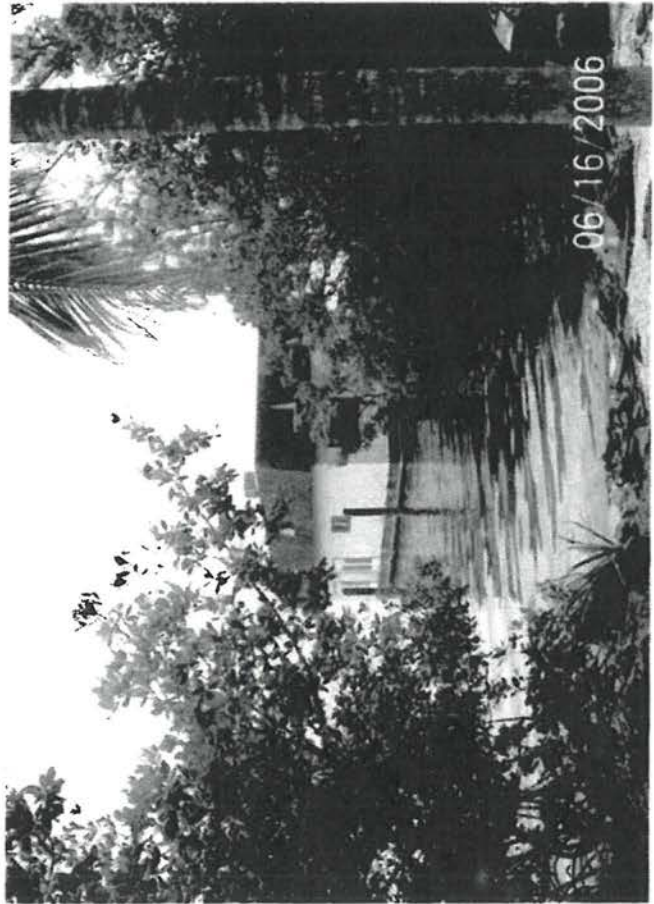
## Exhibit K

## Detailed view for record 1 (Print)

Field	Value
Owner's Name	BRUGMAN FAMILY LT PARTN THE (5/16/96)
Address	721 SOUTH STREET
Unit	
City	KEY WEST
State	FL
Zip	33040
Country	
PC Code	00
Parcel ID	00001850-000000
Alternate Key	1001945
Millage Group	10KW
Last Sale Price	1
Last Sale Month	11
Last Sale Year	1996
Last Sale OR Book	1467
Last Sale OR Page	2172
Land Use Code 1	000X

Field	Value
Land Area Type 1	AC
Land Area 1	0
Legal	KW PT SEC 32 TWP 67S RGE 25E N SIDE OF HILTON HAVE
Description	N SUB PB2-138 65 FT X 300 FT 0.45AC II DEED NO 210
	02 OR52-21 OR514-658 COUNTY JUDGES DOCKET 78-279 (
Prev Yr Bldg Value	0
Prev Yr Misc Value	0
Prev Yr Land Value	325750
Prev Yr Just Value	325750
Prev Yr Exempt Value	325750
Prev Yr Taxable Value	325750
Range	1
Township	1
Section	1
Physical Location	10 HILTON HAVEN (SMALL AREA)
Key Name	KEY WEST
Physical Location Unit Number	NORTH SIDE





06/16/2006

HOUSEBOAT - 10 C

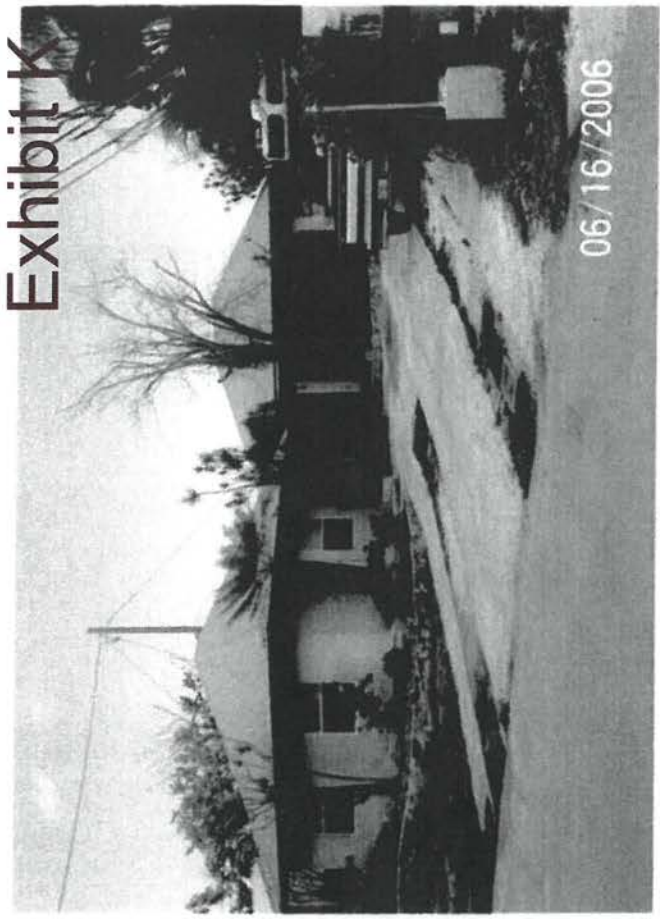
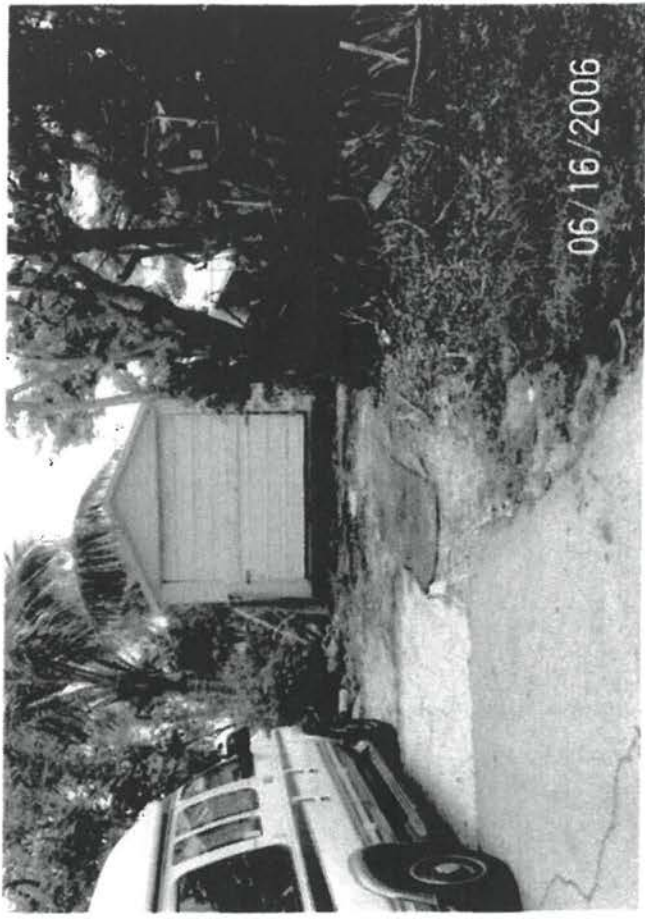


Exhibit K

06/16/2006

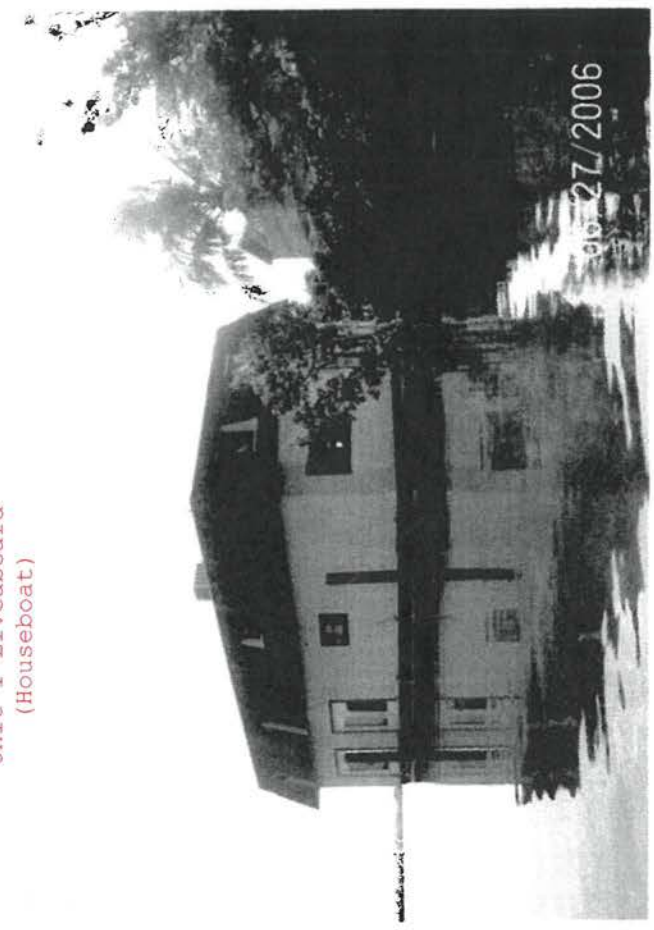
10 A & B MILTON HAVEN



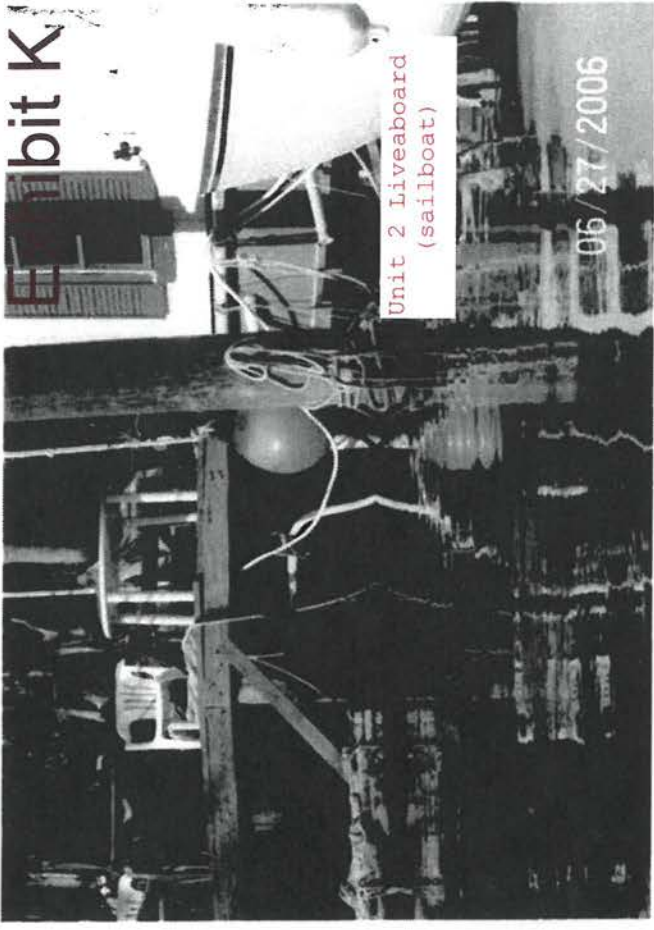
06/16/2006

10 C

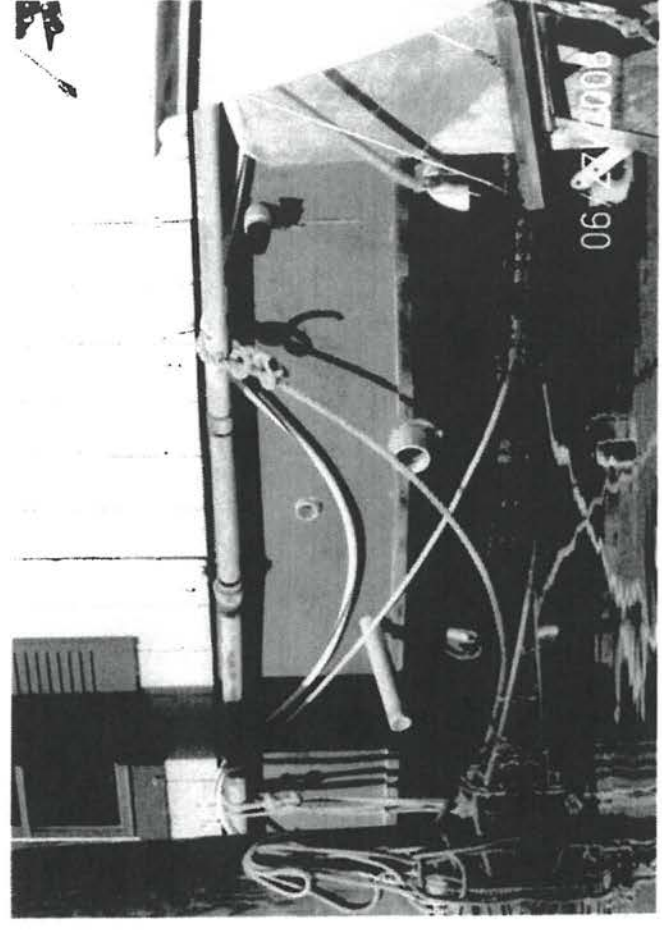
Unit 1 Liveboard  
(Houseboat)



10 C HILTON HAVEN RD



Unit 2 Liveboard  
(sailboat)



# Exhibit K

**MONROE COUNTY PROPERTY APPRAISER**

**PROPERTY INFORMATION FOR:**

Alternate Key: 8681526  
 RE Number: 00001850-000100

<p><b>Property Details</b></p> <p><u>OWNER OF RECORD</u></p> <p>BRUGMAN FAMILY LIMITED PARTNERSHIP              THE (5/16/96) ET AL              721 SOUTH STREET              KEY WEST FL 33040</p> <p><u>PHYSICAL LOCATION</u></p> <p>HILTON HAVEN BAY BOTTOM KEY WEST</p> <p><u>LEGAL DESCRIPTION</u></p> <p>KW PARCEL BAY BTM LYING N'LY TR 10 &amp; E'LY 5'              TR 11 HILTON HAVEN SUB SEC 2 PB2-138 (.25 AC)              OR927-2206/2208P/R OR962-1686/1691 OR1332-              1287/1303-E(RES NO94-484) OR1467-2172/74Q/C(LG)</p> <p><u>SECTION, TOWNSHIP, RANGE</u></p> <p>We do not have this information on file.</p> <p><u>MILLAGE GROUP</u></p> <p>10KW</p> <p><u>PC CODE</u></p> <p>95 - SUBMERGED LANDS</p>	<p><b>PROPERTY MAP</b></p>
---	----------------------------

<b>Building Details</b>	
<u>NUMBER OF BUILDINGS</u>	<u>TOTAL LIVING AREA</u>
<u>NUMBER OF COMMERCIAL BUILDINGS</u>	<u>YEAR BUILT</u>

<b>Land Details</b>	
<u>LAND USE CODE</u>	<u>LAND AREA</u>
000X - ENVIRONMENTALLY SENS	0.25 AC

<b>Parcel Value History</b>						
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	0	0	3,750	3,750	0	3,750
2004	0	0	250	250	0	250
2003	0	0	50	50	0	50

<b>Parcel Sales History</b>			
NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.			
SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
11/1996	1467/2172	1	QC
01/1986	962/1686	1	WD

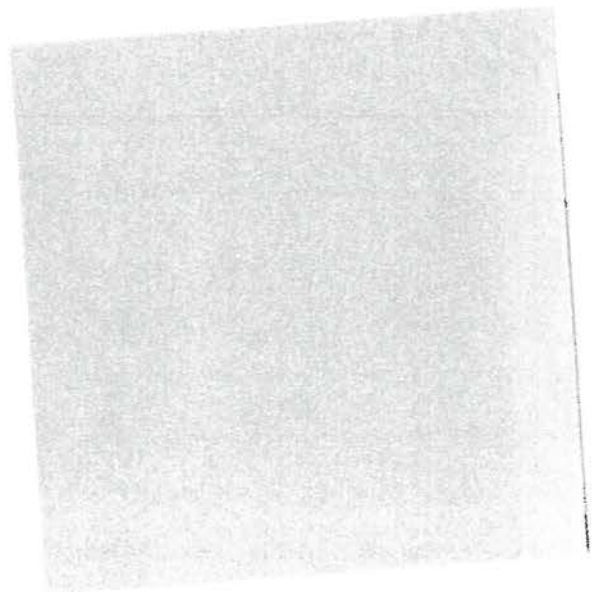


## Exhibit K

## Detailed view for record 1 (Print)

Field	Value
Owner's Name	BRUGMAN FAMILY LIMITED PARTNERSHIP
	THE (5/16/96) ET AL
Address	721 SOUTH STREET
Unit	
City	KEY WEST
State	FL
Zip	33040
Country	
PC Code	95
Parcel ID	00001850-000100
Alternate Key	8681526
Millage Group	10KW
Last Sale Price	1
Last Sale Month	11
Last Sale Year	1996
Last Sale OR Book	1467
Last Sale OR Page	2172
Land Use Code 1	000X

Field	Value
Land Area Type 1	AC
Land Area 1	0
Legal	KW PARCEL BAY BTM LYING N'LY TR 10 & E'LY 5' TR 11
Description	HILTON HAVEN SUB SEC 2 PB2-138 (.25 AC) OR927-220
	6/2208P/R OR962-1686/1691 OR1332-1287/1303-E(RES N
Prev Yr Bldg Value	0
Prev Yr Misc Value	0
Prev Yr Land Value	3750
Prev Yr Just Value	3750
Prev Yr Exempt Value	3750
Prev Yr Taxable Value	3750
Range	1
Township	1
Section	1
Physical Location	HILTON HAVEN BAY BOTTOM
Key Name	KEY WEST
Physical Location Unit Number	



MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1 2 9 5 5 3 0  
BK# 1 7 7 8 PG# 2 0 1

REC Apr 19 2002 11:42AM  
DANNY L KOLBAGE, CLERK

Exhibit K

### EASEMENT AGREEMENT

THIS AGREEMENT is made this 24<sup>th</sup> day of NOVEMBER, 1998 between Edward H. and Mildred G. Brugman (hereinafter "Grantor") and the City of Key West, Florida (hereinafter "The City") and/or the Florida Keys Aqueduct Authority (hereinafter "Aqueduct").

### WITNESSETH

In consideration of the mutual promises contained herein, Grantor does grant, sell and convey, unto The City and/or Aqueduct an easement under the following terms and conditions:

1. Grantor hereby agrees to grant an easement to The City and/or Aqueduct for the following described property: road footprint as depicted in the attached legal description and sketch at RE#2070.
2. The City, Aqueduct, their successors and assigns shall have the right to construct, install, alter, operate, relocate, repair, replace, improve, remove, inspect, and maintain a sewer collection system and/or transmission line and water transmission and distribution facilities across property as set forth in the map attached and made a part hereof as Exhibit "A". It is expressly understood that this Easement Agreement will be honored with the City and/or the Aqueduct, should either the City or the Aqueduct choose not to go forward with the project stated herein.
3. The City and/or Aqueduct shall have the right to enter and depart under, over, across and upon such property as necessary to the proper use of all rights granted herein, upon the conditions that The City and/or Aqueduct shall:
  - (a) Not unreasonably interfere with the Grantor's use of its property;
  - (b) Indemnify and hold harmless Grantor from any and all liability arising from the negligent use of the easement by The City and/or Aqueduct, its agents, or employees; and
  - (c) Adhere to the following terms:
    - 1) The City shall have the right to install and maintain the main sewer line.
    - 2) The Aqueduct shall have the right to install and maintain the water transmission and distribution facilities.

# Exhibit K

FILE # 1295530  
BK# 1778 PG# 202

- 3) The City and/or Aqueduct will restore the fill under the pavement and will insure proper compaction to DOT standards to prevent future settling.
  - 4) The City and/or Aqueduct will restore any damages from construction to existing conditions.
  - 5) The City and/or Aqueduct will resurface/repave the entrance road immediately after the service is installed.
  - 6) There will be no cost to the Grantor for the services described in paragraph (c)(1-5) above.
- (d) Grantor shall bear the cost of any relocation or modification of said facilities when the change is necessitated by Grantor's requirements.
- (e) Grantor shall furnish and maintain the easement area free of and clear from any obstruction and shall not construct, place, or allow the placing or construction of any obstruction which would interfere with: (I) The City's and/or Aqueduct's safe or proper installation, operation, maintenance, inspection, or removal of the sewer collection system and/or transmission lines and water transmission and distribution facilities and all the appurtenances thereto located in the easement or (II) any other right granted to The City and/or Aqueduct. Grantor shall have the right to make any other use of the easement area which does not interfere with The City's and/or Aqueduct's rights.
- (f) It is understood that no funds are available for the purchase of easements. It is herein agreed that the parties recognize the mutual benefit of the sewer project to Hilton Haven residents and the citizens of Key West. However, by acceptance of this easement, the City/Aqueduct agree that should the City/Aqueduct decide to pay for easements, all easement Grantors will be compensated on the same basis. It is expressly understood that this section does not apply to the purchase of land and/or easement for the pump station.
- (g) All covenants, stipulations, terms, conditions, and provisions of this agreement shall extend to and be made binding upon respective successors and assigns of The City and/or Aqueduct and Grantor. It is intended that this agreement shall be recorded and be binding upon future owners of the above described property.
- (h) The Grantor does hereby warrant good and marketable title for the above described property and that it has full power of authority to grant this easement.
-

The parties acknowledge and agree that The City shall own and maintain the sewer line and the Aqueduct shall own and maintain the water transmission and distribution facilities and all appurtenances thereto which are located in this easement.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement at the date first written above.

STATE OF FLORIDA        )  
COUNTY OF MONROE    )    SS

Executed in the presence of:

Robert Tiscutano

ROBERT TISCUTANO  
Printed Name

E. David Fernandez

E. David Fernandez  
Printed Name

Edward H. Brugman  
Edward H. Brugman

Mildred G. Brugman  
Mildred G. Brugman

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 1998 by Edward H. Brugman and Mildred G. Brugman who are personally known to me or who produced \_\_\_\_\_ as identification.

(SEAL)



April Vargas-Bell  
MY COMMISSION # 0038156 EXPIRES  
December 14, 2001  
MONROE COUNTY, FLORIDA

My Commission expires: December 14, 2001

April Vargas-Bell  
Notary Public  
Printed Name: APRIL VARGAS-BELL

This document prepared by E. David Fernandez, Utilities Director for the City of Key West

# Exhibit K

FILE # 11 2 9 5 5 3 0  
BK 11 7 7 8 PG 2 0 4

## LEGAL DESCRIPTION OF A PERMANENT UTILITY EASEMENT TO BE ACQUIRED BY THE CITY OF KEY WEST ACROSS THE PROPERTY OF EDWARD H. AND MILDRED C. BRUGMAN

A parcel of land on the Island of Key West, Monroe County, Florida being more particularly described as follows:

A strip of land 22.00 feet wide lying 11.00 feet on each side of the following described centerline:

Commence at the northeasterly corner of Tract 9, according to the Amended Plat of HILTON HAVEN, Section No. 1, a subdivision on the Island of Key West, Monroe County, Florida, according to Plat recorded in Plat Book 2, Page 108, of the Public Records of Monroe County, Florida;

Thence southerly along the easterly boundary of said Tract 9 23.94 feet;

Thence westerly at a 90.00 degree angle 10.00 feet to the point of beginning;

Thence westerly to a point on the westerly boundary of said Tract 9 also being 35.70 feet southerly from the northwesterly corner of said Tract 9;

LESS that portion of said strip of land within the northerly 28.00 feet of the westerly 5.00 feet of said Tract 9;

AND that portion of the northerly 28.00 feet of the easterly 27.00 feet of the westerly 32.00 feet of said Tract 9 as measured parallel with it's boundary, not already described in said strip of land.

The above described parcel contains 0.067 acres, more or less.

\*Note: There are several other pages in Plat Book 2 referring to various incarnations and portions of Hilton Haven Drive. They have not been used in the preparation of this legal description.

**Exhibit K**

CHARLES E. MCCOY  
AND MERILI H.  
RE180 001

EDWARD H. AND  
MILDRED G. BRUGMAN  
RE185

POINT OF COMMENCEMENT  
NE COR. TH9

PERMANENT UTILITY  
EASEMENT

NW COR.  
TH9

POINT OF BEGINNING  
10' O/GA P. DE POO  
PE206

PERMANENT UTILITY  
EASEMENT

HILTON HAVEN DRIVE  
(UNDEDICATED ROADWAY)

9 HILTON HAVEN DRIVE  
EDWARD H. AND  
MILDRED G. BRUGMAN  
RE207

EDWARD H. AND  
MILDRED G. BRUGMAN  
RE210

MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1 2 9 5 1 0 0  
BK # 1 7 7 0 PAGE 2 0 5

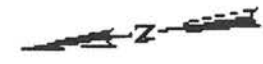
TRACT 8

RESIDENCE TRACT 9

TRACT 10

TRACT 11

ORIGINAL TRACT  
LINE (TYP)



Scale in Feet

**SKETCH OF PERMANENT UTILITY EASEMENT  
TO BE ACQUIRED BY  
THE CITY KEY WEST  
ACROSS THE PROPERTY OF  
EDWARD H. AND MILDRED G. BRUGMAN**



# Exhibit L



# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between WILLIAM R SHOEFNER [Tenant] and MICHAEL JANSEN AKAUERN [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 10 C HILTON HAVEN RD together with the following furnishings and appliances:

Rental of the premises also includes BOAT SLIP, DOCK AND WEST HALF OF LOT OFF ST PARKING SPACE

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: NA

Occupancy by guests for more than NA is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The term of the rental will begin on 12-1-12, and end on 12-1-13.

If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term. NA

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ 800<sup>00</sup>, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid to MICHAEL JANSEN at 9 HILTON HAVEN RD or at such other place as Landlord designates.

### Delivery of Payment.

Rent will be paid:

- by mail, to SAME
- in person, at SAME

### Form of payment.

Landlord will accept payment in these forms:

- personal check made payable to MICHAEL JANSEN
- cashier's check made payable to SAME
- credit card
- money order
- cash



**Clause 21. Authority to Receive Legal Papers**

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

- The Landlord, at the following address: 9 HILTON NAUVA RD
- The manager, at the following address: \_\_\_\_\_
- The following person, at the following address: \_\_\_\_\_

**Clause 22. Additional Provisions**

Additional provisions are as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

12-18-12                      Michael E. Jovan                      PROPERTY MANAGER  
 Date                                      Landlord or Landlord's Agent                      Title

9 HILTON NAUVA RD  
Address

Key West                      FLA                      33040                      305-896-4420  
 City                                      State                                      Zip Code                                      Phone

12/18/12                      [Signature]                      970 389 9124  
 Date                                      Tenant                                      Phone

\_\_\_\_\_  
 Date                                      Tenant                                      Phone

\_\_\_\_\_  
 Date                                      Tenant                                      Phone

**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, Edward J Brugman as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MGRM of Brugman Holdings, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Owen Trepanier-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.

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

Subscribed and sworn to (or affirmed) before me on this 10/8/19  
*Date*

by Edward J Brugman  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented Ohio Drivers License as identification.  
*R# 260141*

[Signature]  
*Notary's Signature and Seal*



JAMIE E EDWARDS  
Notary Public, State of Ohio  
My Comm. Expires Aug. 12, 2023

[Signature]  
*Name of Acknowledger typed, printed or stamped*

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